



illume

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.

illume

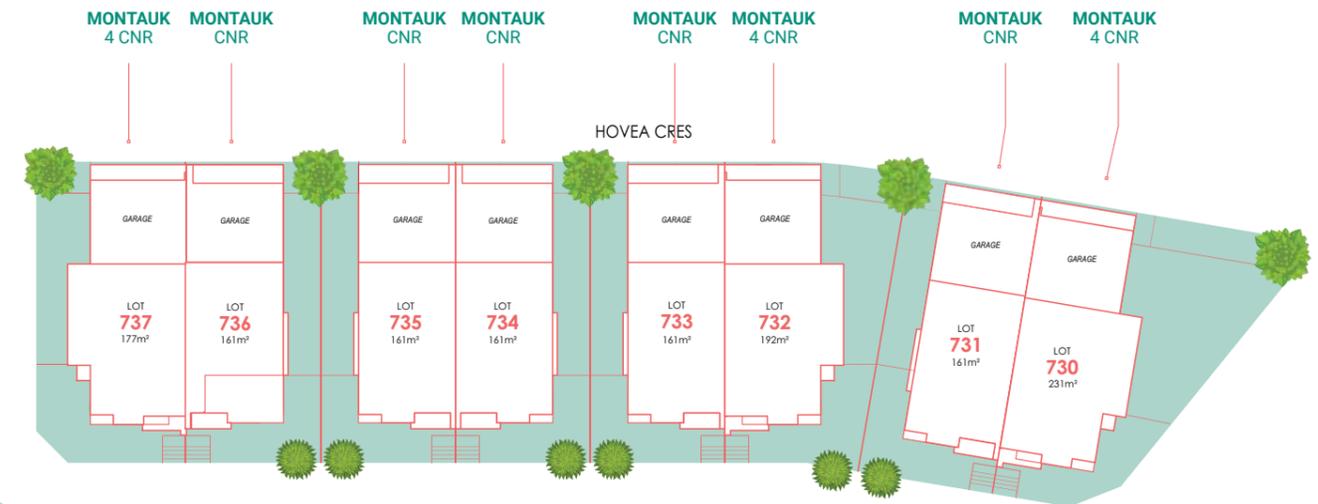
TOWNHOME COLLECTION

Come home to great outdoors

The Illume townhomes are a limited collection of park facing homes with stunning views across the expansive Parkbrook parkland.

Parkbrook is a new master planned community with over 30% of the estate dedicated to parklands and open spaces. Parks, sports fields, wetlands and a conservation reserve are within walking distance of all home sites at Parkbrook.

A network of family friendly, landscaped walking and cycling paths will connect residents to local schools and shops, the Manor Lakes Town Centre and beyond.



NORTH

The information contained in this promotional material including statements, figures, images, and representations are indicative only, are current on the date of publication, and may change without notice. Images may include artist impressions and computer-generated images that are for general illustration purposes only, which may not be to scale and may differ from the final built form. Actual lots, stages, facilities, amenities, infrastructure, and their configuration are subject to statutory approval and may change. All persons should seek their own independent legal, financial, and real estate advice. This document is not a contract and is not binding. Please ask your new homes consultant for detailed home designs specific drawings for full extent of inclusions, features, pricing and specifications of your preferred SOHO Living home design, colour scheme and or facade. All information contained within this brochure is accurate at time of September 2023. SOHO Living Australia Pty Ltd is a Registered Building Practitioner. Builder Licence Number CDB-U 50036



