



AQUARIUS

TOWNHOMES AT
AURORA®

THE SOHO LIVING DIFFERENCE

When you choose SOHO Living, you are investing in a space that instills both a physical and emotional connection to its design.

Our developments are a smart investment where the strength in each homeowner's individuality builds a diverse and welcoming community.

The fresh, sharp aesthetics inject style and dignity into your lifestyle. SOHO Living inspires its communities to value exploration, expression of self and collaboration.

Investing with SOHO Living is investing in an optimistic future. Our developments aim to create lasting, elegant neighbourhoods that have a style and modernism that is pioneering and versatile – being young and dynamic and thinking outside the box is what SOHO Living does best.

SOHO
LIVING

WELCOME
TO AURORA



At Aurora, it's all ready and waiting.
As soon as you move in, you can walk to the local shops, meet the neighbours while walking the dog, sign the kids up for club sport, or join the local gym.
The good life is here, waiting to be enjoyed.

AQUARIUS

TOWNHOMES

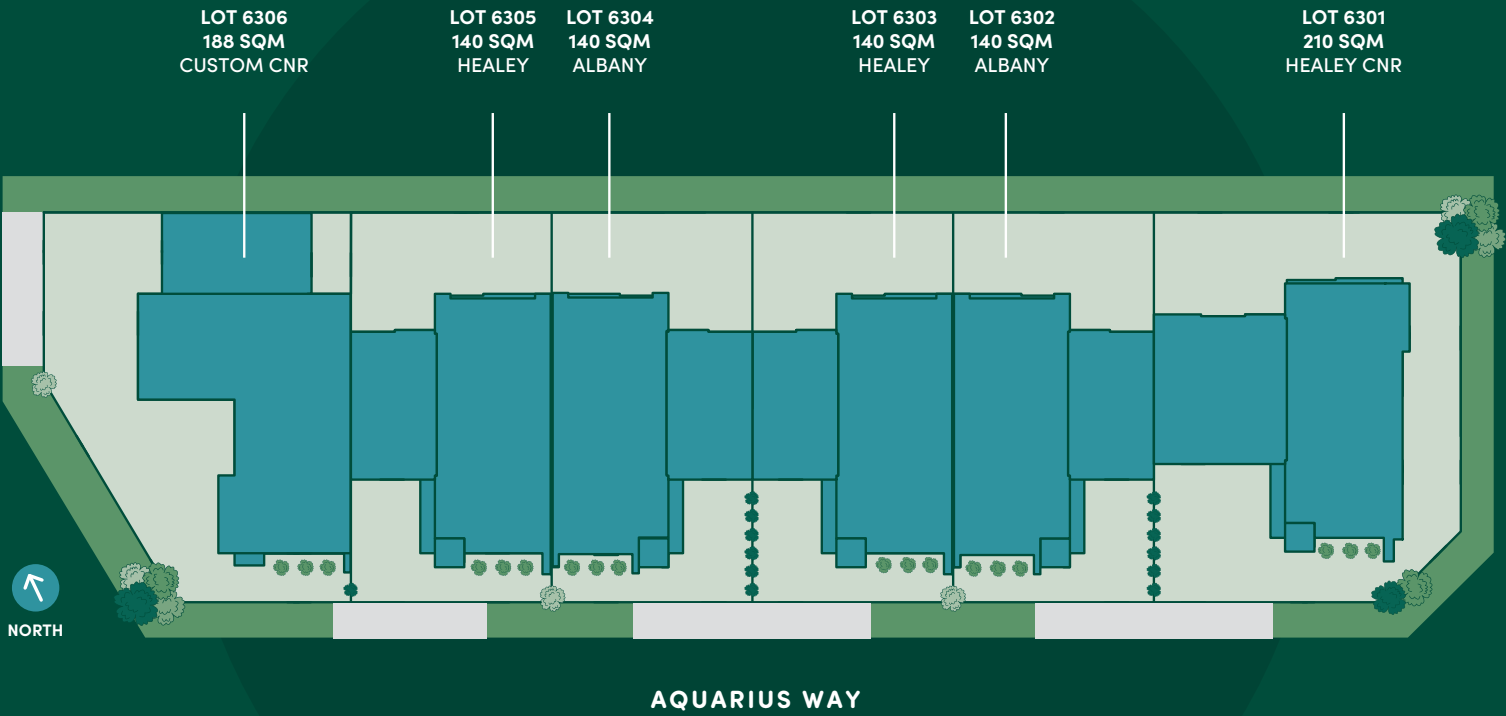


All images and drawings are for illustrative purposes.

