



OAKRIDGE

Townhome Collection



A QUALITY **SOHO** PROJECT
LIVING



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.





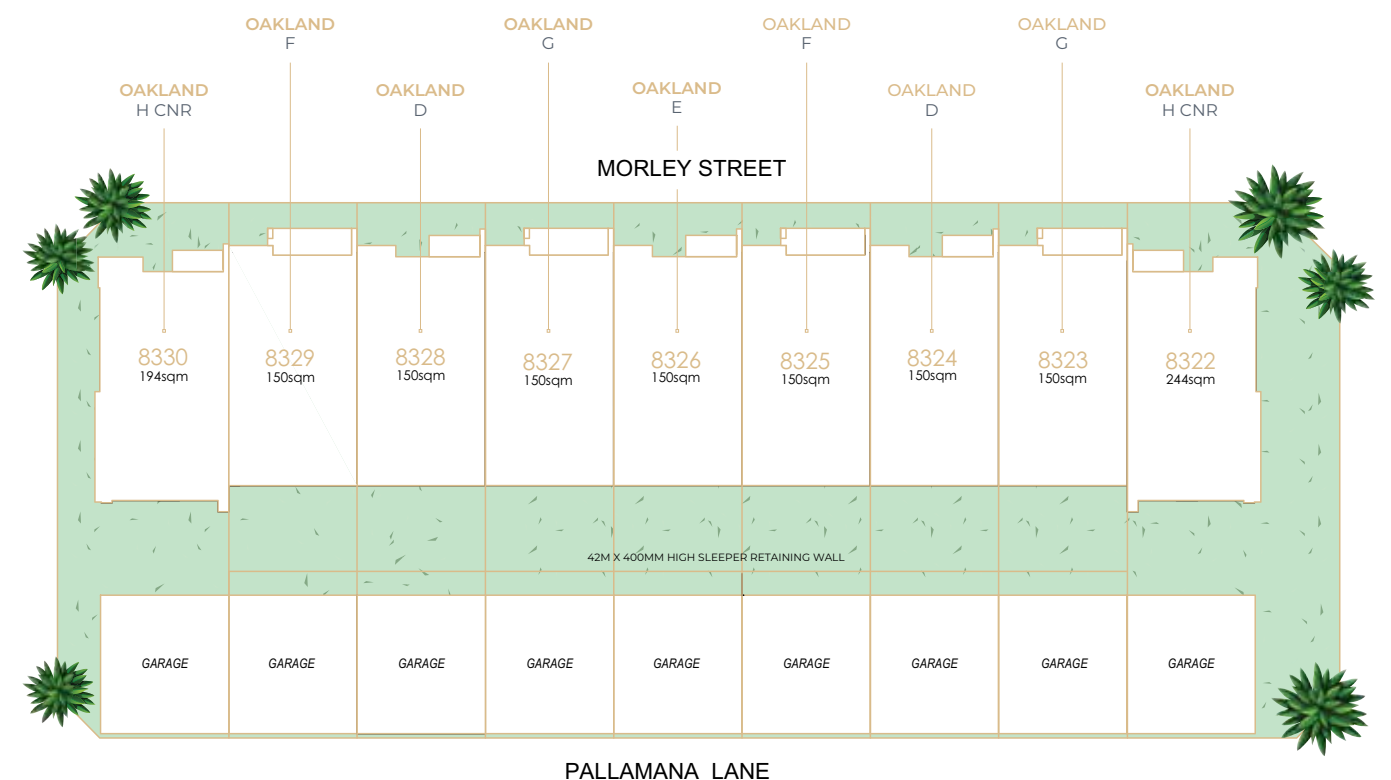
OAKRIDGE

Townhome Collection

Welcome to Harpley

A thriving masterplanned community by Lendlease, just 3.5km from Watton Street in Werribee CBD and 35km South West of Melbourne CBD. This warm, welcoming lakeside neighbourhood is a place with a strong sense of community, where everything you need is readily available. Harpley will have it all, from schools and childcares, shops and essential services, to lakeside cafes and restaurants.

