



Florence

TOWNHOMES

AT THE GROVE

A QUALITY

SOHO

LIVING

PROJECT



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



The Grove is unlike
any other community
in Melbourne's west.



All images and drawings are for illustrative purposes.

Florence
TOWNHOMES

The naturally stunning landscape enhances its unique appeal, bordered by two waterways, with a future wetlands in-between.

However, The Grove is much more than a picturesque setting, it is also a complete lifestyle, where your family can have everything you want, conveniently close to home.

With distinct neighbourhoods, a selection of lots for a range of budgets, and an already well-established community.

DISCOVER LIFE BY THE RIVER SOON.

Facade K



Facade J

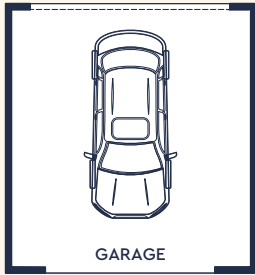


Camden Corner

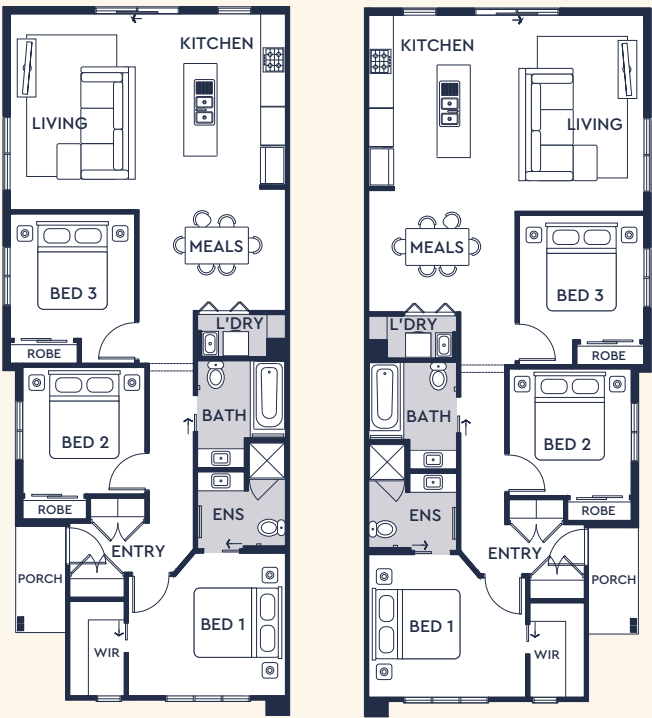
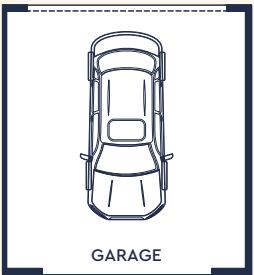
LOTS 5054 & 5014
3 BED | 15.81 SQ



Lot 5054



Lot 5014



This plan and information is indicative only and may vary without notice.
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Facade H



Facade G

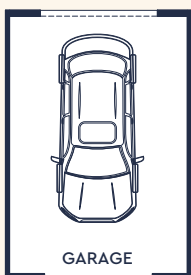


Millen

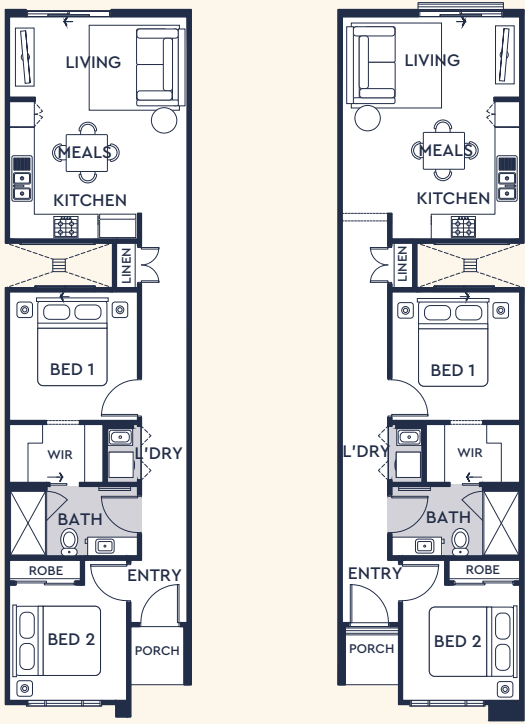
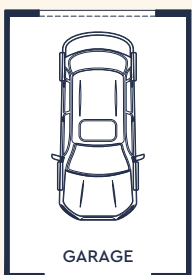
LOTS 5052 & 5016
TYPE G & H | 2 BED | 10.60 SQ