MONTAUK 4 CNR

LOT 737 | 732* | 730* 22 SQ

4 2.5 2



Artist Impression

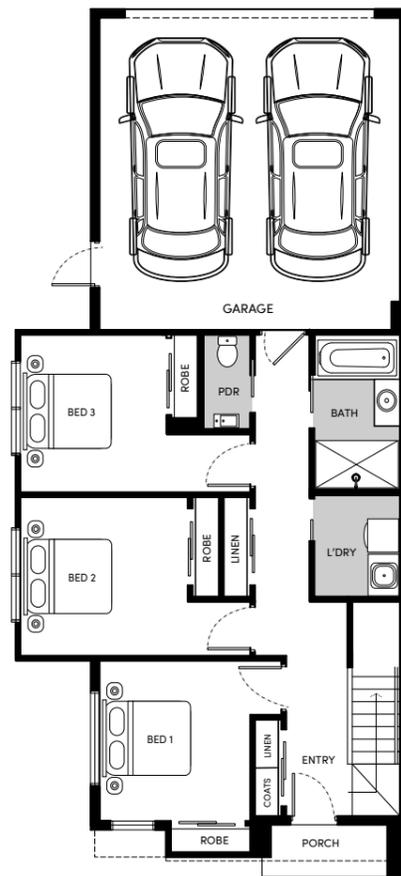
MONTAUK CNR

LOT 736 | 731* 20.5 SQ

3 2.5 2



Artist Impression

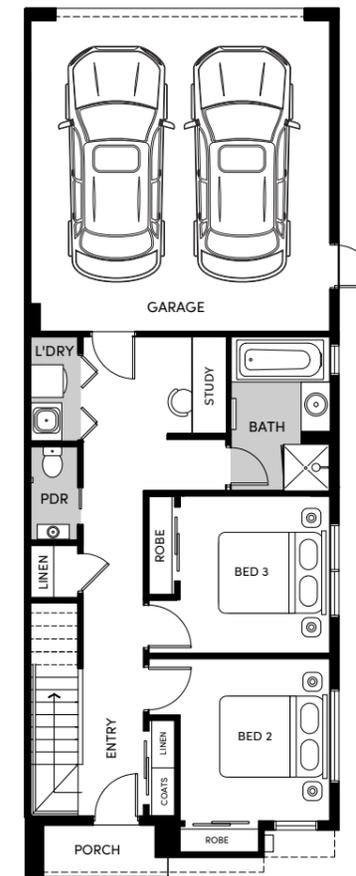


Ground Floor

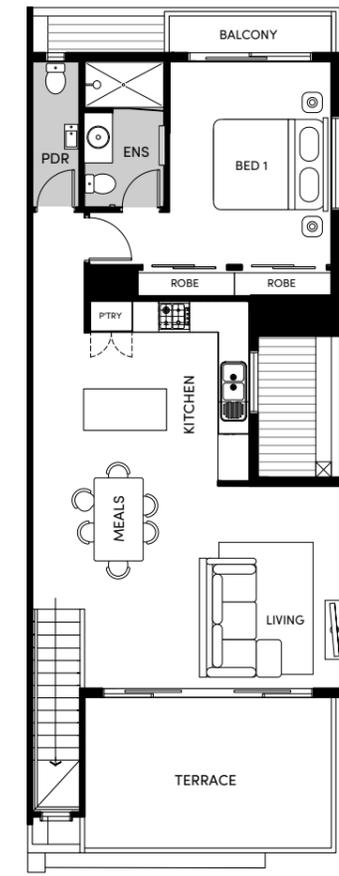


First Floor

*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.
732 & 730 - Reversed*



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.