Surrounded by natural, open spaces and manicured parklands, Harpley is a neighbourhood where families and friends can meet for a catch-up, stroll the parks and boardwalks, and picnic by the waterways. Love living lakeside at Harpley.



Artist Impression. Images, measurements and other information are for general illustration purposes only and 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 are conditional on authority approval. CDB-U 50036



OAKLAND H CNR

LOT 8330* & 8322 | 19 SQ



OAKLAND H CNR

LOT 8330* & 8322 | 19 SQ



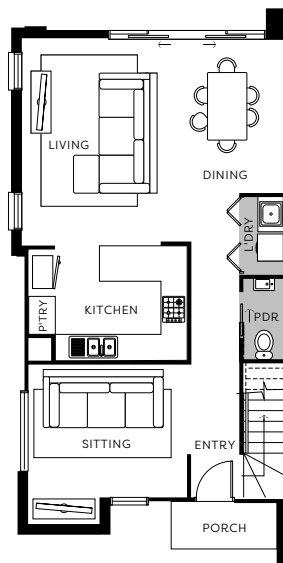
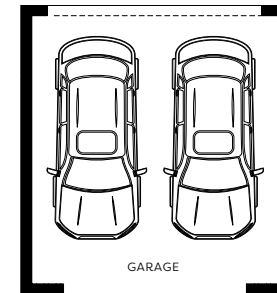
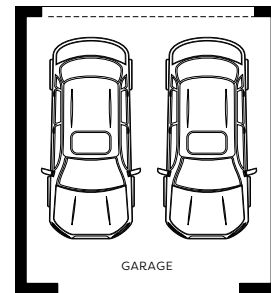
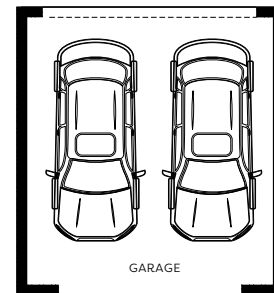
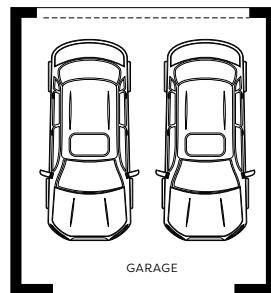
OAKLAND F

LOT 8329 & 8325 | 19 SQ

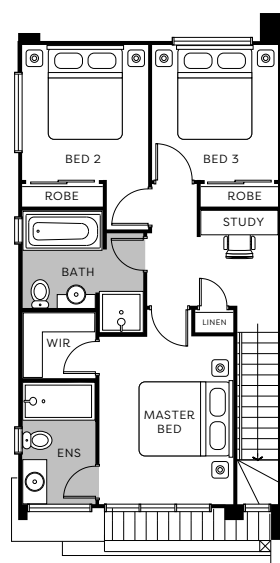


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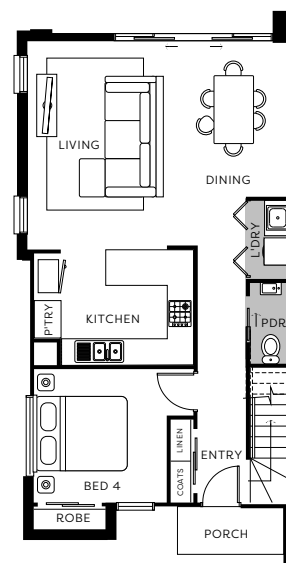
LOT 8329 & 8325 | 19 SQ



