



WIRILDA

An Energy Efficient Townhome Collection

Ashbury

 ANOTHER DENNIS FAMILY COMMUNITY

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

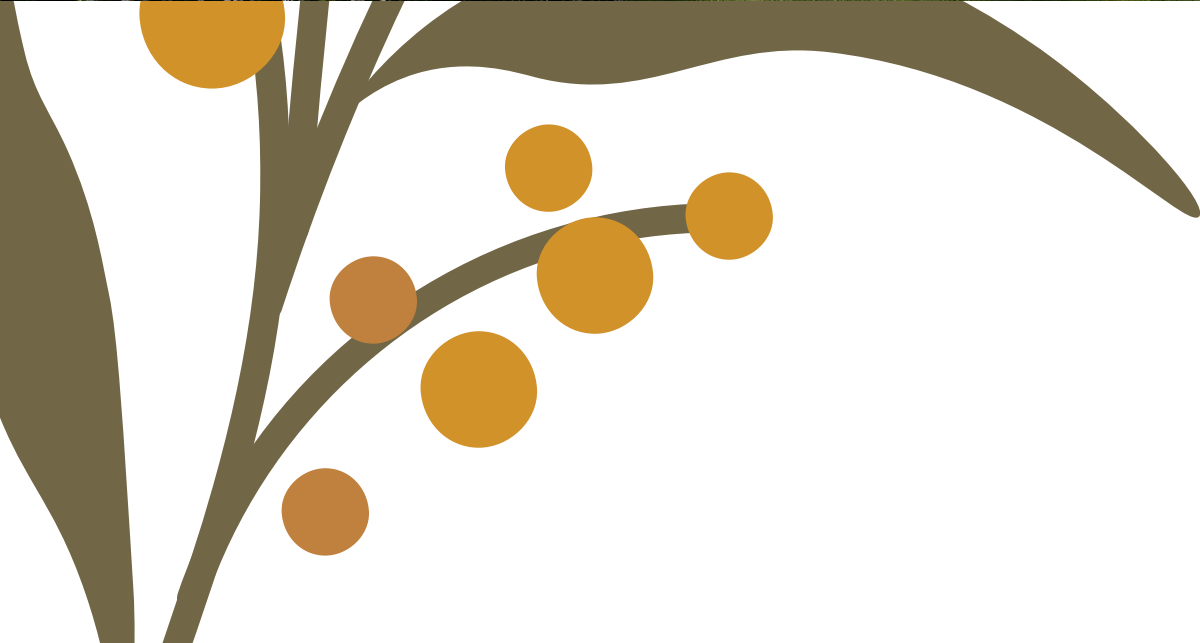
welcome home

Nestled quietly away within the dynamic Armstrong Creek area, Ashbury is an exciting residential community surrounded by natural beauty including parklands, nature reserves, green belts and a stunning wetland.

Ashbury
ANOTHER DENNIS FAMILY COMMUNITY



WIRILDA



Perfectly placed to take advantage of a wide range of local amenity, your new home at Wirilda, Ashbury provides the space to relax and breathe as well as being conveniently close to life's everyday essentials.

Designed to match Ashbury's natural setting, the Wirilda Townhome Collection is a sustainable choice with a 7 Star Energy Rating.



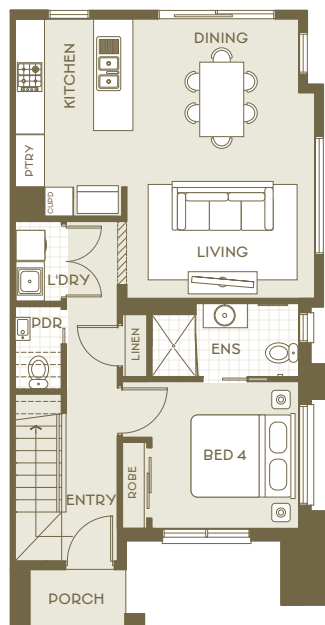
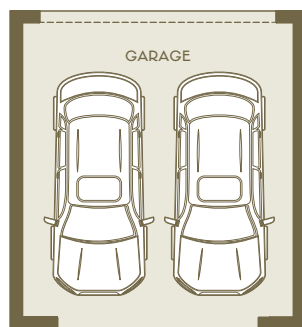
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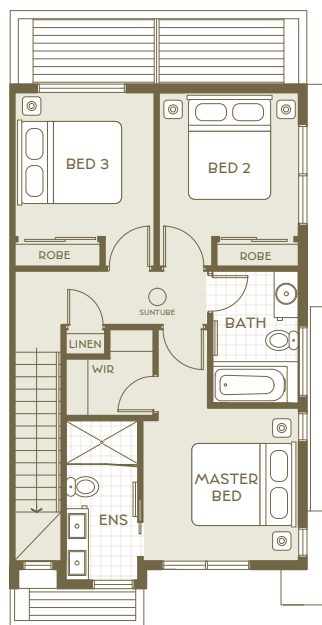
TYPE H

