GARDEN SQUARE

TOWNHOME COLLECTION AURORA, WOLLERT



THE SOHO LIVING DIFFERENCE

SOHO Living is a contemporary residential home builder and property developer focused on building architecturally designed homes and townhomes that you will be proud to call your own. Our mission is to create communities and dynamic spaces where individuals can grow and thrive.

Thinking outside the box is what we do best, which is why our developments always result in stylish and versatile homes in neighbourhoods that are built to last. Regardless of your stage in life, there's a SOHO Living development that's right for you.

When you choose SOHO Living, you are assured a high standard of service that is unparalleled in the industry. We pride ourselves on the exceptional quality of our designs, builds and finishes that are guaranteed to exceed homebuyer expectations every time.

By investing in a SOHO Living home, you are investing in your best possible future. With a wide selection of townhomes and homes available, we can make your home ownership dreams a reality. Find out for yourself why SOHO Living are one of Australia's fastest growing builders and experience firsthand the SOHO Living difference.







Aurora by Lendlease is an established community, 25km north of Melbourne's CBD and a short distance to the Hume Highway.

Contemporary style, natural charm and a welcoming community combined to make Aurora the perfect place for your future.

GARDEN SQUARE



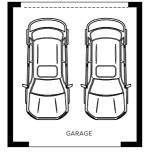


OAKLAND CNR

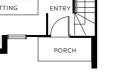
TYPE H | 20 SQ

LOT 6139, 6144, 6145 & 6149

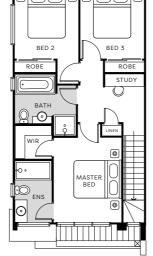
🖴 3 🌔 2.5 🚖 2







GROUND FLOOR



FIRST FLOOR



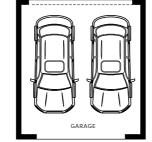
OAKLAND CNR

TYPE H | 20 SQ

LOT 6139, 6144, 6145 & 6149

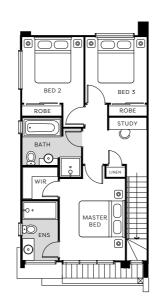
₽ 4 ₽ 2.5 會 2

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.

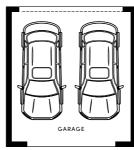


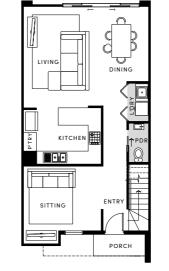


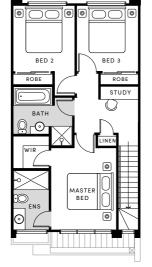
GROUND FLOOR



FIRST FLOOR



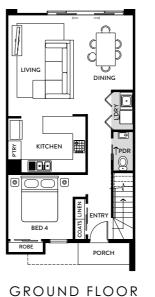


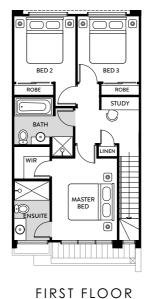


GROUND FLOOR

FIRST FLOOR









OAKLAND

TYPE E | 20 SQ LOT 6141, 6143 & 6147 📇 3 🌈 2.5 🚖 2

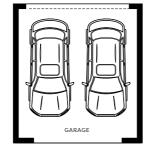


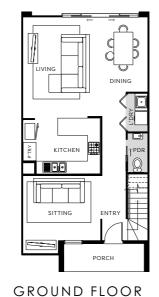
OAKLAND TYPE E | 20 SQ LOT 6141, 6143 & 6147 ₽ 4 **2**.5 <u>a</u> 2

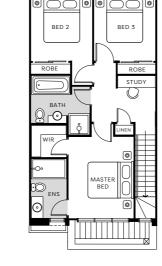
This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.



OAKLAND TYPE F & G | 20 SQ LOT 6140, 6142, 6146 & 6148





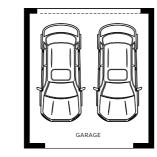


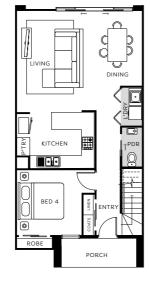
FIRST FLOOR



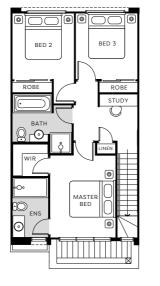


This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.