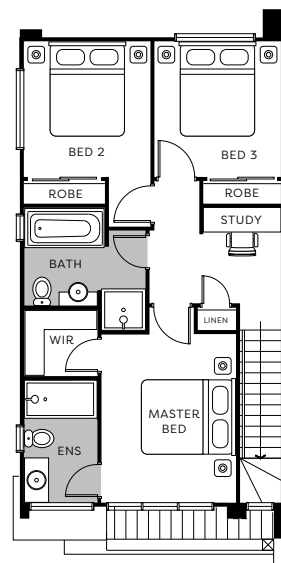
Ground Floor



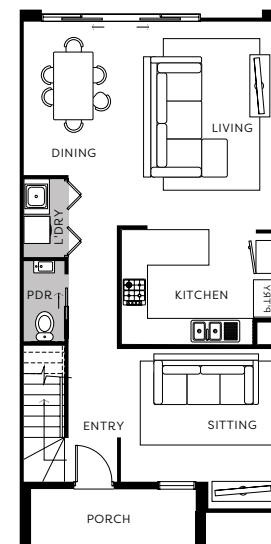
First Floor



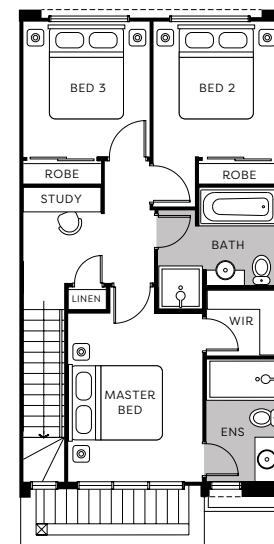
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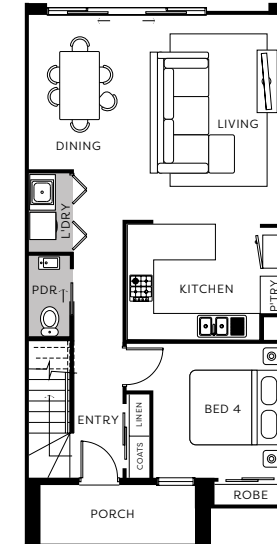
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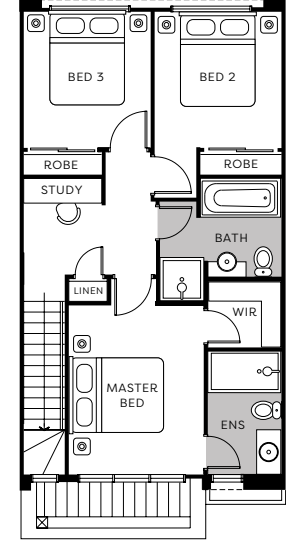
Ground Floor



First Floor



Ground Floor



First Floor

These plans and information are indicative only and may vary without notice. Furniture or vehicles are not included in the sale of these lots. The images depicted here are indicative only. Facade finishes and colours may vary. 8330 - Reversed

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OAKLAND D

LOT 8328 & 8324 | 18.5 SQ

3

2.5

2



OAKLAND D

LOT 8328 & 8324 | 18.5 SQ

4

2.5

2



OAKLAND G

LOT 8327 & 8323 | 19 SQ

3

2.5

2



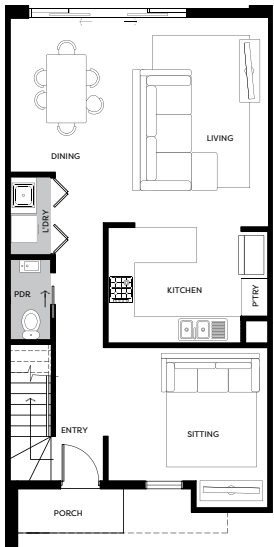
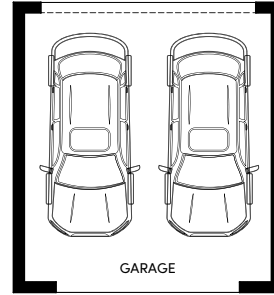
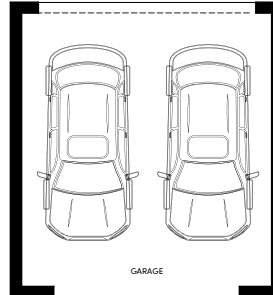
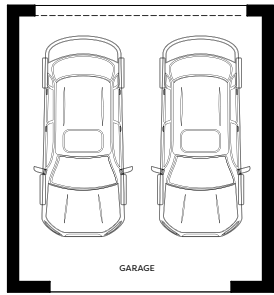
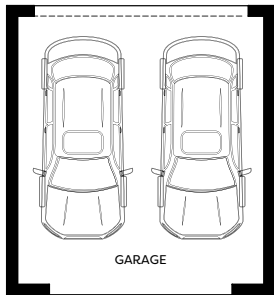
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LOT 8327 & 8323 | 19 SQ