731 - Reversed*

MONTAUK CNR

LOT 735 20.5 SQ

3 2.5 2



Artist Impression

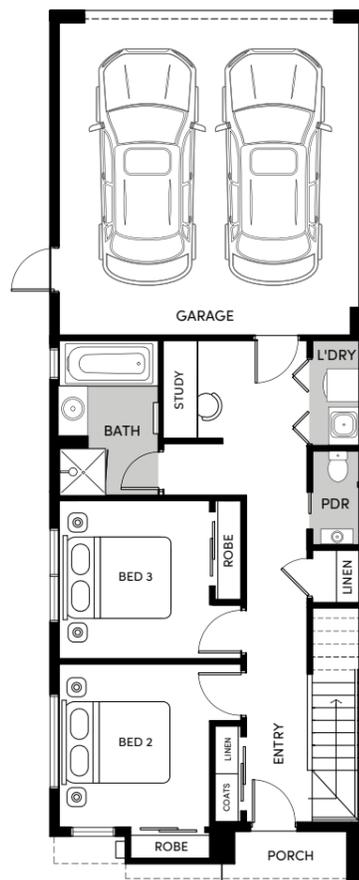
MONTAUK CNR

LOT 734 20.5 SQ

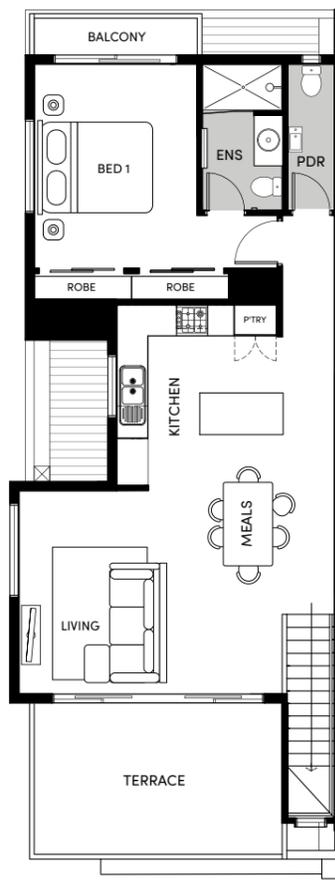
3 2.5 2



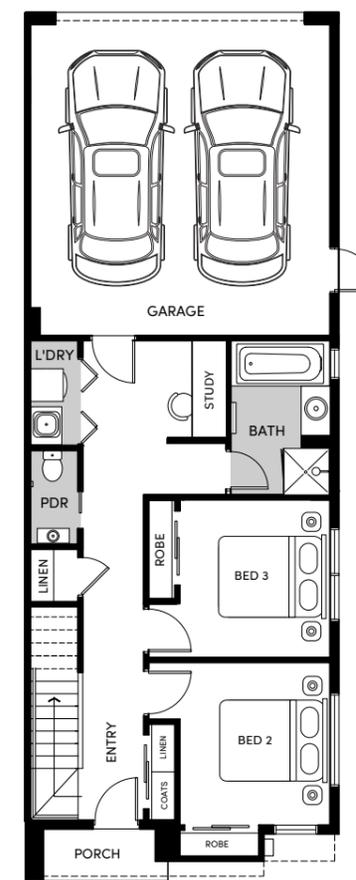
Artist Impression



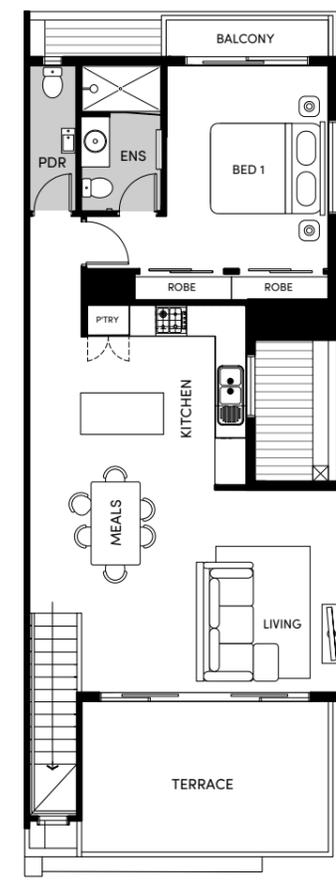
Ground Floor



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.

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.

