

newhaven

AT TARNEIT

# CALLA

COLLECTION

RELEASE  
ONE

SOHO  
LIVING

PEET

SOHO  
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.



All images and drawings are for illustrative purposes. The images showcase timber paling on fencing for illustrative purposes only. The final product is required to feature Colorbond fencing as per Newhaven's design guidelines. Please consult with relevant parties for precise details on the approved fencing design.





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# Discover the thriving community of Newhaven today

**Tarneit is one of Melbourne's fastest growing suburbs, so life in your new community is sure to keep you busy!**

Calla Collection is located a short walk away from Wimba Primary School, Newhaven's Navigation Park, a proposed 10 hectare sports ground and future Tarneit West Train Station (opening 2026)^, making it the perfect location for homebuyers looking to make a fresh start.

Tarneit Gardens Shopping Centre is only 1.2 kilometres away or take your pick from one of the many other shopping villages in Tarneit.

Wimba Primary School (opening Term 1, 2024) will make walking the kids to school a breeze! The school will also feature a kindergarten, perfect for families with younger kids.

Newhaven also have two Mamma Knows West approved playgrounds open, each themed and designed for different age groups so kids will never run out of things to do.





HEALEY II

The Healey townhome is the perfect family home for those seeking comfort and style. Boasting an open plan living, kitchen and dining area, this home is perfect for entertaining guests or spending quality time with family. The three spacious bedrooms each feature a walk-in robe, while the master bedroom boasts an ensuite with a large shower. With a double garage and plenty of storage, this home offers both convenience and elegance.