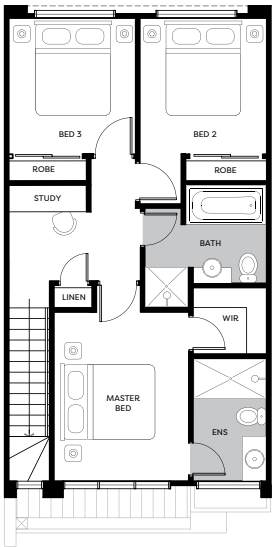
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2.5

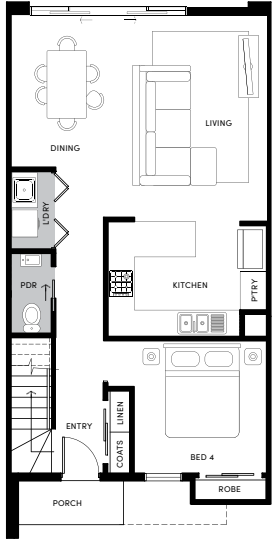
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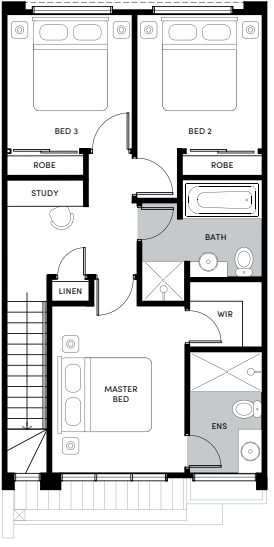
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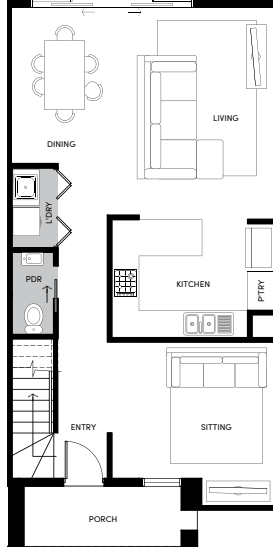
First Floor



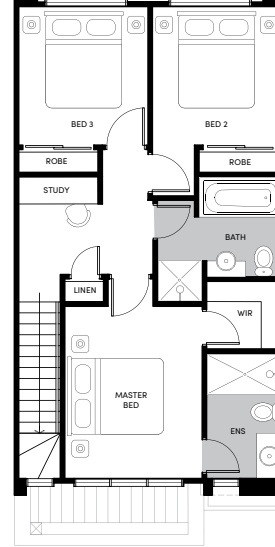
Ground Floor



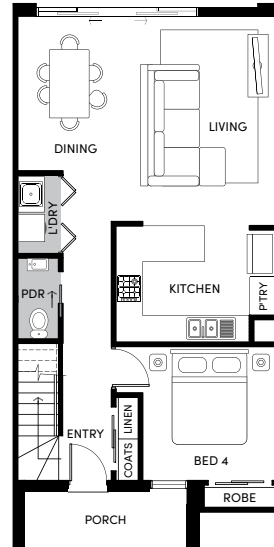
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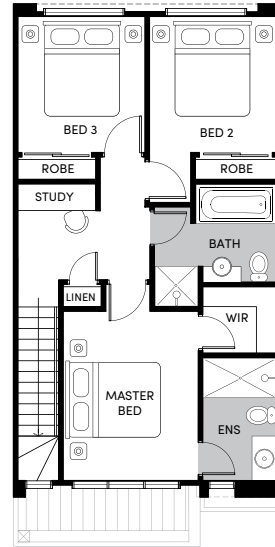
Ground Floor