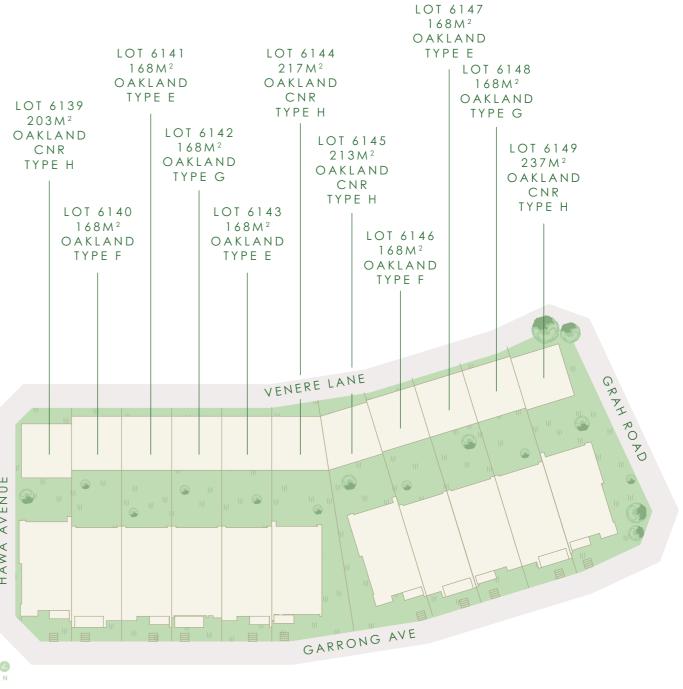
GROUND FLOOR



FIRST FLOOR



SITE PLAN



Artist's Impression.

This brochure is intended to provide general information only and does not constitute an offer to supply. All photographs, plans, maps and drawings are illustrative only and may not be 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. Prospective buyers should make and rely on their own enquiries, refer to their contract for full terms and conditions, and obtain independent advice including legal and financial advice.



SOHO LIVING SMART TURNKEY INCLUSIONS

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

IT'S ALL

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

Fisher & Paykel oven 600mm. Fisher & Paykel cooktop 600mm 4 burner stainless steel gas cooktop. Fisher & Paykel rangehood 600mm stainless steel. Fisher & Paykel 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: Mirror. Choose colour from SOHO Living colour scheme.

BATHROOM, ENSUITE, POWDER ROOM & WC

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

Basin: Ceramic above mount 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: 45 litre single inset bowl stainless steel without top bypass.

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.

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.

Robe Doors: Single Storey – 2040mm high flush panel hinged doors.

STAIRS (DOUBLE STOREY HOMES)

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

CAR ACCOMMODATION

Garage Door: 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.





SOHO LIVING COLOUR SCHEMES



••••

AT SOHO LIVING WE MAKE BUILDING YOUR NEW HOME EASY!













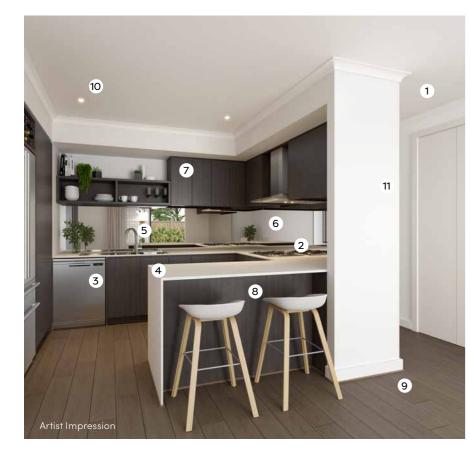
5 ON TREND COLOUR SCHEMES TO SELECT FROM

OUR ONE POINT OF ECT CONTACT FROM START TO END

IN HOUSE FINANACE EXPERTS AVAILABLE

NEW HOMES CONSULTANTS WITH YOU EVERY STEP OF THE WAY

COLOUR SCHEME 1



- 1 2590mm Ceilings to ground floor
- 2 Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- 3 Fisher & Paykel Dishwasher
- 4 20mm Caesarstone benchtop with waterfall edge (Osprey)
- 5 200mm Gooseneck tap & 1.75L sink insert
- 6 Premium Splashback (Silver mirror)
- Overhead laminex cupboards (Nocturne Oak)
- 8 Laminex cabinetry (Nocturne Oak)
- 9 Quality Timber Laminate Flooring (Rye)
- 10 LED Downlights
- 11 Wattyl Paint

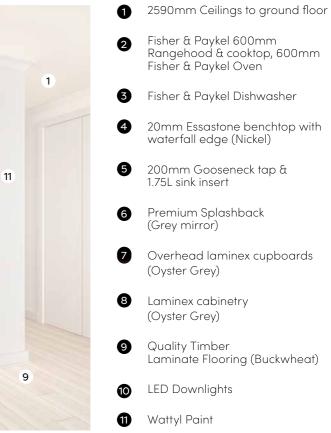
COLOUR SCHEME 2



COLOUR SCHEME 3

- 1 2590mm Ceilings to ground floor
- 2 Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- 3 Fisher & Paykel Dishwasher
- 20mm Caesarstone benchtop with waterfall edge (Osprey)
- 5 200mm Gooseneck tap & 1.75L sink insert
- 6 Premium Splashback (Grey mirror)
- Overhead laminex cupboards (Nocturne Oak)
- Laminex cabinetry (Nocturne Oak)
- Quality Timber Laminate Flooring (Rustic Buckwheat)
- LED Downlights
- 11 Wattyl Paint