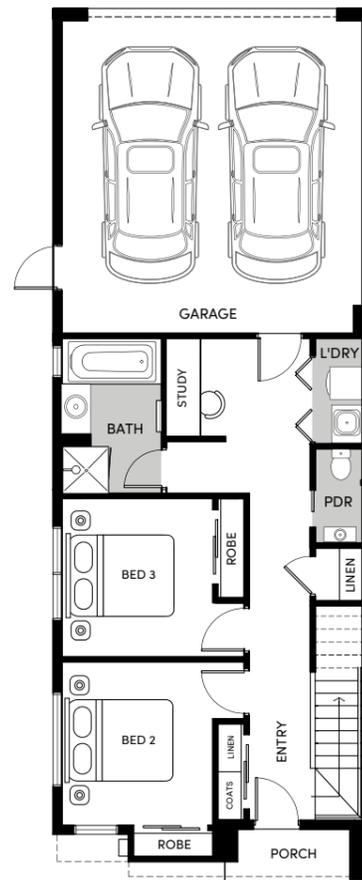
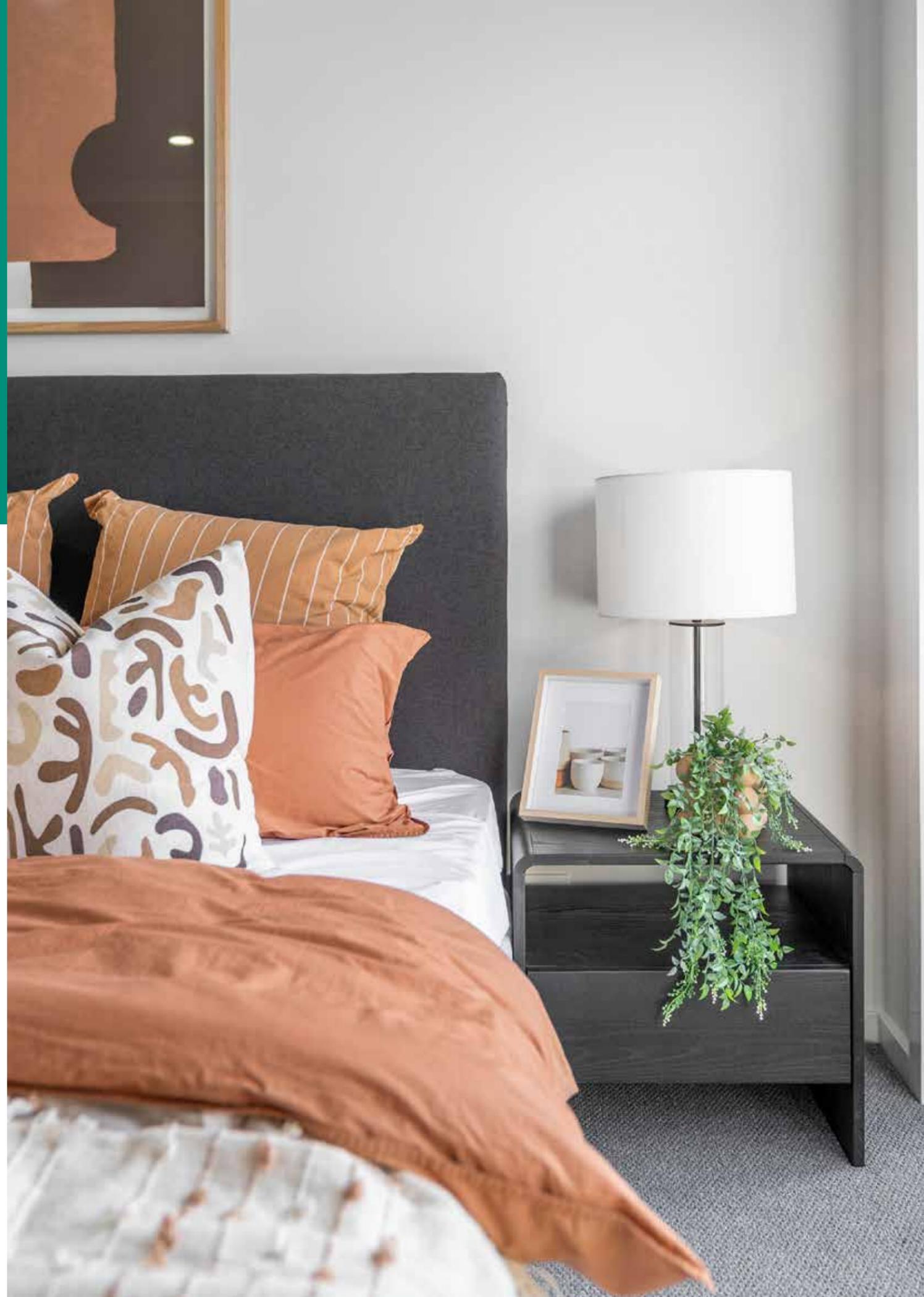
MONTAUK CNR

