



ESTELLE

TOWNHOMES

SOHO
LIVING

THE SOHO LIVING DIFFERENCE

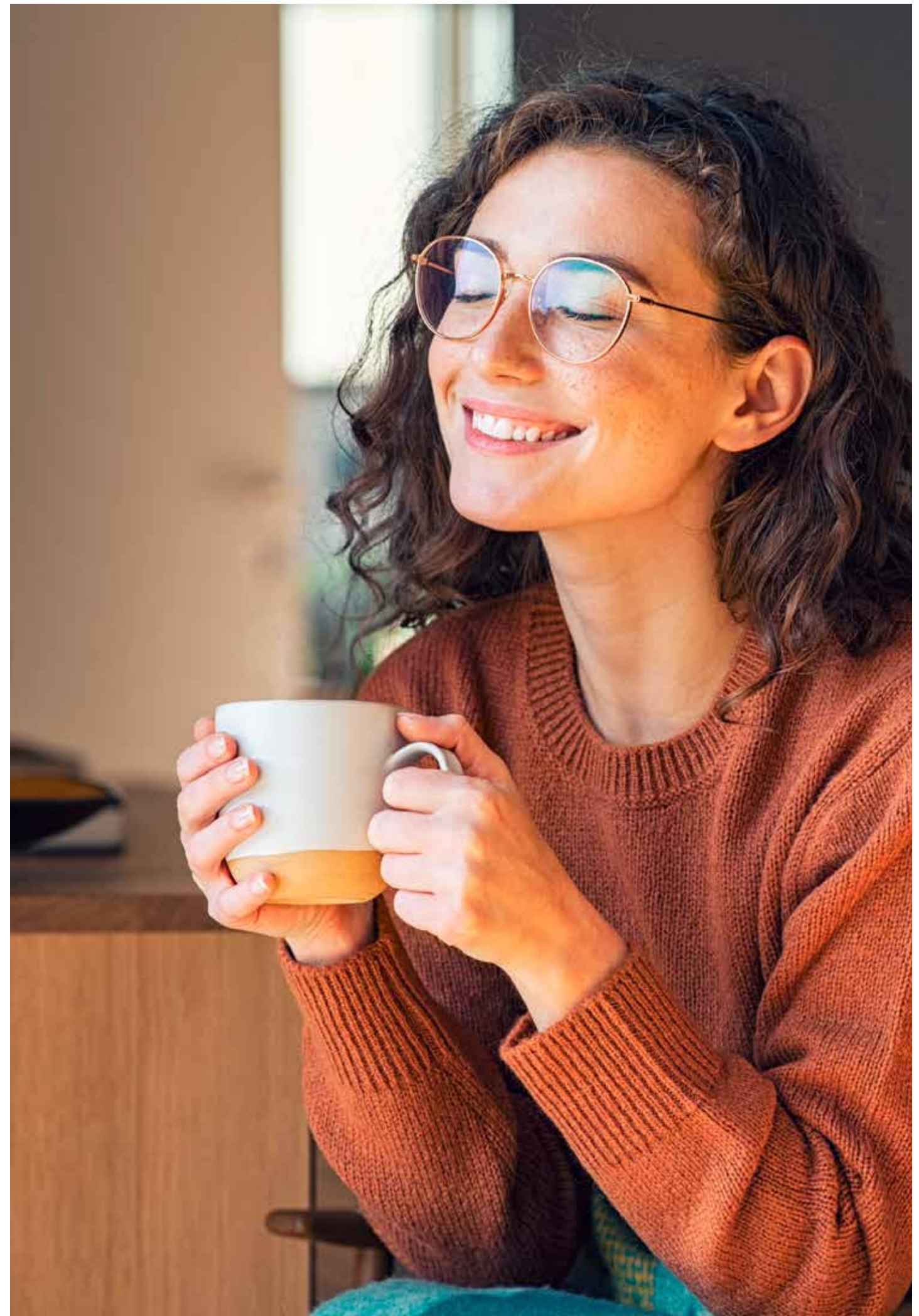
When you choose SOHO Living, you are investing in a space that instills both a physical and emotional connection to its design.

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.

SOHO LIVING





WELCOME TO LYRA

A Stockland community located in the established suburb of Beveridge, 46.7km north of Melbourne's CBD.