CHEVRON CNR

18.35 SQ
LOTS 2631 & 2640



GROUND FLOOR



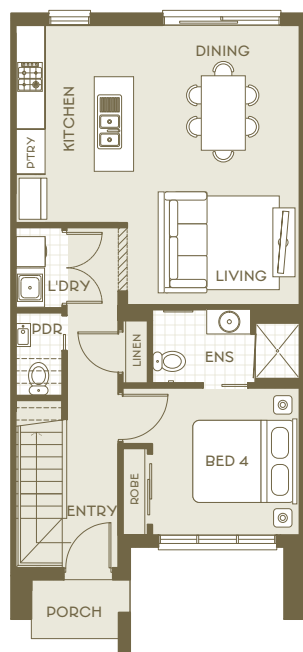
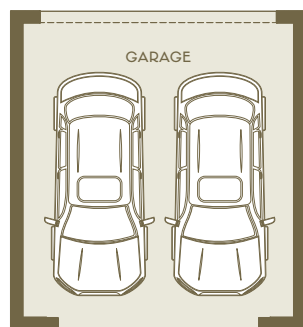
FIRST FLOOR

This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.

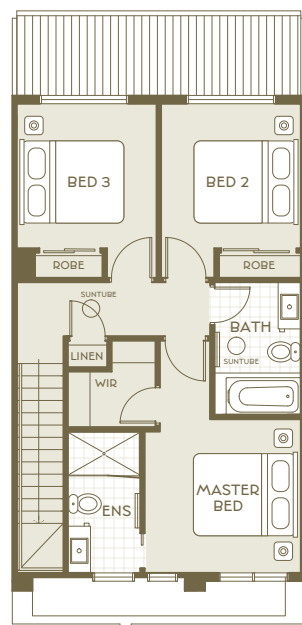


CHEVRON E

18.33 SQ
LOTS 2633, 2635, 2637 & 2639



GROUND FLOOR



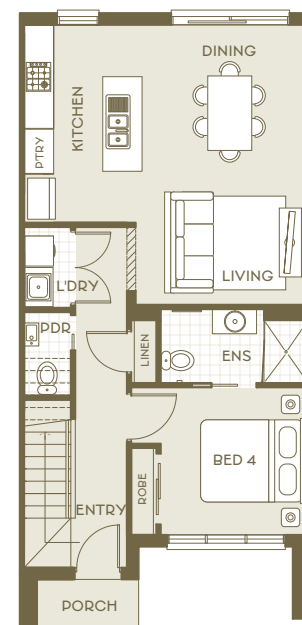
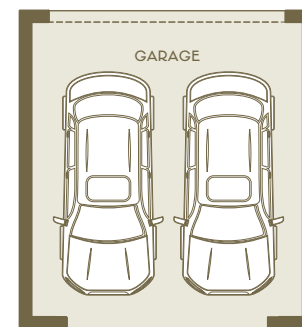
FIRST FLOOR

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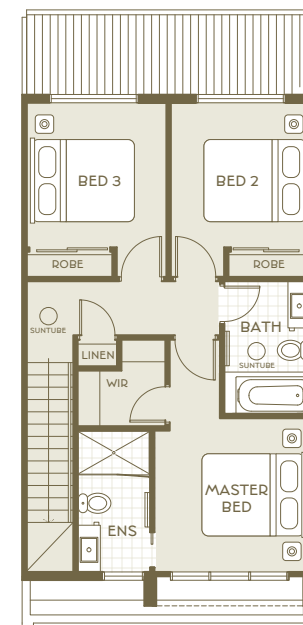