LOT 733 20.5 SQ

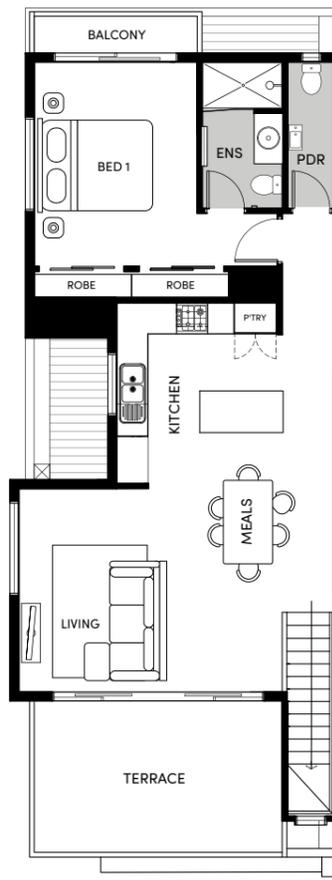
3  2.5  2 



Artist Impression



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.

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 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: 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.

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 [Floral White]

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 Essastone 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 [Floral White]

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 Wattyl Paint (Floral White)

Colour Scheme 5



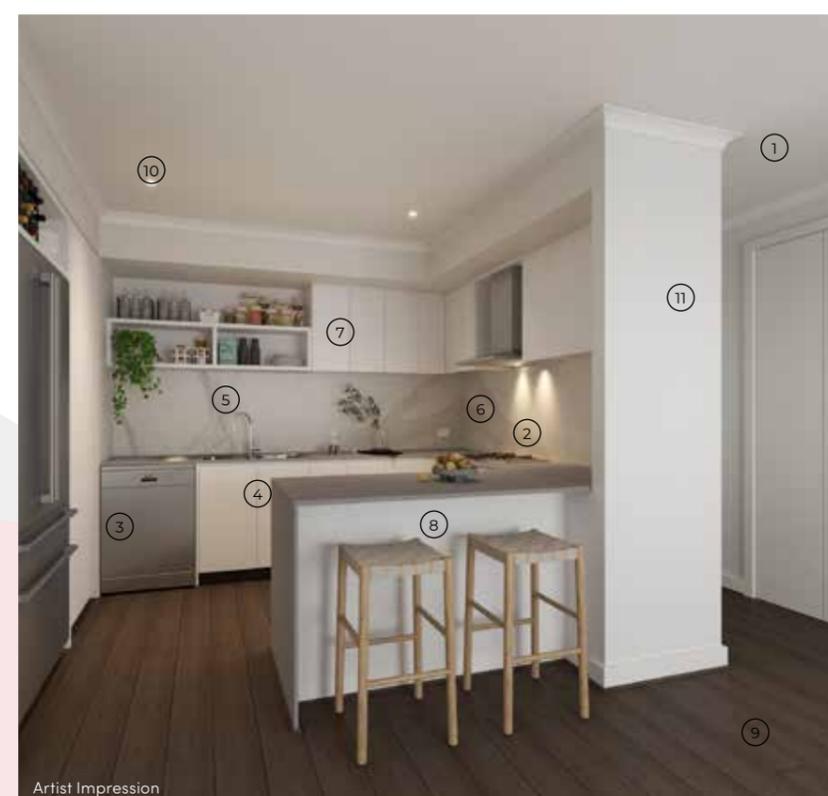
- ① 2590mm Ceilings to ground floor
- ② Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- ③ Fisher & Paykel Dishwasher
- ④ 20mm Caesarstone benchtop with waterfall edge (Snow)
- ⑤ 200mm Gooseneck tap & 1.75L sink insert
- ⑥ Premium Splashback
- ⑦ Overhead laminex cupboards (Bleached Elm)
- ⑧ Laminex cabinetry (Calm White)
- ⑨ Quality Timber Laminate Flooring (Rustic Oatmeal)
- ⑩ LED Downlights
- ⑪ Wattyl Paint (Wattyl White)