Perfectly positioned within Melbourne's northern growth corridor, you and your family can enjoy great access to an extensive range of amenity from the day you move in.

With over 70 years' experience developing communities across Australia, Stockland understands what it takes to create a thriving community. Lyra has been carefully designed to ensure that you're never more than a short walk from the things that matter most, from schools to shops, parks, and transport links.*

Stockland Lyra is your opportunity to create the life you want, with friends and family around.



Masterplan supplied for the purpose of providing an impression of Stockland's Lyra Community. The approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. Stockland does not make any representation or give any warranty in relation to the future development of the site, or the current or future amenity, location or existence of any facilities, services or destinations. All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (May 2023). For more information regarding the proposed Beveridge Train Station, please refer to the Lockerbie North Precinct Structure plan: <https://www.planning.vic.gov.au/resource-library/incorporated-documents/mitchell/C081-Lockerbie-North-Precinct-Structure-Plan,-Part-1.pdf>



LIVE LIFE CONNECTED AT LYRA

Artist impression. Images are for illustrative purposes only.

ESTELLE

TOWNHOMES

**A new community nestled within
the tight-knit suburb of Beveridge
in Melbourne's north.**

Be enchanted by the natural beauty, feel the
instant connection & warmth and envision your
dream home at Stockland Lyra.

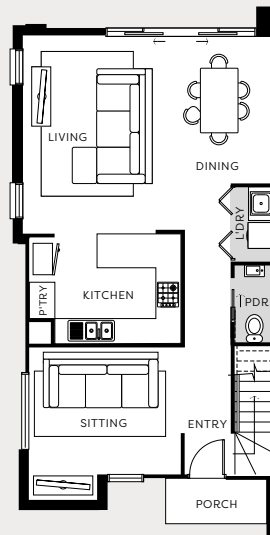
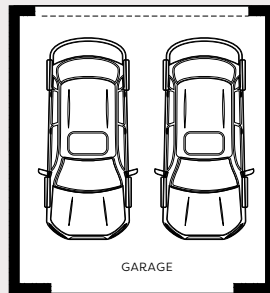
Our community seamlessly connects you
to everything that matters - transport links,
schools, shops, parks and more.



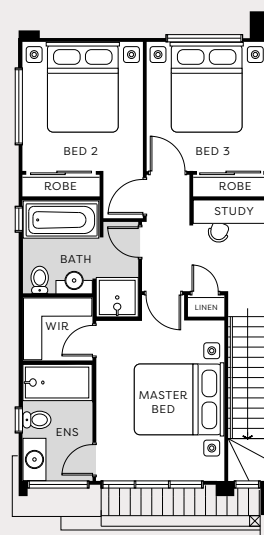
OAKLAND CNR

LOTS 811 & 816* | 19 SQ

3 2.5 2



GROUND FLOOR

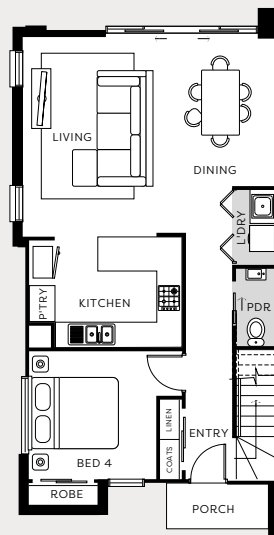
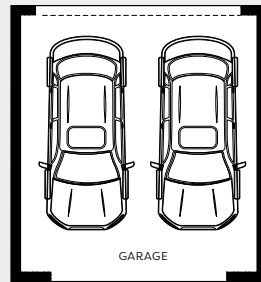