Make yourself at home at Aquarius.
Become part of an established neighbourhood
close to all the things you need and love.

Spaces to relax, run or walk the dog.
Plenty of room to gather with friends,
and watch your family thrive.

IT'S EASY
LIVING

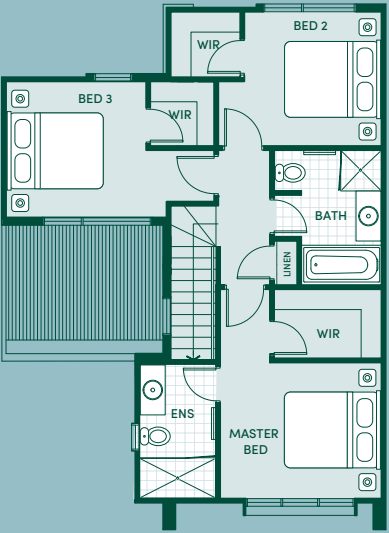


Aquarius Townhomes offers an exclusive selection of six architecturally designed, three bedroom stylish townhomes to suit your family's lifestyle.

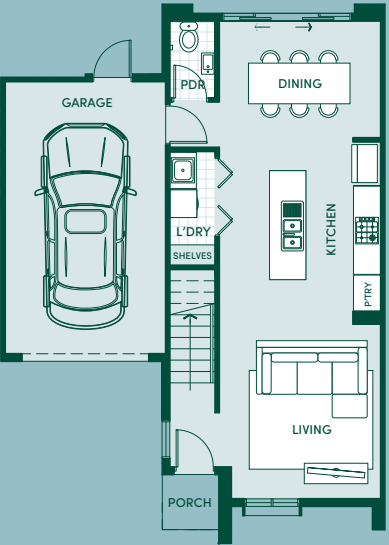
Artist's impression. Images, measurements and other information are for general illustration purposes only and are not to scale. Lot size dimensions, easements, landscape treatments, final road layout, public utility and service infrastructure locations and zoning are subject to change and conditional on authority approval. CDB-U-50036 SOHO24180



ALBANY
LOTS 6304 & 6302 | 15.58 SQ



FIRST FLOOR

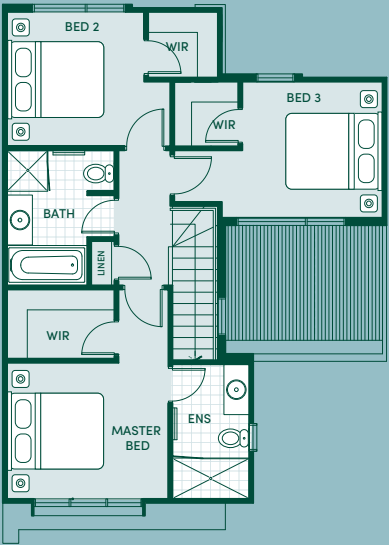


GROUND FLOOR

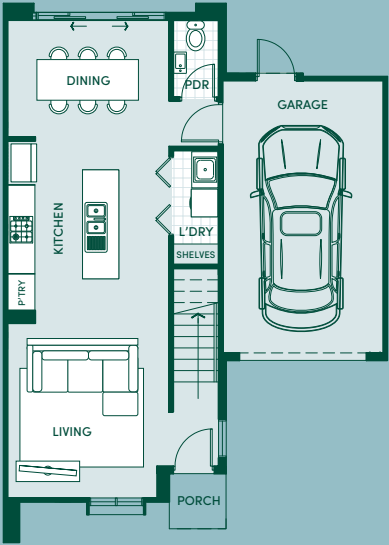
Note: mirrored floorplan, refer to adjacent siteplan for orientation



HEALEY
LOTS 6303 & 6305 | 15.49 SQ



FIRST FLOOR



GROUND FLOOR

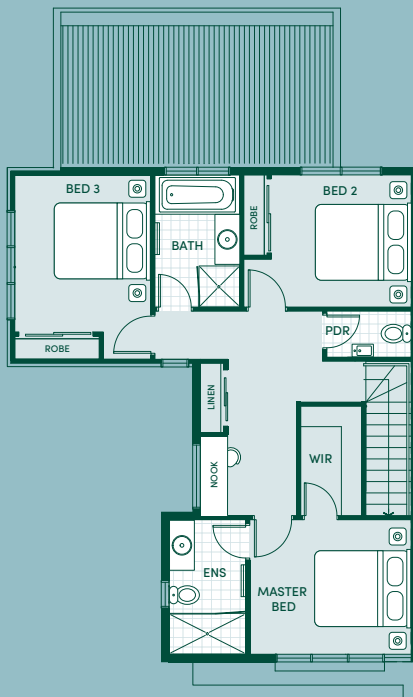
Note: mirrored floorplan, refer to adjacent siteplan for orientation