Lot 5052



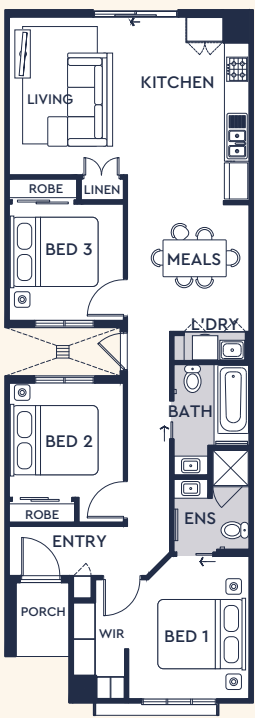
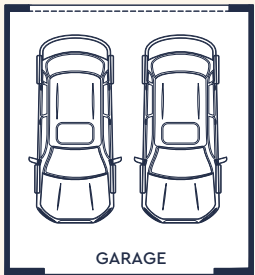
Lot 5016



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Fenway

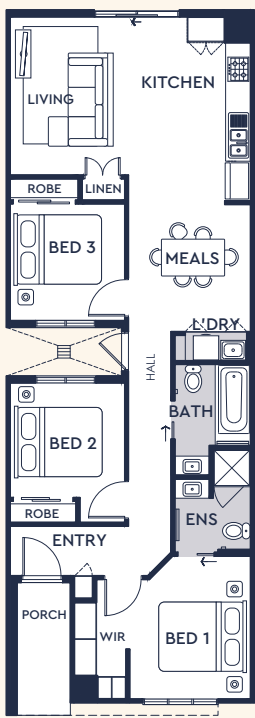
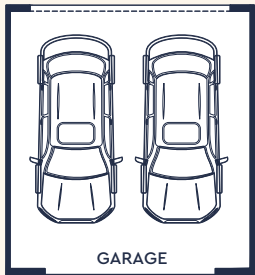
LOTS 5053, 5051 & 5018
TYPE D | 3 BED | 14.20 SQ



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Fenway

LOTS 5019, 5017 & 5015
TYPE E | 3 BED | 14.20 SQ



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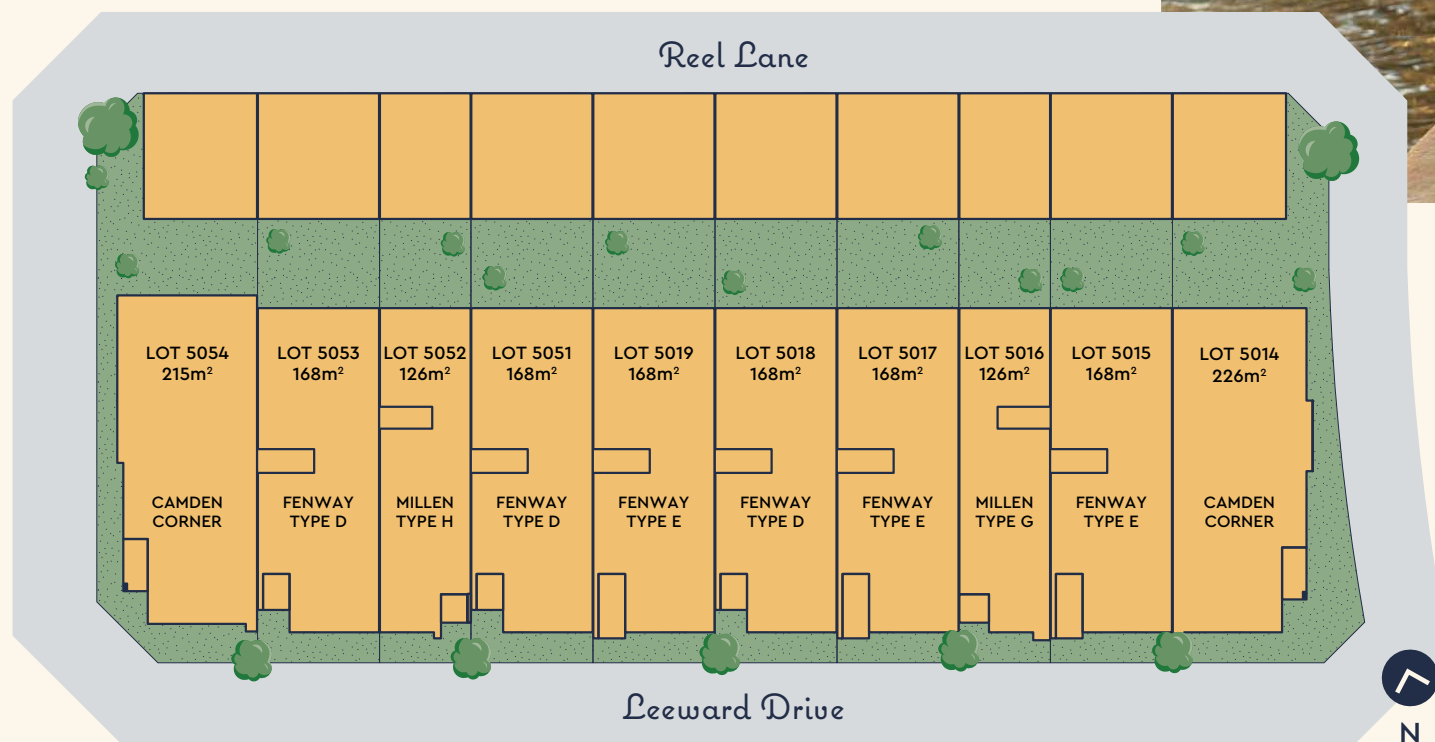