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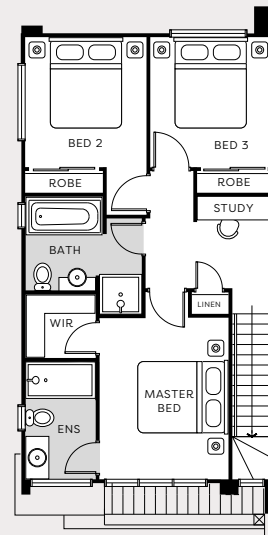
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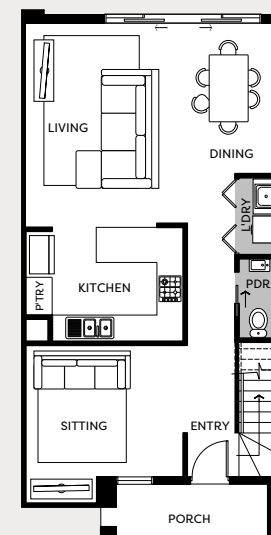
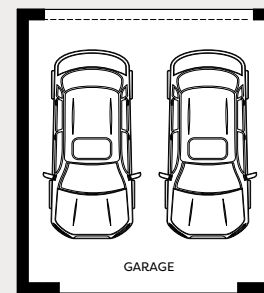


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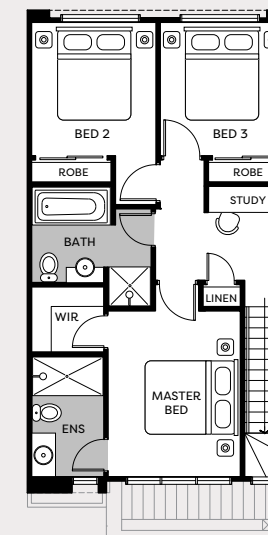
OAKLAND G

LOTS 812 & 815 | 19 SQ

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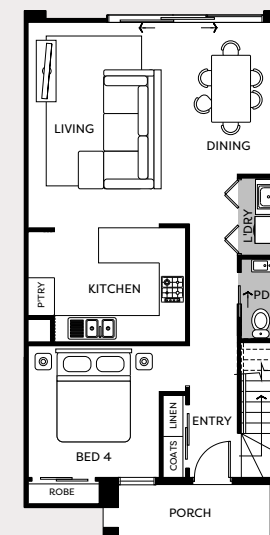
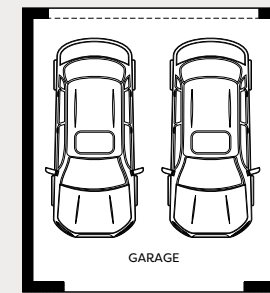
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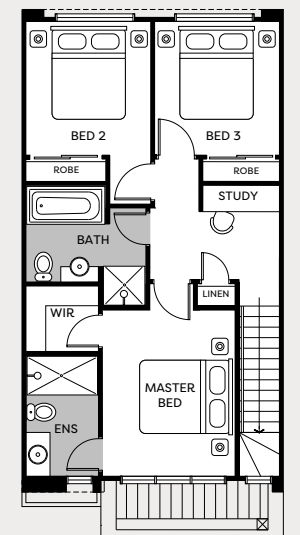
OAKLAND G

LOTS 812 & 815 | 19 SQ

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GROUND FLOOR



FIRST FLOOR

Artist impression. *816 flipped. This plan and information is indicative only and may vary without notice.
Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.

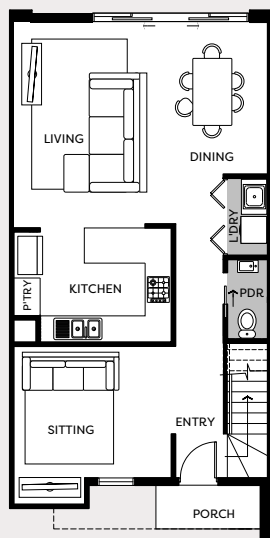
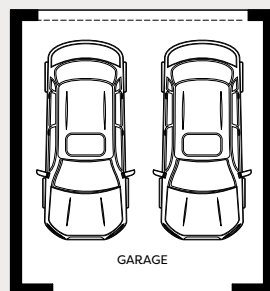
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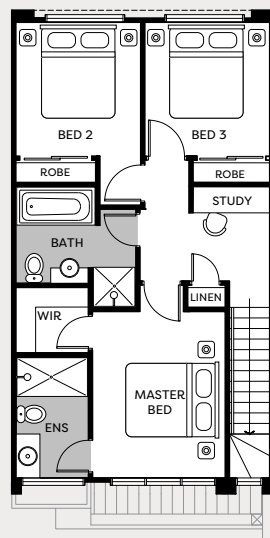
OAKLAND D