COLOUR SCHEME 4

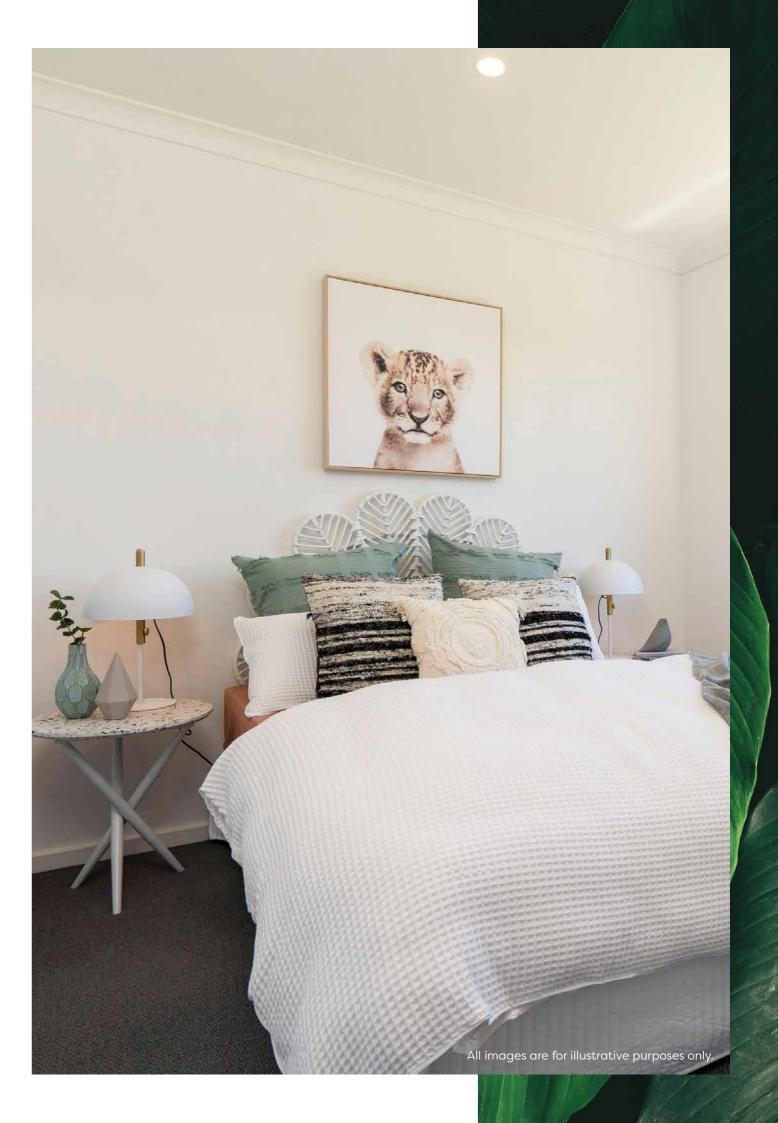


1 2590mm Ceilings to ground floor Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven 2 Fisher & Paykel Dishwasher 3 20mm Caesarstone benchtop with waterfall edge (Oyster) 4 200mm Gooseneck tap & 1.75L sink insert 6 Premium Splashback 6 (White Penny round) 0 Overhead laminex cupboards (Rural Oak) 8 Laminex cabinetry (Storm Cloud-140) Quality Timber 9 Laminate Flooring (Rye) 10 LED Downlights 1 Wattyl Paint

COLOUR SCHEME 5

- 2590mm Ceilings to ground floor
 Fisher & Paykel 600mm
- Pisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- 3 Fisher & Paykel Dishwasher
- 4 20mm Caesarstone benchtop with waterfall edge (Snow)
- 5 200mm Gooseneck tap & 1.75L sink insert
- 6 Premium Splashback
- Overhead laminex cupboards (Bleached Elm)
- 8 Laminex cabinetry (Calm White)
- Quality Timber Laminate
 Flooring (Rustic Oatmeal)
- 10 LED Downlights
- 11 Wattyl Paint