Colour Scheme 4

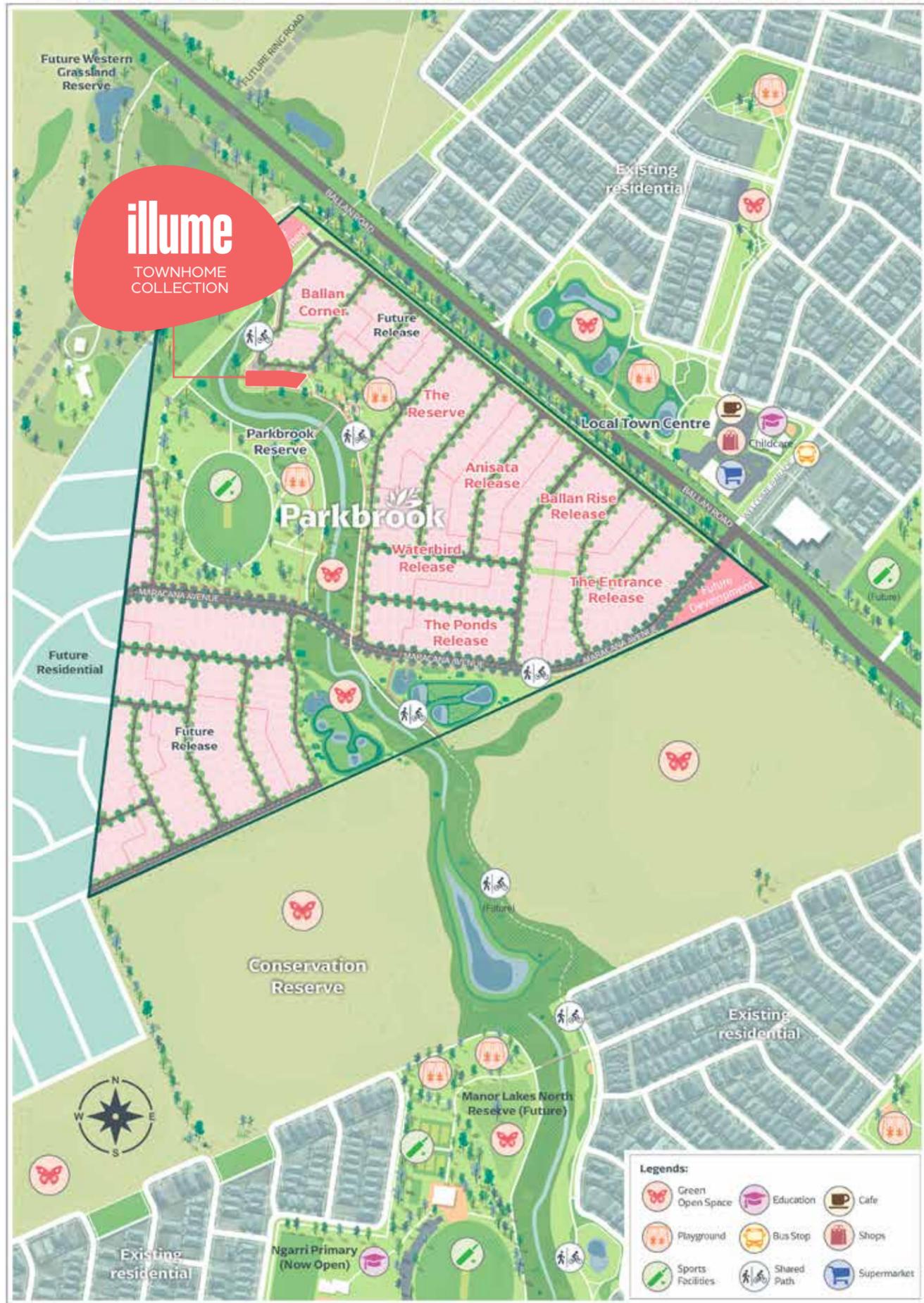


- ① 2590mm Ceilings to ground floor
- ② Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- ③ Fisher & Paykel Dishwasher
- ④ 20mm Caesarstone benchtop with waterfall edge (Oyster)
- ⑤ 200mm Gooseneck tap & 1.75L sink insert
- ⑥ Premium Splashback (White Penny Round)
- ⑦ Overhead laminex cupboards (Rural Oak)
- ⑧ Laminex cabinetry (Storm Cloud-140)
- ⑨ Quality Timber Laminate Flooring (Rustic Maize)
- ⑩ LED Downlights
- ⑪ Wattyl Paint (Winter Mushroom)

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 Wattyl Paint (Designer White)



Please note: This Parkbrook Estate Preliminary Overall Development Plan is for information purposes only and is subject to change from time to time. As such it cannot be relied upon as representing the final product. Areas shown are approximate. This document is prepared solely in relation to the proposed sale of lots on the vendor's land, and no representation is made about any feature on the document – including the timing or availability of facilities and features which may be the responsibility of one or more third parties. Refer to contract of sale for complete details. © Central Equity Limited, June 2023_V8



MEET THE DEVELOPER

Central Equity has been a major developer in the Melbourne property industry for over 35 years.

Central Equity has successfully delivered over 20,000 apartments, homes and homesites with an end sales value exceeding \$7.5 billion.

Central Equity has also won a number of Urban Development Institute of Australia (Victoria) awards.

Central Equity has won multiple industry awards and is the Housing Industry Association (HIA Victoria) most awarded apartment developer.

Parkbrook, Wyndham Vale is Central Equity's newest housing community in Melbourne's West and is another example of the company delivering quality new housing communities with excellent access to local amenity.

