



Paragon

townhome collection

A QUALITY **SOHO** PROJECT
LIVING

SOHO
LIVING

THE SOHO LIVING *difference*

Elevating lifestyle investment with luxury and innovation

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.



Artist Impression



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Mambourin. A new kind of community.

Masterplanned communities are about creating idyllic environments to live, learn, work and play. And you'll get all that at Mambourin, in abundance.

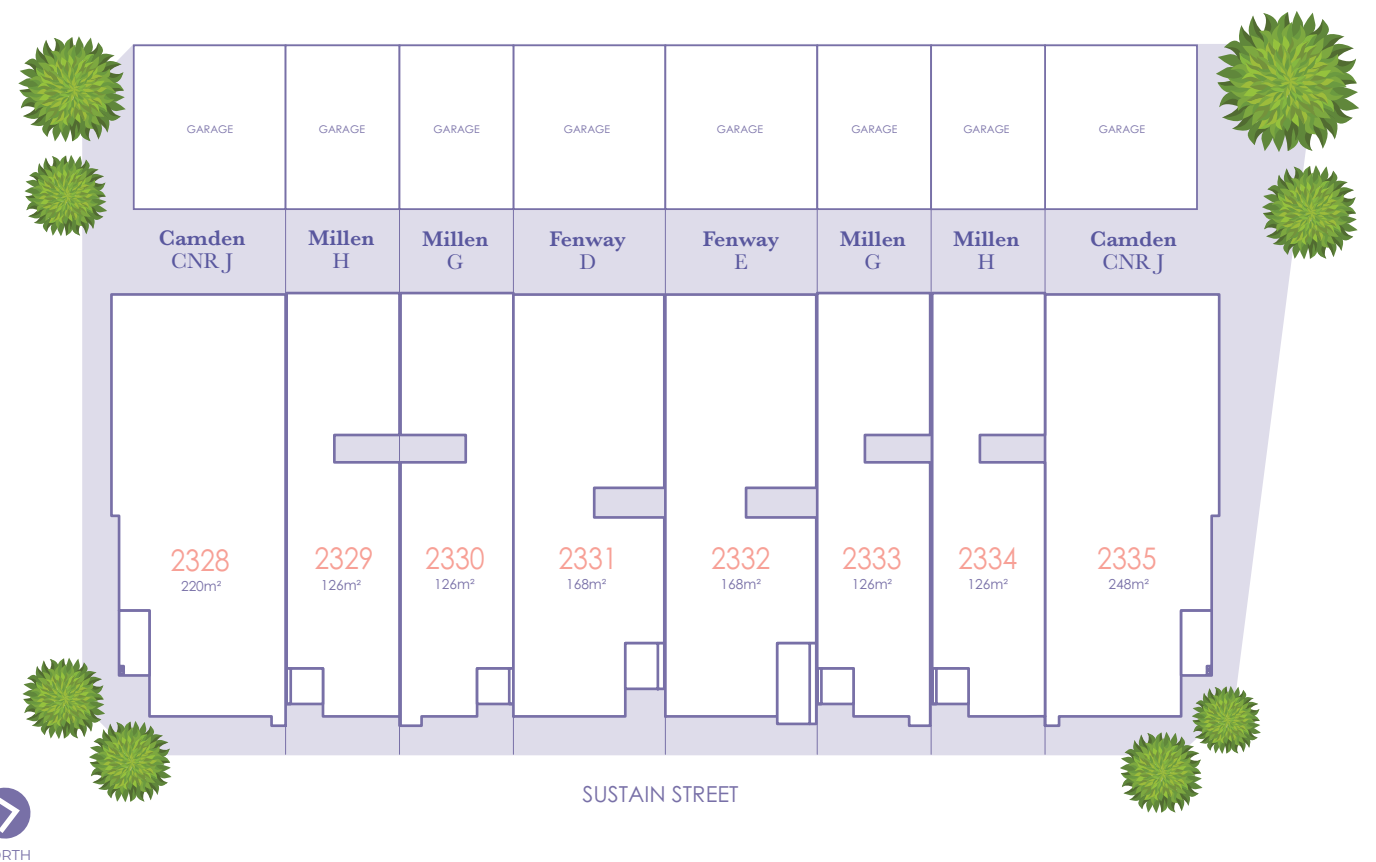
But, that's not what makes us 'new', exciting or different. Instead it's what happens next.

At Mambourin, in Melbourne's thriving west, we're working with the brightest minds to imagine a community of city-like convenience, just minutes from all the amenities you could need.

A more inspiring natural environment, that promotes good health and vitality.

With a culture of fun, discovery and learning to set families up for the future.

In all, a place conceived, considered and created to ensure a well-rounded lifestyle.