WELCOME TO THE NEIGHBOURHOOD

•••••

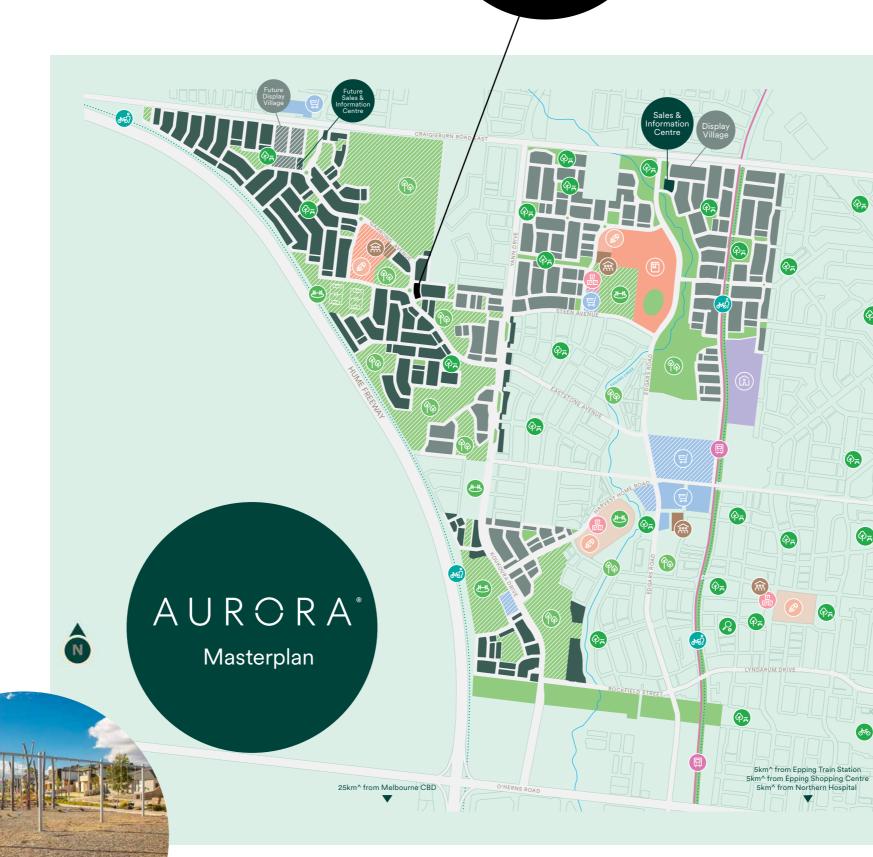
Over the past decade, Aurora has become known as a perfect place to live the Australian dream. More than 3,000 people have already made their home here – a diverse community of friendly neighbours ready to make you feel welcome.

It's the reassuring everyday connection of village life, with all the benefits of a well-designed, naturally spacious neighbourhood. Where you can walk or cycle everywhere - to school, the local shops, community centres, or the award-winning Adventure Playground. And running through the heart of your neighbourhood, Edgars Creek keeps you grounded in the natural landscape.

This is your chance to be part of Aurora's next exciting chapter.

GARDEN SQUARE

TOWNHOME COLLECTION AURORA, WOLLERT





Welcome to the neighbourhood

	Future Aurora Lots
	Developed Aurora Lots
	Denotes future amenity
	Established residential
—	Edgars Creek
Ф <u></u>	Active open space
Ħ	Sporting space*
ŶŶ	Conservation open space
М	Cycling paths
	Child Care/Early Learning
Ø	Primary School
	High School
E	Shopping & convenience
	Community Centre
Â	Sherwin Rise Over 55s Village
	Future train station
_	Future transportation corridor

* Subject to council's Active Open Space strateg ^ Indicative distances sourced from Google Maps

The information contained in this plan has been prepared from third party sources current as at the time of publication, no warranty, keyness or implied, is given as to the accuracy of the information in this plan nor does Londlease accept any responsibility for any inaccuracies or omissions. Artist's impressions and images are for illustrative purposes and are indicative only. The development may not be identical to the images shown or the development described. Prospective purchasers should make their own enquiries as to the details of the development which may be subject to change without notice. Any information contained in this plan should be read subject to the terms of an agreement of sale. This plan was produced by Aurona, Lendlease Communities (Australia) Limited ADN 88 000 960 605 and is current as at August 2021. The project name AURORA is a registered trademark to Development Victoria and is being used he landlease under linene.





The information contained in this brochure has been prepared from third party sources current as at the time of publication; no warranty, express or implied, is given as to the accuracy of the information in this plan nor does Lendlease accept any responsibility for any inaccuracies or omissions. Artists' impressions and images are for illustrative purposes and are indicative only. The development may not be identical to the images shown or the development described. Prospective purchasers should make their own enquiries as to the details of the development which may be subject to change without notice. Any information contained in this brochure should be read subject to the terms of an agreement of sale. This plan was produced as at March 2022.