First Floor



Ground Floor



First Floor

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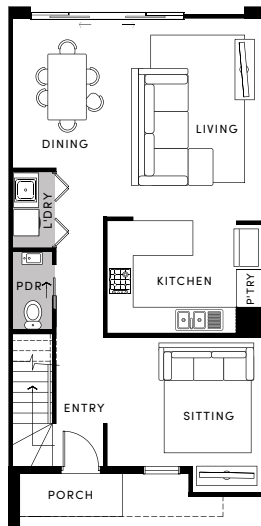
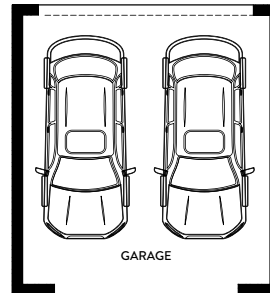
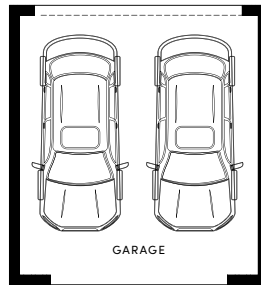
OAKLAND E

LOT 8326 | 18.5 SQ

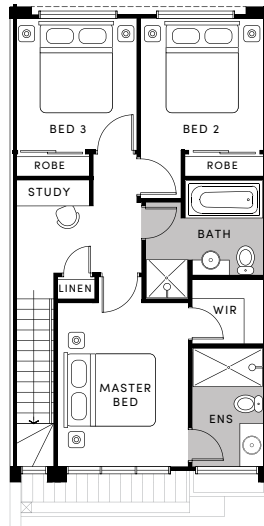


OAKLAND E

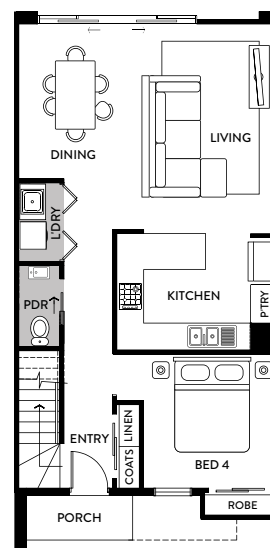
LOT 8326 | 18.5 SQ



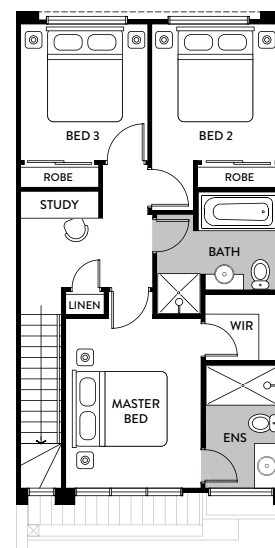
Ground Floor



First Floor



Ground Floor



First Floor



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THE 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

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

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: 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 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.

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

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: 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.



All images are for illustrative purposes only.



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).

CAR ACCOMODATION

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 through concrete driveway and front path
Letterbox: Pre cast concrete letterbox with colour to match house.
Clothesline: Fold out clothesline in rear yard.

ABOUT US

Member of Master Builders Association & Housing Industry of Australia.
10-year structural guarantee.
SOHO Living reserves the right to amend specification without prior notice. Products may vary depending on availability. Imagery for illustrative purposes.