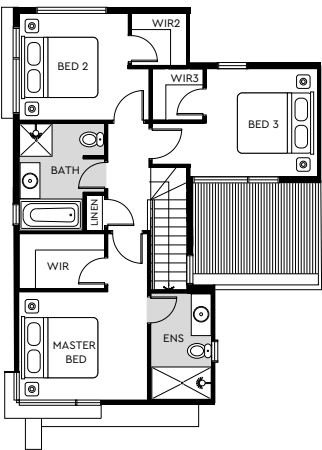


HEALEY SG CNR

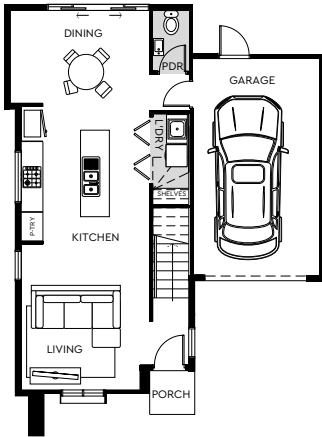
LOT 2625 | 15.87sq

3 2.5 1

FIRST FLOOR



GROUND FLOOR

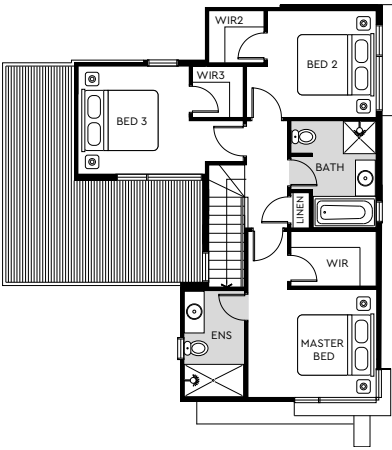


HEALEY DG CNR

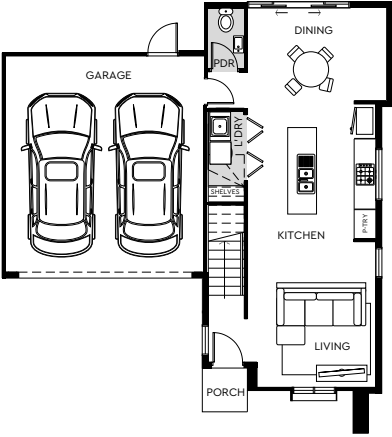
LOT 2622 | 17.26sq

3 2.5 2

FIRST FLOOR



GROUND FLOOR



ALBANY II

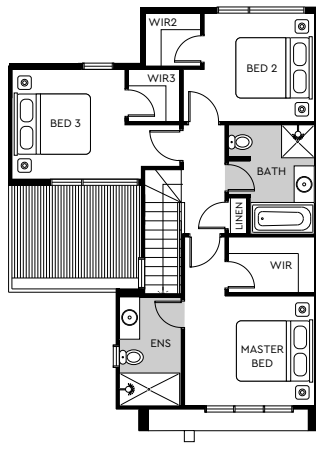
The Albany townhome is a stylish and comfortable design with three bedrooms, all featuring walk-in robes and large windows. The open plan kitchen, living, and dining area is flooded with natural light, making it the perfect place for quality family time. With a garage and a powder room downstairs and two bathrooms upstairs, this townhome is both practical and stylish, making it the perfect choice for families.

ALBANY SG

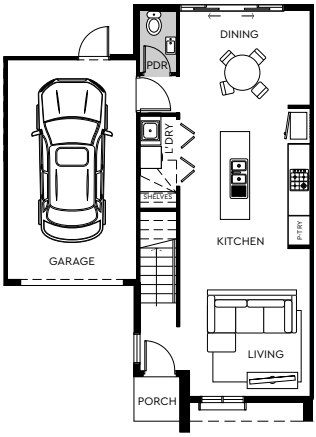
LOTS 2624 & 2623^ | 15.67sq

3 2.5 1

FIRST FLOOR



GROUND 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, colours and landscaping may vary.

^ 2623 flipped. 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, colours and landscaping may vary.