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Camden CNR J

Lot 2328 | 2335* 16 SQ

3 2 2



Millen G

Lot 2329 | 2334 11 SQ

2 1 1



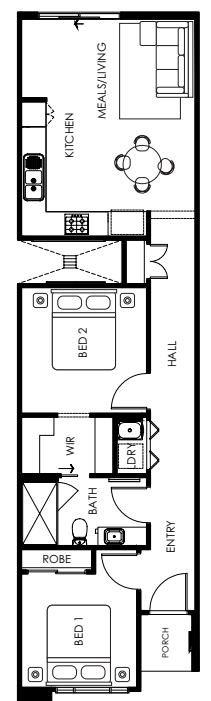
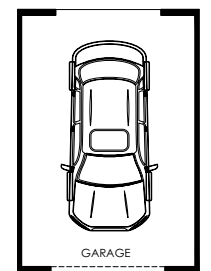
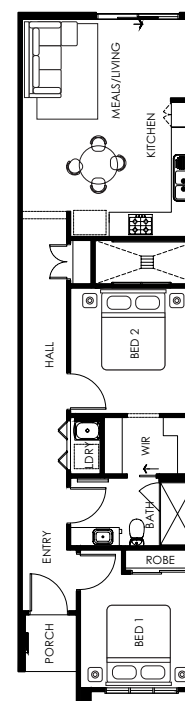
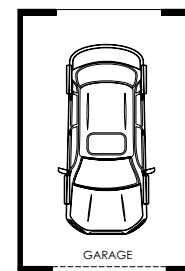
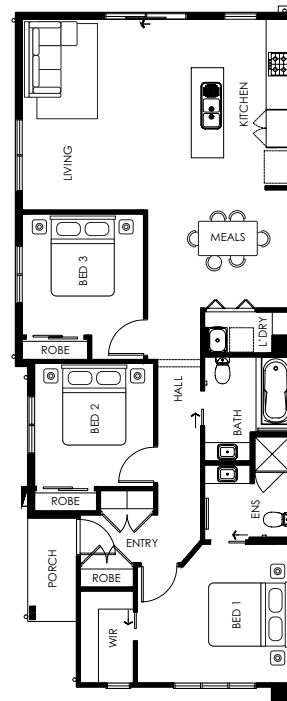
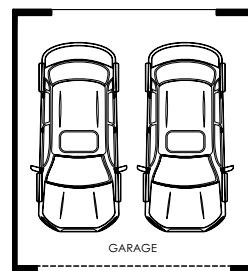
Millen H

Lot 2330 | 2333* 11 SQ

2 1 1

THE SOHO LIVING

floorplans



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.
2335 - Reversed

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.
2333 - Reversed



Fenway D

Lot 2331 14.5 SQ

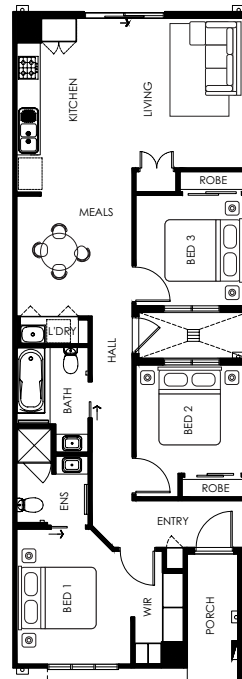
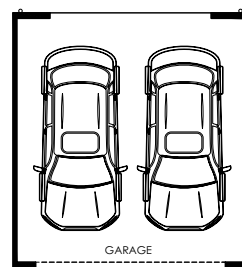
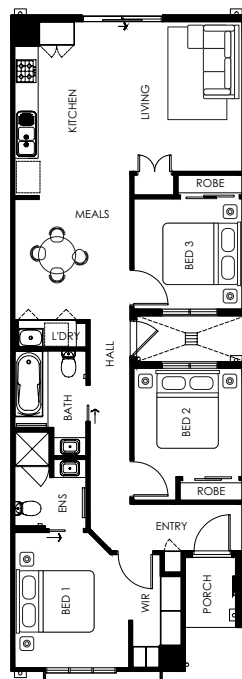
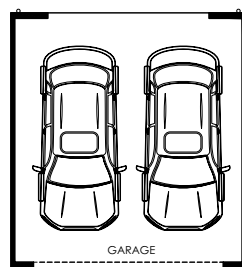
3 2 2



Fenway E

Lot 2332 14.5 SQ

3 2 2



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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 abovemount 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).

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

Urban



- 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 Wattyl Paint (Winter Mushroom)

Coastal



- 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 Wattyl Paint (Wattyl White)



Echo



- 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 Wattyl Paint (Designer White)

MEET the developer



Since 1924, Frasers Property Australia has created stronger, smarter, happier neighbourhoods. We are one of Australia's leading diversified property groups and an Australian division of Frasers Property Limited.