THE SOHO LIVING COLOUR SCHEMES



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)
- ⑦ Overhead laminex cupboards (Nocturne Oak)
- ⑧ Laminex cabinetry (Nocturne Oak)
- ⑨ Quality Timber Laminate Flooring (Rye)
- ⑩ LED Downlights
- ⑪ Watty Paint

COLOUR SCHEME 3



- 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 (Grey Mirror)
- ⑦ Overhead laminex cupboards (Nocturne Oak)
- ⑧ Laminex cabinetry (Nocturne Oak)
- ⑨ Quality Timber Laminate Flooring (Rustic Buckwheat)
- ⑩ LED Downlights
- ⑪ Watty Paint

COLOUR SCHEME 2



- ① 2590mm Ceilings to ground floor
- ② Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- ③ Fisher & Paykel Dishwasher
- ④ 20mm Essa Stone benchtop with waterfall edge (Nickel)
- ⑤ 200mm Gooseneck tap & 1.75L sink insert
- ⑥ Premium Splashback (Grey Mirror)
- ⑦ Overhead laminex cupboards (Oyster Grey)
- ⑧ Laminex cabinetry (Oyster Grey)
- ⑨ Quality Timber Laminate Flooring (Buckwheat)
- ⑩ LED Downlights
- ⑪ Watty Paint

COLOUR SCHEME 4



- 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 (Oyster)
- ⑤ 200mm Gooseneck tap & 1.75L sink insert
- ⑥ Premium Splashback (White Penny Round)
- ⑦ Overhead laminex cupboards (Rural Oak)
- ⑧ Laminex cabinetry (Storm Cloud-140)
- ⑨ Quality Timber Laminate Flooring (Rustic Maize)
- ⑩ LED Downlights
- ⑪ Watty Paint

COLOUR SCHEME 5

- 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 (Snow)
- ⑤ 200mm Gooseneck tap & 1.75L sink insert
- ⑥ Premium Splashback
- ⑦ Overhead laminex cupboards (Bleached Elm)
- ⑧ Laminex cabinetry (Calm White)
- ⑨ Quality Timber Laminate Flooring (Rustic Oatmeal)
- ⑩ LED Downlights
- ⑪ Watty! Paint



COLOUR SCHEME 6



- 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 (Sleek Concrete)
- ⑤ 200mm Gooseneck tap & 1.75L sink insert
- ⑥ Premium Splashback (Calacatta Gold Tile)
- ⑦ Overhead laminex cupboards (Calm White)
- ⑧ Laminex cabinetry (Calm White)
- ⑨ Quality Timber Laminate Flooring (Rye Matt)
- ⑩ LED Downlights
- ⑪ Watty! Paint

MEET THE DEVELOPER

Discover your place to live well.

For over 60 years, Lendlease has been creating exceptional places and infrastructure to help Australians live well - from Barangaroo South and Macarthur Square Shopping Centre in New South Wales, Brisbane Showgrounds and Sunshine Plaza Shopping Centre in Queensland, Victoria Harbour and Melbourne Connect in Victoria, to Lakeside Joondalup Shopping Centre in Perth.

Lendlease has a portfolio of 15 thriving communities across Victoria, New South Wales, Queensland and Western Australia.

From urban villages in exclusive waterfront locations to large, fully planned communities with integrated town centres, Lendlease's goal is to deliver the best places that offer lifestyle benefits for current residents and future generations. Lendlease works in consultation with the local community, businesses, councils and partners to create places where people can strive, thrive, and belong.

 **lendlease** living





Welcome to the neighbourhood

- Future Harpley Lots
- Sold Harpley Lots
- ▨ Denotes Future Amenity
- Residential (by others)
- 1 Future Link to Princes Freeway
- 2 Proposed Bridge Over Rail Line
- Active Open Space
- Sporting Space
- Child Care/Early Learning
- Primary School
- High School
- Shopping & Convenience
- Community Facility
- Employment Precinct
- Regional Rail Link

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Make Harpley your lakeside neighbourhood.

Discover a neighbourhood where waterfront living meets the beauty of nature, just 3.5km from the Werribee CBD and 35km south west of Melbourne CBD. This unique masterplanned community by Lendlease is more than a home. It's a place that merges community connection and convenience with everything you need to live well.





Harpley Sales & Information Centre
8 Gillespie Ave, Werribee VIC 3030
1300 739 839

SOHO
LIVING



lendlease living

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