The logo for Parkbrook Wyndham Vale features the word "Parkbrook" in a bold, teal, sans-serif font. Above the letter "o" in "Parkbrook" is a stylized graphic of three leaves in red, orange, and green. Below "Parkbrook" is the text "WYNDHAM VALE" in a smaller, red, all-caps, sans-serif font.

Parkbrook
WYNDHAM VALE

The logo for Central Equity Melbourne Land & Homes features a stylized black silhouette of a city skyline with several buildings of varying heights. Below the skyline is the text "CENTRAL EQUITY" in a bold, black, all-caps, sans-serif font. Underneath that is "MELBOURNE LAND & HOMES" in a smaller, black, all-caps, sans-serif font.

CENTRAL EQUITY
MELBOURNE LAND & HOMES

The logo for SOHO Living features the word "SOHO" in a large, black, serif font. Below "SOHO" is the word "LIVING" in a smaller, gold, all-caps, sans-serif font.

SOHO
LIVING

The information contained in this promotional material including statements, figures, images, and representations are indicative only, are current on the date of publication, and may change without notice. Images may include artist impressions and computer-generated images that are for general illustration purposes only, which may not be to scale and may differ from the final built form. Actual lots, stages, facilities, amenities, infrastructure, and their configuration are subject to statutory approval and may change. All persons should seek their own independent legal, financial, and real estate advice. This document is not a contract and is not binding. Please ask your new homes consultant for detailed home designs specific drawings for full extent of inclusions, features, pricing and specifications of your preferred SOHO Living home design, colour scheme and or facade. All information contained within this brochure is accurate at time of September 2023. SOHO Living Australia Pty Ltd is a Registered Building Practitioner. Builder Licence Number CDB-U 50036