LOTS 813 & 814 | 19 SQ

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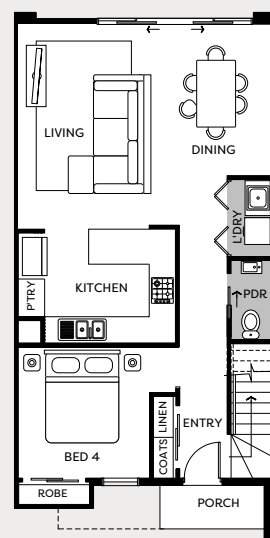
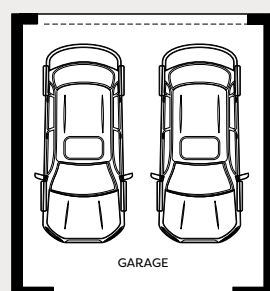


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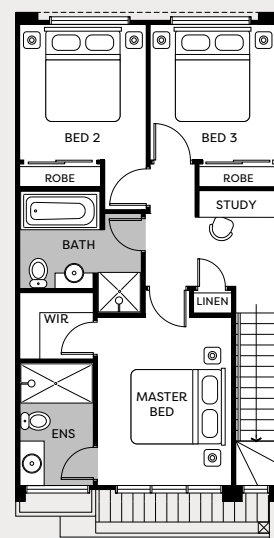
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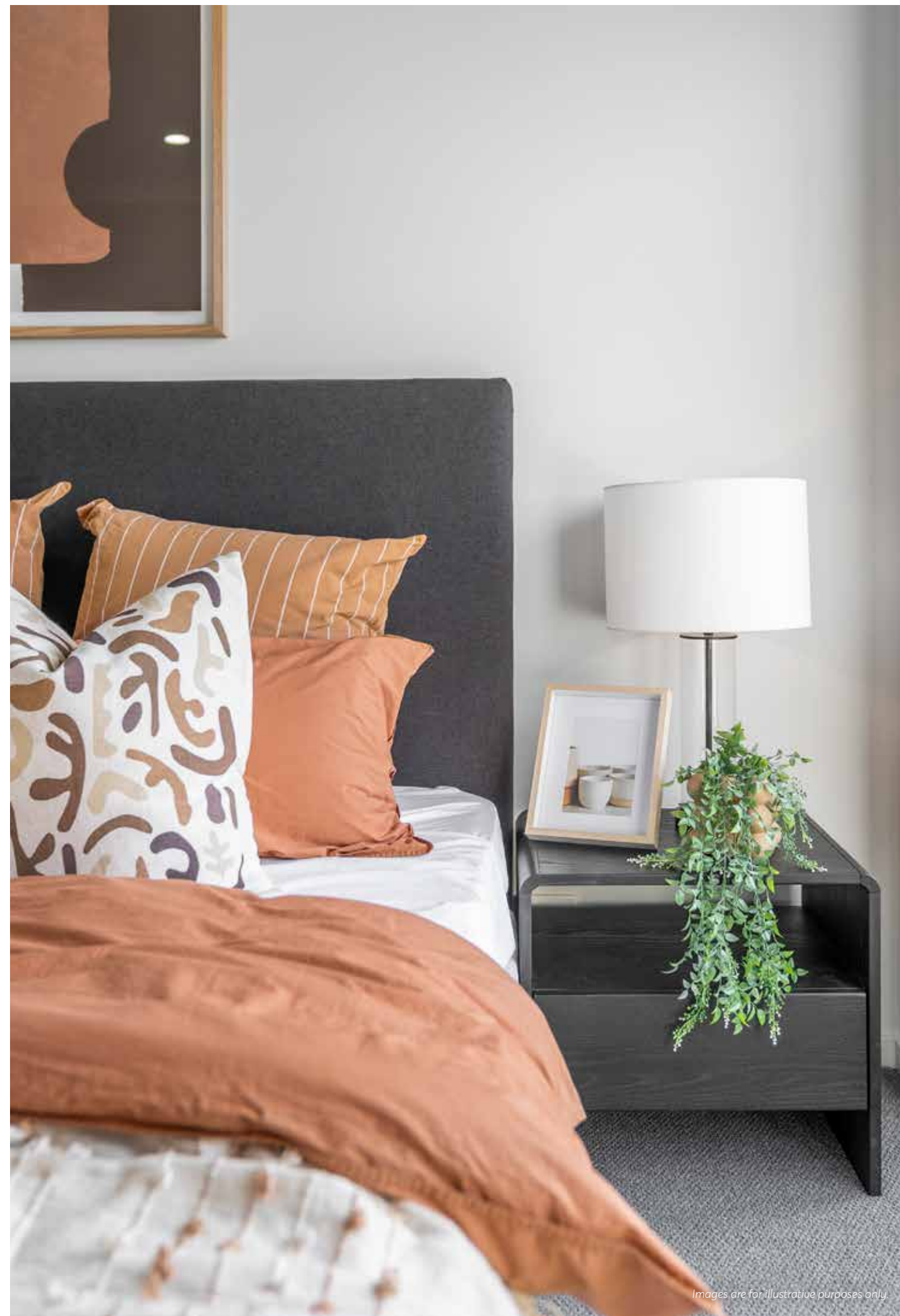
GROUND FLOOR