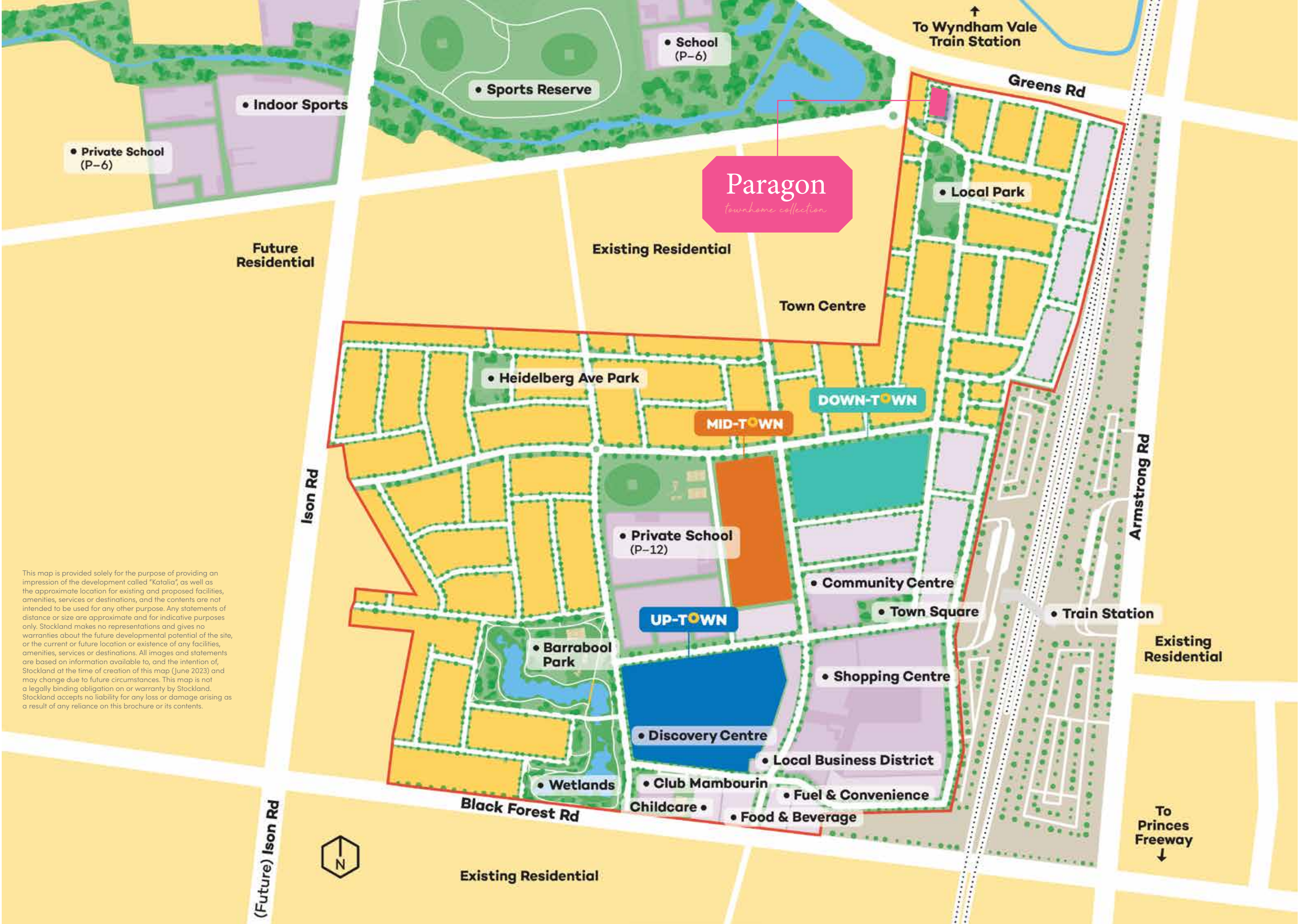
We develop residential land, housing, and apartments and have delivered over 145,000 homes during our legacy; and develop build-to-rent, commercial, retail and mixed-use properties. Our activities also encompass the ownership and management of investment property, incorporating property and asset management services.

We work sustainably to ensure the places we create leave a positive environmental legacy and enhance the way people live life together. Frasers Property in Australia has certified over 7.2 million square metres of Green Star space across our communities, and our commitment to reduce

carbon has been approved by the global Science-Based Targets initiative. We are also certified by the Australian Government's Climate Active initiative. Frasers Property Australia owns Real Utilities, a licensed Australian energy retailer that owns and manages energy infrastructure within some of our communities with the mission to be greener, cheaper and simpler.

We value diversity and firmly believe that together, we're better. We employ over 500 people nationally and are recognised as an Employer of Choice for Gender Equality by the Australian Government's Workplace Gender Equality Agency.

To find out more about Frasers Property Australia, visit frasersproperty.com.au or follow us on LinkedIn.



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SOHO
LIVING

Mambourin



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