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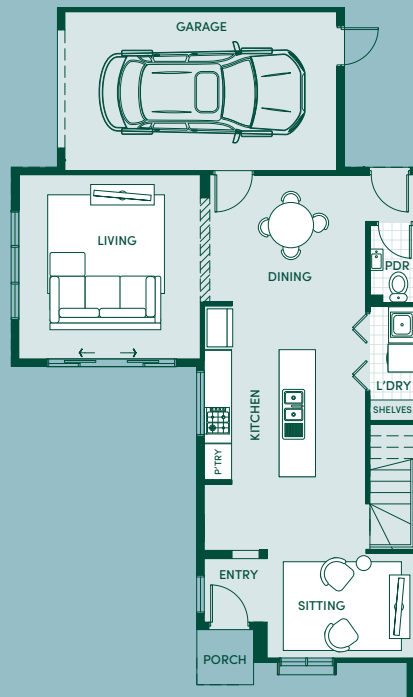


HEALEY CNR (CUSTOM)

LOT 6306 | 18.22 SQ



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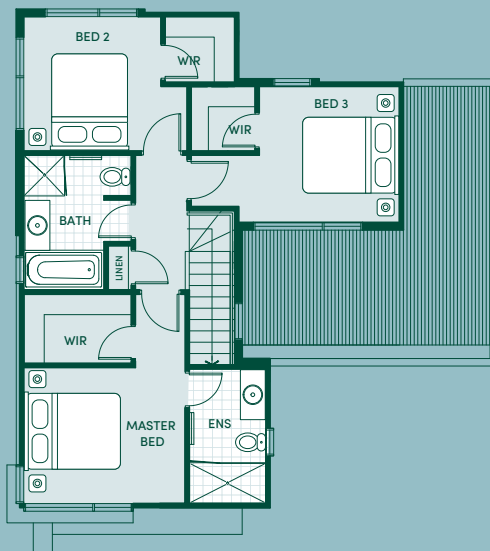