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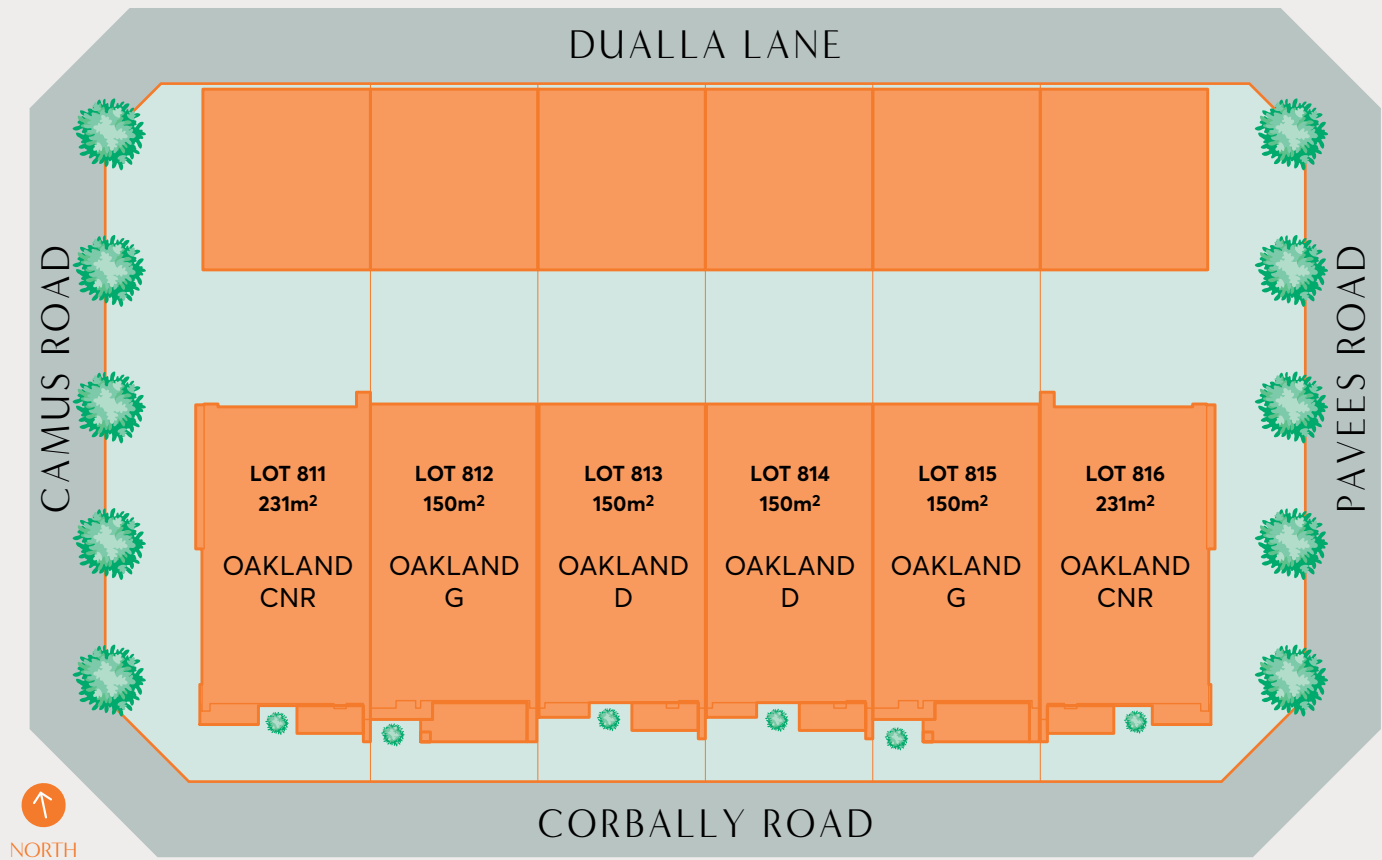