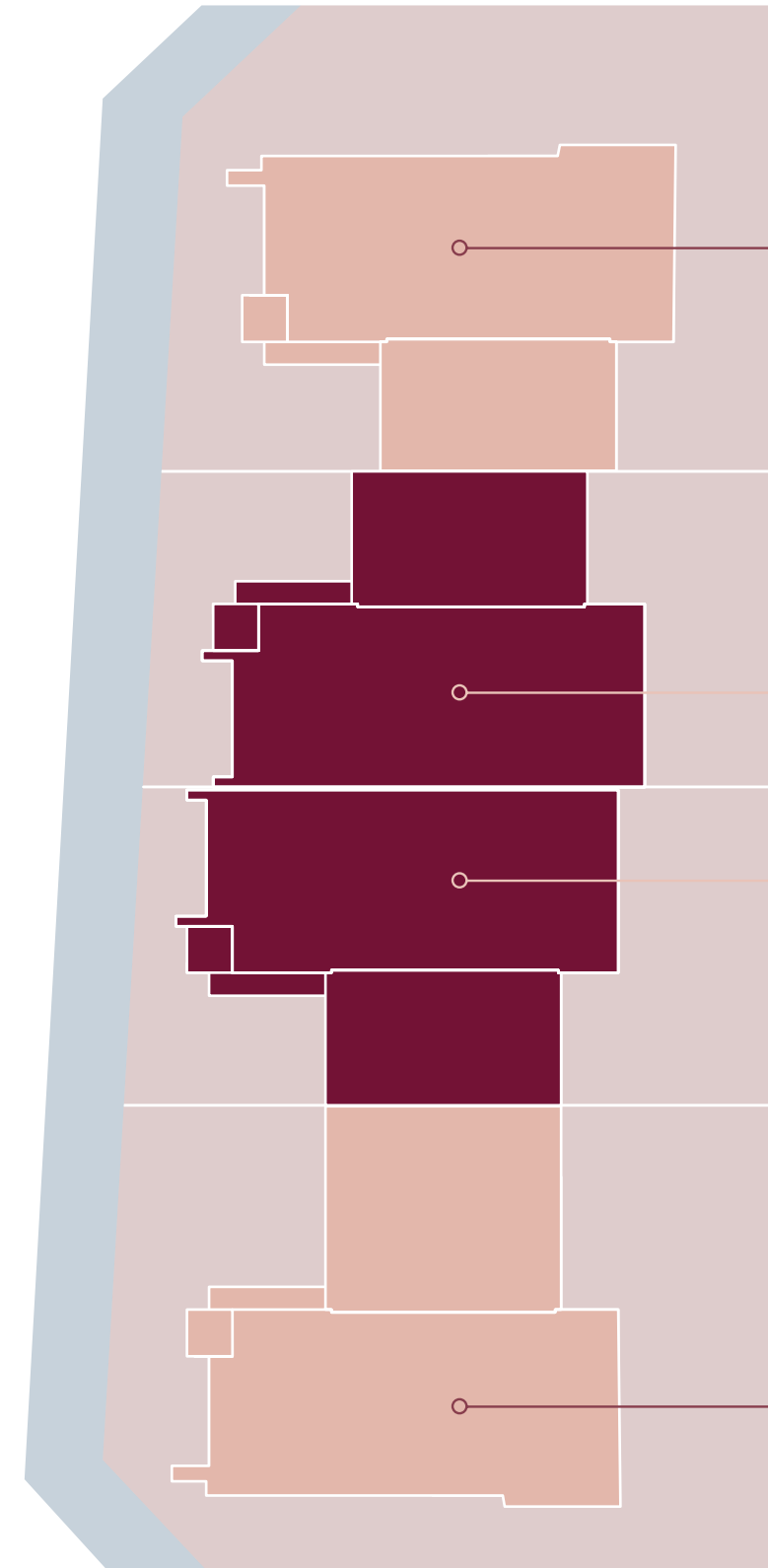


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## Siteplan



**Lot 2625**  
200m<sup>2</sup>  
**HEALEY**  
**SG CNR**

**Lot 2624**  
144m<sup>2</sup>  
**ALBANY**  
**SG**

**Lot 2623**  
149m<sup>2</sup>  
**ALBANY**  
**SG**



**Lot 2622**  
222m<sup>2</sup>  
**HEALEY**  
**DG CNR**

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. CDB-U 50036

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## 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. Chrome levers throughout 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

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.

### 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.

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## EVERYTHING IS INCLUDED

### 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:** 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.



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# SOHO Living Colour Schemes



## Urban Colour Scheme



- 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 Laminated Flooring (Rustic Maize)
- 10 LED Downlights
- 11 Watty Paint