GROUND FLOOR

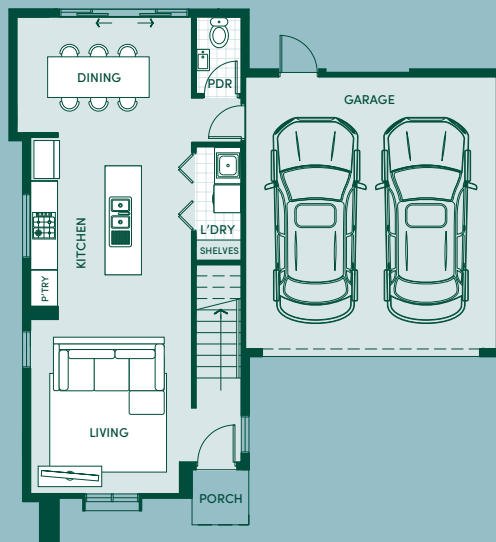


HEALEY CNR

LOTS 6301 | 17.02 SQ



FIRST FLOOR

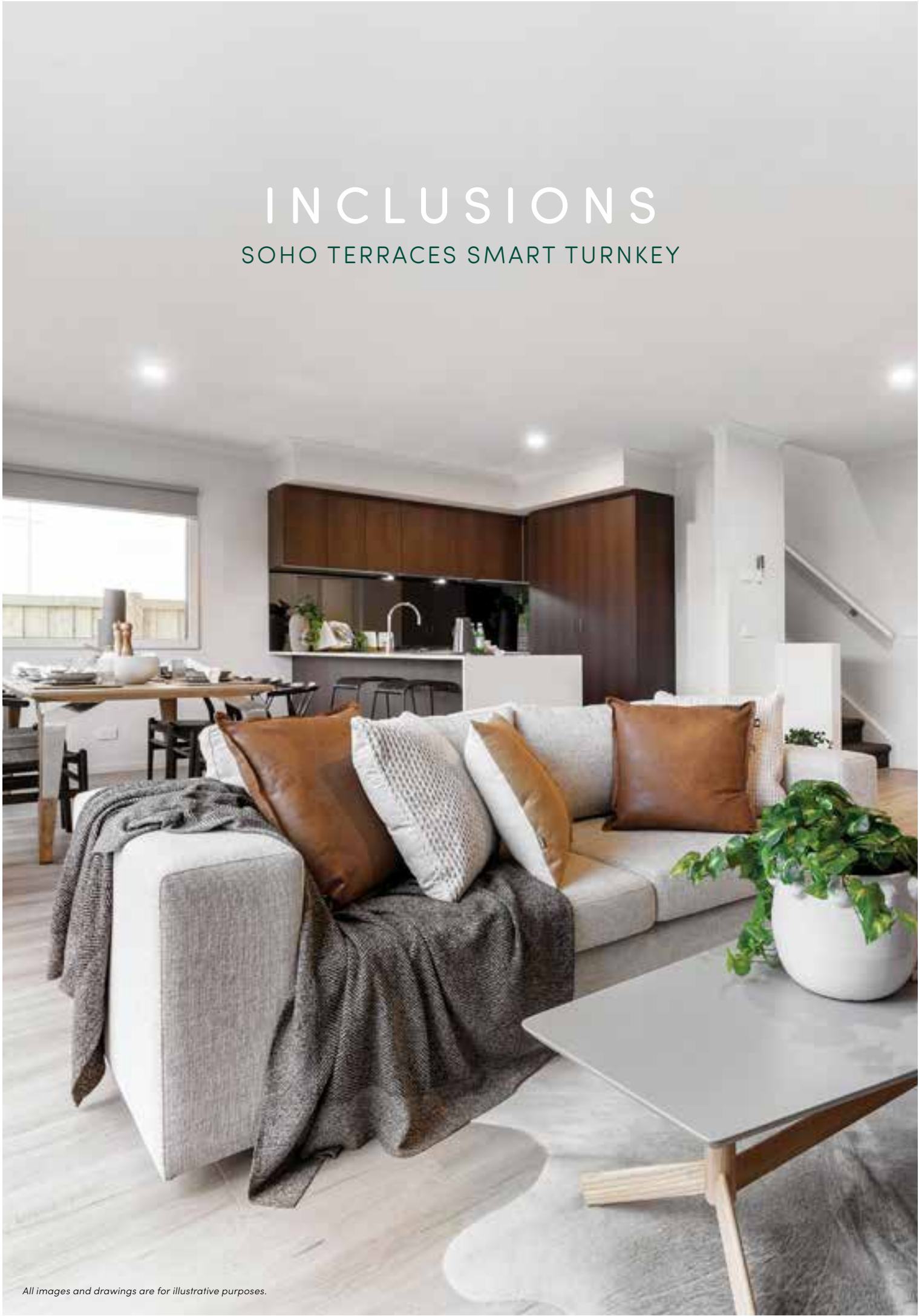


GROUND FLOOR

Note: mirrored floorplan, refer to siteplan for orientation

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INCLUSIONS
SOHO TERRACES SMART TURNKEY



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INTERNAL FEATURES

Ceiling Height: 2590mm ceiling height (nominal) to single storey with 75mm cove cornice. 2590mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.

Room Doors: Flush panel Honeycomb Core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.

Room Door Furniture: Passage set. Provide Alba Chrome levers through Chrome finish.

Mouldings: Skirtings – 67x18mm square edge primed MDF. Architraves – 67x18mm square edge primed MDF.

Plaster: Ceiling Plaster; 10mm plasterboard finish.

Wall Plaster; Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.

PAINT

Internal and External: Two coats.

Woodwork and Skirting: Two coats.

HEATING

Panel heating unit installed to living areas and bedrooms (excludes wet areas and areas with split systems) as per manufacturers/suppliers recommendations for home size.

HOT WATER SYSTEM

Hot water unit in accordance with estate design guidelines.

KITCHEN

European inspired oven 600mm.

European inspired cooktop 600mm 4 burner stainless steel gas cooktop.

European inspired rangehood 600mm stainless steel.

European inspired dishwasher 600mm.

Sink: Stainless steel double bowl sink.

Tap: Mixer gooseneck in chrome finish.

Bench Top: Engineered stone benchtop 20mm. Choose colour from SOHO Living colour scheme.

Splashback: Selected as per SOHO Living colour scheme. Regent design white subway tiles.