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SITEPLAN

Create the life you want



Artist 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 SOHO25205

SOHO TERRACES

SMART TURNKEY INCLUSIONS



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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 – 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.

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.



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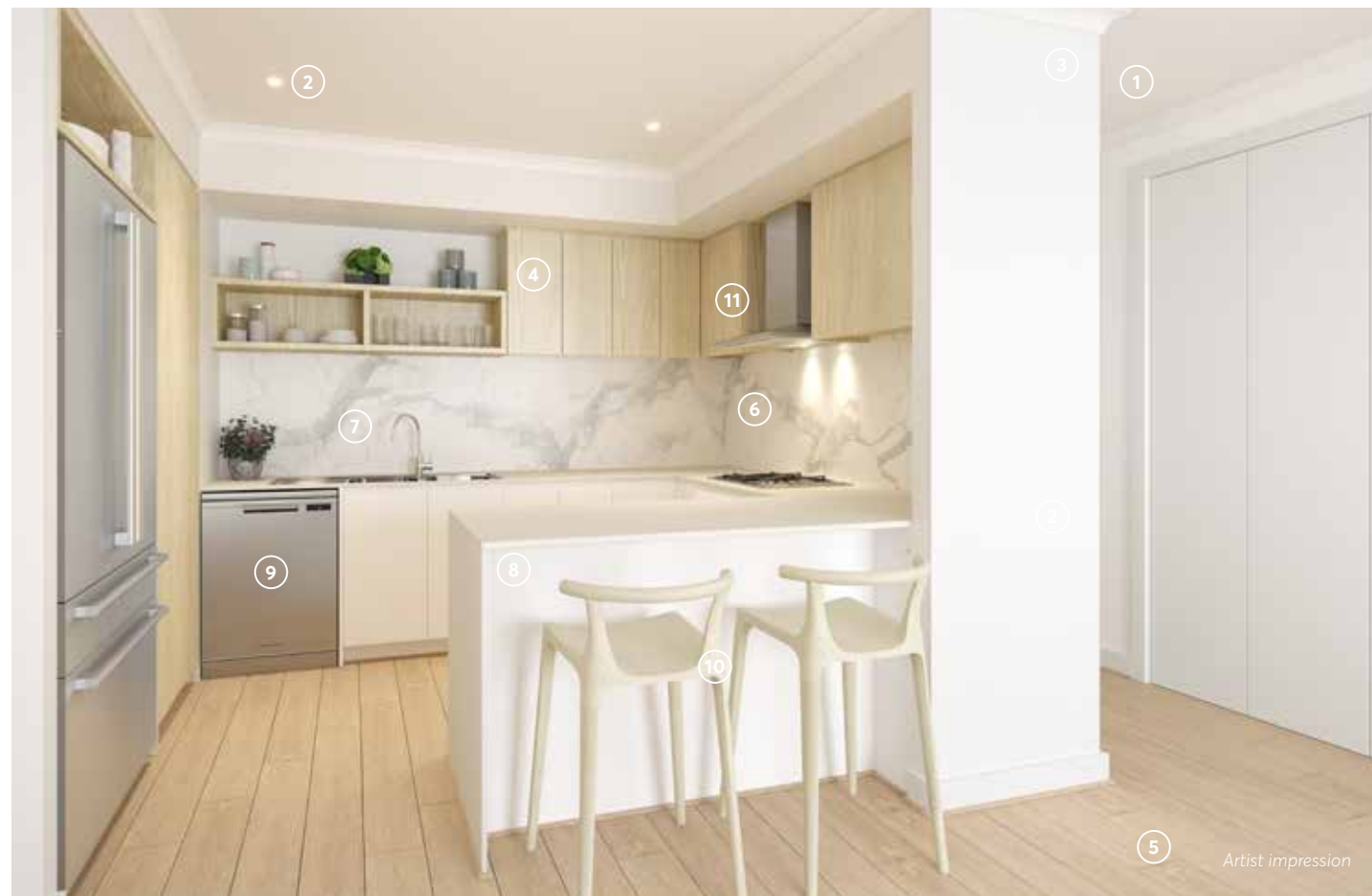
TOWNHOME COLOUR SCHEMES