Your life by the river

The Grove borders Davis Creek and Werribee River, with its very own wetlands in between. This aspirational, 167 hectare community will be home to more than 2,600 families, with many already residing here. With so much to offer, experience what these locals know to be true; that it's wonderful living waterside.



The Siteplan



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 SOHO24958

All images and drawings are for illustrative purposes.

Inclusions

SOHO TERRACES SMART TURNKEY



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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. Chrome levers throughout Chrome finish.

Mouldings: Skirtings – 67×18mm square edge primed MDF. Architraves – 67×18mm 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

European inspired oven 600mm.

European inspired cooktop 600mm 4 burner stainless steel gas cooktop.

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. Selected as per 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. Selected as per SOHO Living colour scheme.

Bath: 1525/1675mm acrylic bath (white) in tiled podium. (Design Specific)

Shower Bases: Ceramic tiled shower base. Selected as per SOHO Living colour scheme 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: Up to 800mm wide fully lined modular cabinet or Stainless steel 42L Tub and Cabinet (Design Specific). Refer to working drawings.

Bench Top: Laminate with square edge.

Tapware: Sink mixer in chrome finish.



it's all included!

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 to the external Laundry door or at the rear (Design Specific).

TILING

Ceramic Floor Tiles: Selected from SOHO Living colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, 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 in line with manufacturers guidelines.

Timber Laminate: Selected from SOHO Living colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family, Living, Rear Hallway, Lounge and Study in line with manufacturers guidelines.

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 ACCOMMODATION

Garage Door: Up to 2100mm high x 4800mm wide Colorbond sectional door in flat line profile (Design Specific) Refer to working drawings.

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: Timber paling/Colorbond including wing fence and gate to suit estate design covenants.

Paving: Coloured through concrete to 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.



Experience Matters



Since 1924, Frasers Property Australia has delivered award-winning communities and created stronger, smarter, happier neighbourhoods.

International in scale but local at heart, we understand the human side of property to plan, deliver and manage high-quality, beautiful, and diverse places that enhance the way people live life together. Our experience encompasses the creation of homes, shopping centres, commercial offices, long-term secure rental properties and mixed-use places, carefully conceived to leave a positive legacy in local communities. We design, develop, build, manage, and provide clean energy for the properties and communities we create.

During our legacy, we've built over 145,000 homes for Australians. From the projects of TM Burke in the 1920s and 1930s, Hooker Corporation in the 1960s, and Australand from the 1980s to 2014, Frasers Property has always created places and communities in which people feel they belong. We do this through place-making and a focus on community building, supported by our dedicated community development team. Places and communities conceived in this way enable the people who live and work there to thrive over the long-term.

Sustainability is at the heart of everything we do because we want a better, cleaner future and we know we can contribute to this.

To find out more about Frasers Property Australia, visit frasersproperty.com.au



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SOHO
LIVING



The Grove.



FRASERS
PROPERTY

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