BATHROOM, ENSUITE, POWDER ROOM & WC

Mirror: Polished edges to full width of vanities sitting on 200mm tile splashback.

Basin: Ceramic abovement 440mm round, 120mm high, No tap hole low profile square inset basin (white), chrome waste 1 tap hole/overflow.

Vanity Unit: Floating vanity unit on tiled pedestal.

Bench Top: Engineered stone benchtop 20mm. Choose colour from SOHO Living colour scheme.

Bath: 1525/1675mm acrylic bath (white) in tiled podium. (Design Specific)

Shower Bases: Ceramic tiled shower base. Selection from SOHO Living colour scheme range with Stainless Steel Centre Waste.

Shower Screens: 1950mm high semi frameless with pivot door and clear laminated glass.

Taps and Outlets: Ensuite Shower hand shower on rail.

Bathroom Shower – Shower hand shower on rail.

Bath (Wall Mounted) – Straight wall bath outlet and wall mixer.

Basin (Wall Mounted) – Wall mixer.

Accessories: Toilet roll holders chrome, double towel rails.

Toilet Suite: China toilet suite in white with soft close seat.

LAUNDRY

Trough: Design specific.

Base Cupboard: 800mm wide fully lined modular cabinet, refer to working drawings.

Bench Top: Laminate with square edge.

Tapware: Sink mixer in chrome finish.

ELECTRICAL

Internal Light Points: Recessed LED downlight in white non-metallic polyamide housing with diffuser.

External Light Points: (2 No) flood light wall mounted light fitting.

Power Points: White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision, where a single power point is provided.

Smoke Detector: Hardwired with battery backup.

Exhaust Fans: Above all showers not opening to outside air, 250mm with self-sealing air flow draft stoppers.

TV Points: To Family and Master Bedroom.

Telephone Point: To Kitchen and Master Bedroom.

Safety Switch: Residual Current Devices safety switch and circuit breakers to meter box.

PLUMBING

(2 No) garden taps, one located to the front water meter and one adjacent the external Laundry door.

TILING

Ceramic Floor Tiles: Selected from SOHO Living colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Internal Courtyard and Powder room.

Ceramic Wall Tiles: Selected from SOHO Living colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath.

FLOOR COVERINGS

Carpet: Selected from SOHO Living colour scheme to Bedrooms, WIR, Activity and Staircase.

Timber Laminate: Selected from SOHO Living colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family, Living, Rear Hallway, Lounge and Study.

STORAGE

Shelving: Robes – One white melamine shelf and hanging rail.

Walk in Robe – One white melamine shelf and hanging rail.

Pantry/Linen – Four white melamine shelves.

Broom – One white melamine shelf (Design specific).

STAIRS (DOUBLE STOREY HOMES)

Plaster dwarf walls to stairs and void areas with painted timber handrail (refer to staircase layout).

CAR ACCOMMODATION

Garage Door: 2100mm high x 4800mm wide Colorbond sectional door in flat line profile.

Remote Control: Remote control unit to front garage door with 2 handsets.

OUTDOOR

Landscaping: Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.

Fencing: 1800mm high timber paling/Colorbond including wing fence and gate to suit estate design covenants.

Paving: Coloured concrete to driveway and front path.

Letterbox: Pre cast concrete letterbox with colour to match house.

Clothesline: Fold out clothesline in rear yard.