Artist impression

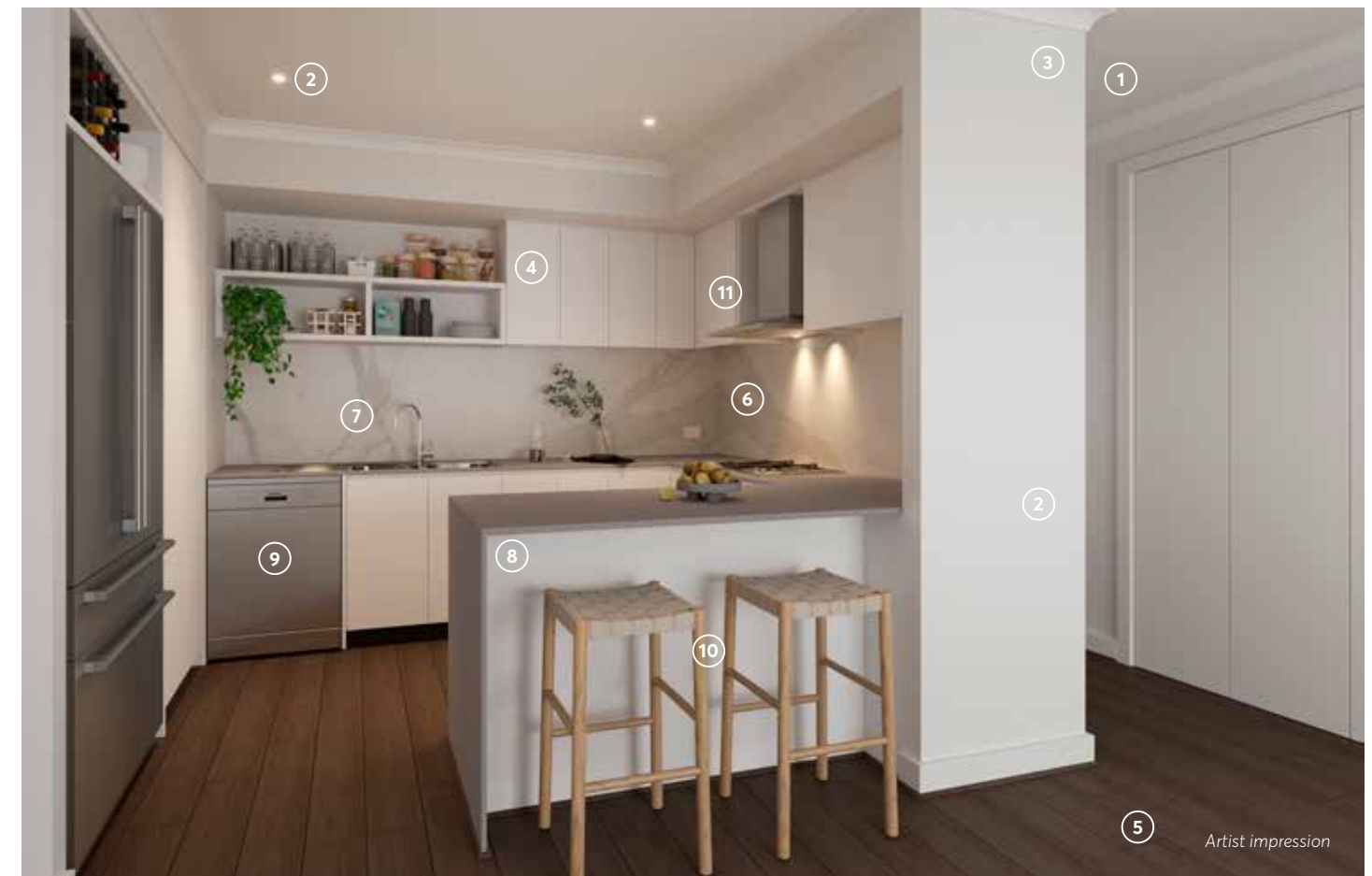
URBAN COLOUR SCHEME