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# Coastal Colour Scheme



- 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 WattyI Paint

# Echo Colour Scheme

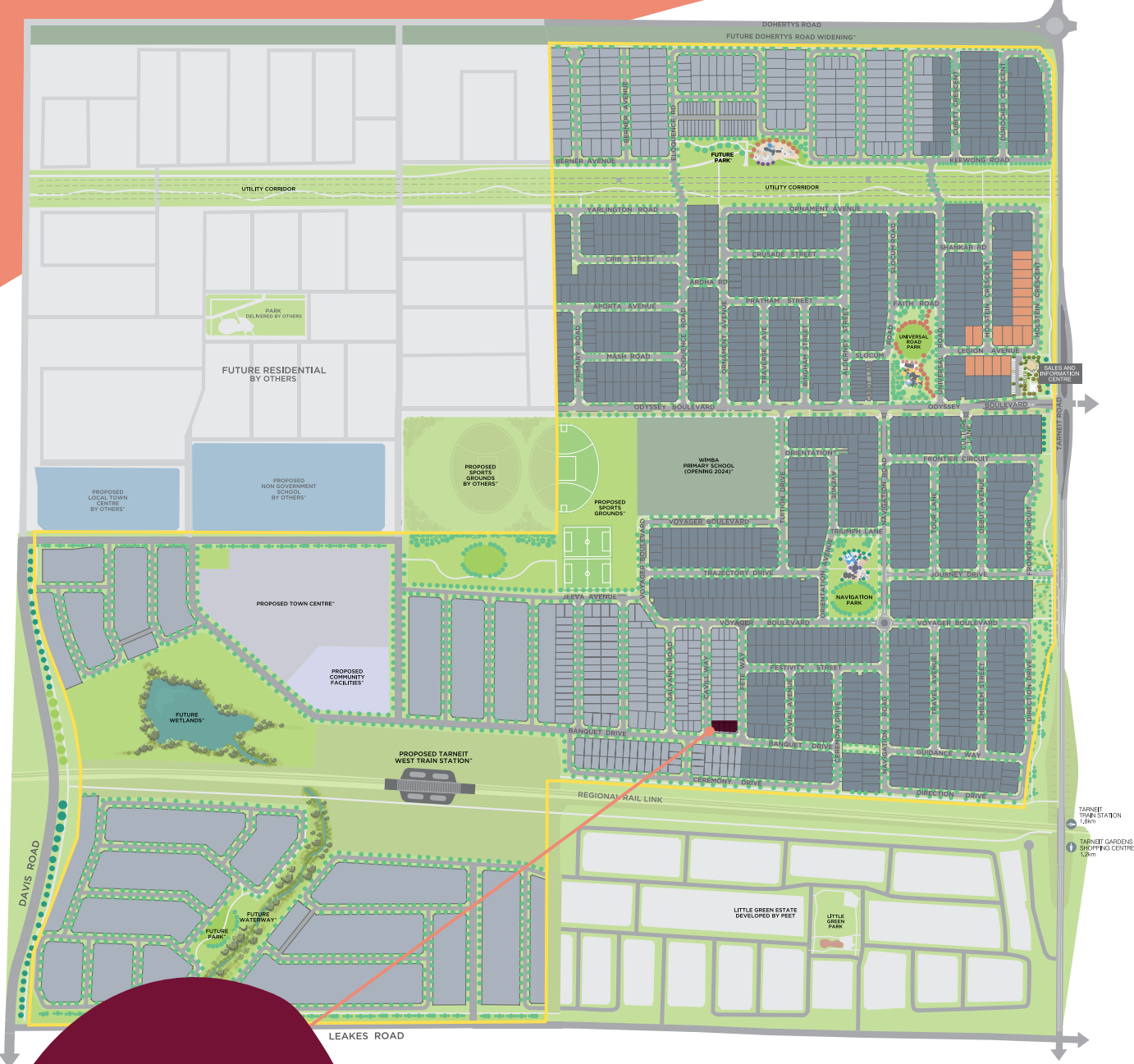


- 1 2590mm Ceilings to ground floor
- 2 Fisher & Paykel 600mm Rangehood & Cooktop, 600mm Fisher & Paykel Oven
- 3 Fisher & Paykel Dishwasher
- 4 20mm Caesarstone Benchtop with Waterfall Edge (Nickel)
- 5 200mm Gooseneck Tap & 1.75L Sink Insert
- 6 Premium Splashback
- 7 Overhead Laminex Cupboards (Calm White)
- 8 Laminex Cabinetry (Calm White)
- 9 Quality Timber Laminate Flooring (Rye Matt)
- 10 LED Downlights
- 11 WattyI Paint



# Newhaven Masterplan

Located in the heart of Tarneit, Newhaven will have all you could want at your doorstep and everything else you need, close by.



\*Masterplan subject to change and Council approval. Proposed and potential future amenities are provided for in the Tarneit North Precinct Structure Plan September 2014 (the PSP) which has been prepared by the Metropolitan Planning Authority and is a long-term plan for urban development. It describes how the land is expected to be developed and how and where services are planned to support development. Peet has no involvement in decision making as to plans, specifications, timing or whether they proceed or not of the future wetlands, future Doherty's Road widening, proposed train station, proposed town centre, proposed sports grounds, or the potential non-government school, and these will all be delivered by third parties. Purchasers should make their own inquiries before purchasing.

The Victorian Government has announced the 2026 delivery of a new train station at Tarneit West situated within Newhaven. The government has confirmed that the new station will include a bus interchange, parking for up to 400 commuters and a pedestrian crossing. Peet has no involvement in decision making as to plans, specifications, timing or whether the train station proceeds or not, and it will be delivered by third parties. Purchasers should make their own inquiries before purchasing. Peet Estates (VIC) Pty Ltd

# The Peet Story

At Peet, we create communities where people find their home, all across Australia. We're industry experts in defining future places of belonging. Places that offer the value of choice, delivering different lifestyles in townhouses, apartments and family homes.

With each community, we add to an enduring legacy of creating connected, liveable places built for today and future proofed for tomorrow. Our extensive experience guides how we work with our communities to understand and respond to what they need, designing places that are both socially and environmentally sustainable.

Each Peet address becomes a meaningful part of someone's story. It's where houses turn into homes, where lives take shape in local routines and friendly faces; it's the special place in the world where you belong.

We do it by imagining how people actually live.

People like you. People like us.

Now, we're known for communities built to last. Built on the solid foundation of our ASX listing and almost 130 years of placemaking.

Where *you* belong **PEET**







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## Newhaven Sales and Information Centre

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