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WELCOME TO THE

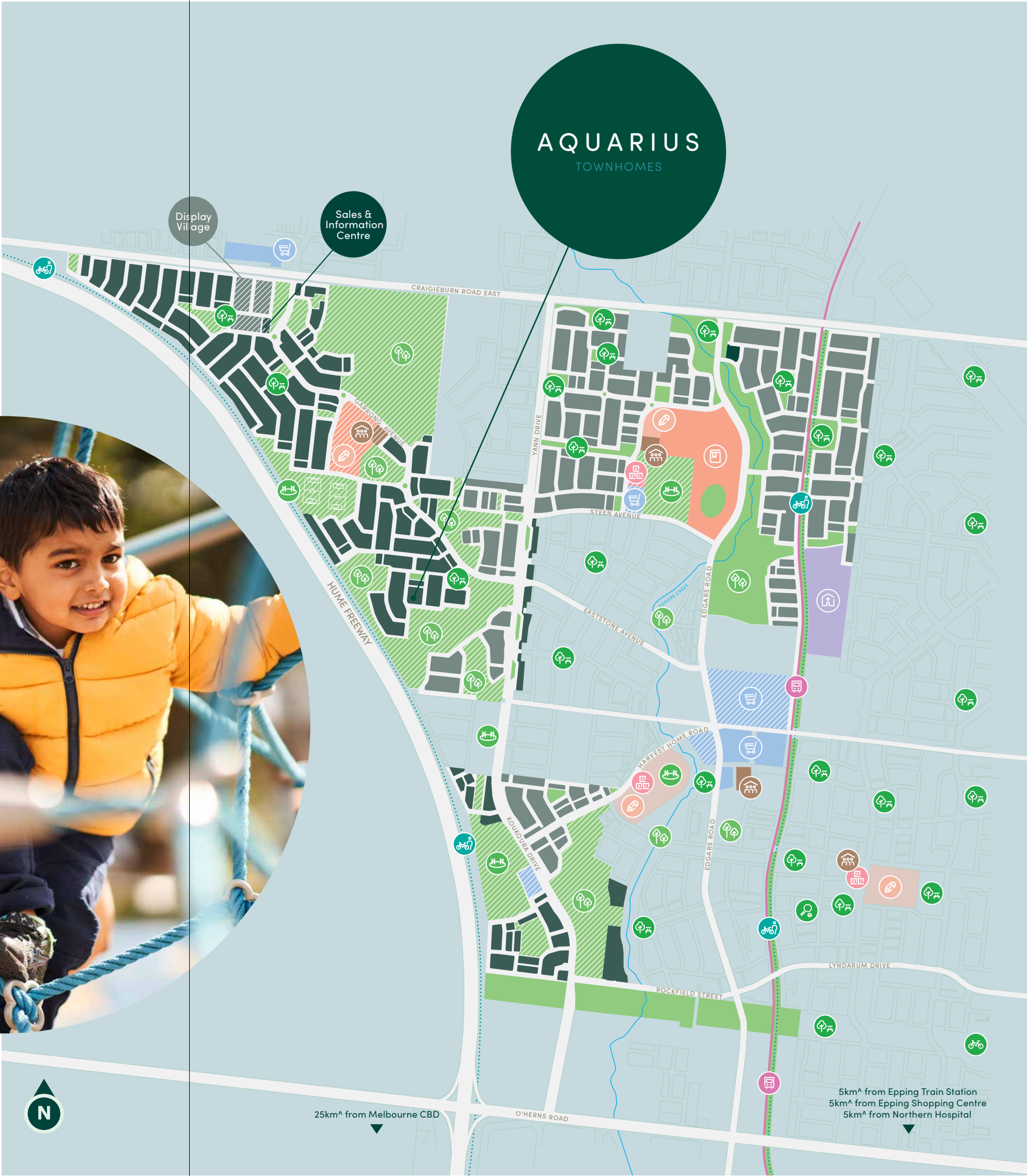
NEIGHBOURHOOD

Aurora is perfectly positioned approximately 25km due north of Melbourne's CBD. Discover the easy convenience of urban life, with the relaxed feel of a tight-knit community.

There's the convenience of Aurora Village, with major supermarkets, cafés, medical and wellbeing services and other speciality stores. A wide choice of primary and secondary schools within easy reach. Enough parks and playgrounds for every day of the week, with fitness stations, bike trails and walking tracks.



- Future Aurora Lots
- Developed Aurora Lots
- ▨ Denotes future amenity
- Established residential
- Edgars Creek
- Active open space
- Sporting space*
- Conservation open space
- Cycling paths
- Child Care/Early Learning
- Primary School
- High School
- Shopping & convenience
- Community Centre
- Sherwin Rise Over 55s Village
- Future train station
- Future transportation corridor



*Indicative distances sourced from Google Maps
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MEET THE DEVELOPER

“The time is not far off when companies will have to justify their worth to society, with the greater emphasis placed on environmental and social impacts rather than straight economic.”

Dick Dusseldorp,
Founder of Lendlease, 1973

At Lendlease, our goal is to create communities that thrive by building places that offer the best lifestyle benefits for our residents and future generations. Places with happiness at their core – friendly, safe, sustainable communities that foster a spirit of belonging and encourage residents to get the most out of life.

After over 60 years of creating communities, we know what it takes to create a thriving community with a sense of belonging. We encourage you to live your life your way, with the support and infrastructure to do it better than ever before. No matter what sort of home you’re looking for, you’ll find a place here to belong.



Treetops Park, existing Aurora facility

A QUALITY
SOHO
LIVING
PROJECT

AURORA®

 **lendlease** living