CHEVRON F

18.00 SQ
LOTS 2632, 2634, 2636 & 2638



GROUND FLOOR



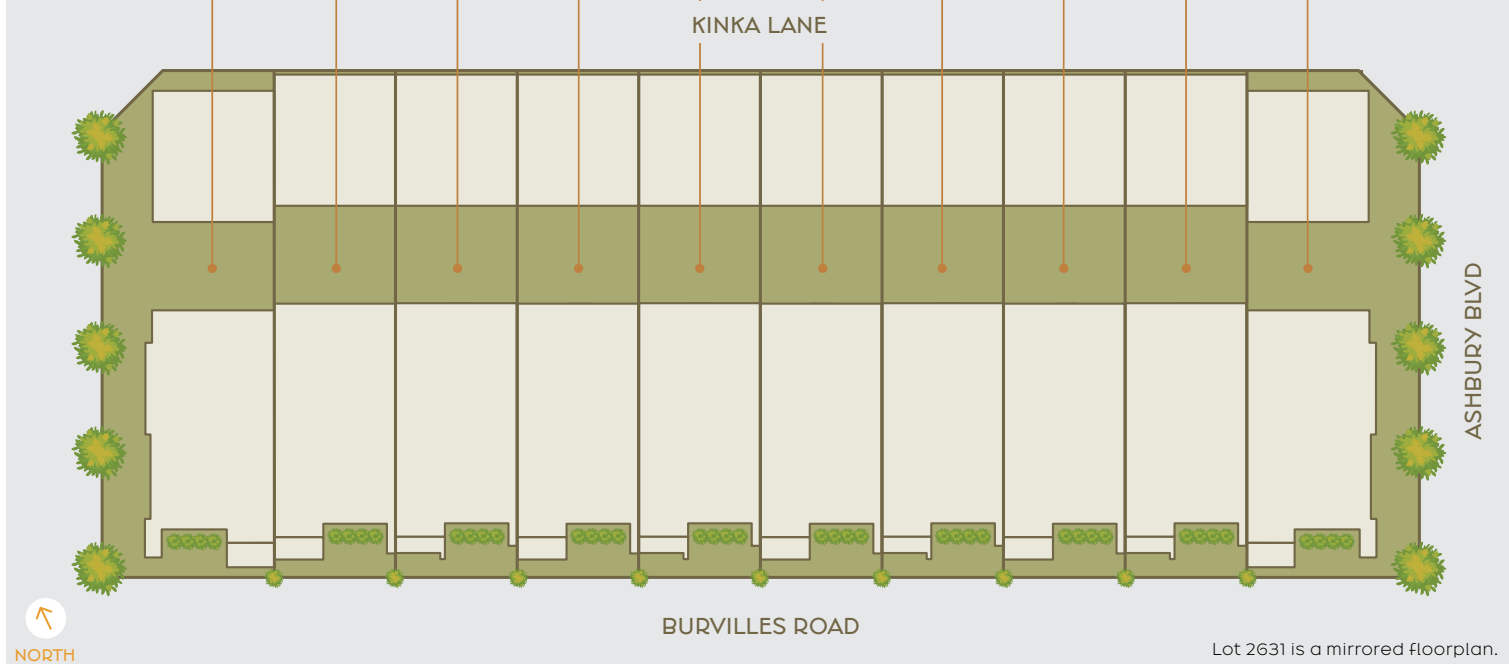
FIRST FLOOR

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A SUSTAINABLE LIFESTYLE

- LOT 2631
208 m²
CHEVRON CNR
- LOT 2632
150 m²
CHEVRON F
- LOT 2633
150 m²
CHEVRON E
- LOT 2634
150 m²
CHEVRON F
- LOT 2635
150 m²
CHEVRON E
- LOT 2636
150 m²
CHEVRON F
- LOT 2637
150 m²
CHEVRON E
- LOT 2638
150 m²
CHEVRON F
- LOT 2639
150 m²
CHEVRON E
- LOT 2640
208 m²
CHEVRON CNR



Wirilda Townhomes offer a selection of ten architecturally designed, four bedroom homes made to suit your family's new lifestyle at Ashbury.

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 SOHO24248



Artist's impression.

ASHBURY IS THE BEST OF BOTH WORLDS, CITY AND COAST IS ON YOUR DOORSTEP WITH THE FAMED TORQUAY BEACH, BARWON HEADS BEACH, THE SURF COAST, PLUS THE CITY OF GEELONG ALL JUST A SHORT DRIVE AWAY.

SOHO TERRACES SMART TURNKEY INCLUSIONS CHEVRON

7 star
energy
rating

All images and drawings are for illustrative purposes.

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 area's with split systems) as per manufacturers/ suppliers recommendations for home size.

HOT WATER SYSTEM

Electric Heat Pump Hot Water System.

KITCHEN

European inspired electric oven 600mm.

4 Burner Induction cooktop 600mm.

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.

Gas free
homes

Induction
cooktops and
Heat Pump Hot
Water System
inclusions

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 and 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).

ACCESSIBILITY

All ground floor doors and openings minimum 920mm wide, including front door.

Minimum 1200mm circulation space to ground floor bathroom.

Step free shower base to ground floor bathroom.

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.

ENERGY RATING

Minimum 7 star energy rating.



920mm wide entry, bedroom and ensuite doors



Insitu shower to ensuite on ground floor



All images and drawings are for illustrative purposes.

1200mm clear in front of WC

MEET THE DEVELOPER

“As a family owned business,
we understand our customers and
their desire for affordable homes
with all the modern facilities.”

**BERT DENNIS, FOUNDING CHAIRMAN
DENNIS FAMILY CORPORATION**

The Dennis Family Corporation is one of
Australia's largest privately owned residential
developers and home builders.

We draw on decades of experience to create
inclusive residential community developments
where residents can enjoy an active lifestyle.
Our extensive industry knowledge, combined
with strong networks within the property
development and housing industries, enables
us to work effectively with government,
authorities and the community to create
state of the art surroundings for residents.

With estates to fit every budget and lifestyle,
you are sure to find your perfect space
within one of our communities.





ASHBURY LAND SALES CENTRE

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