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



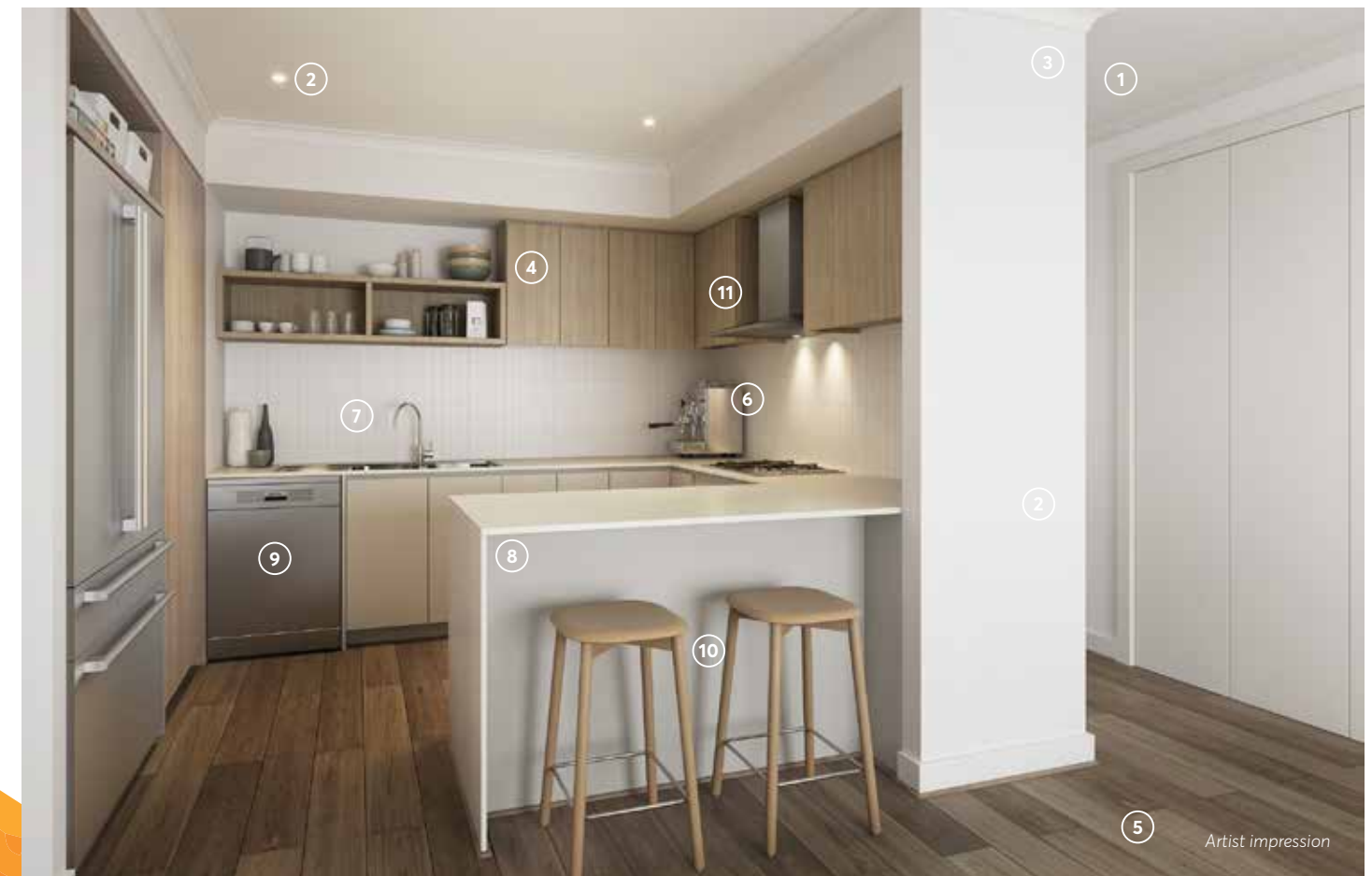
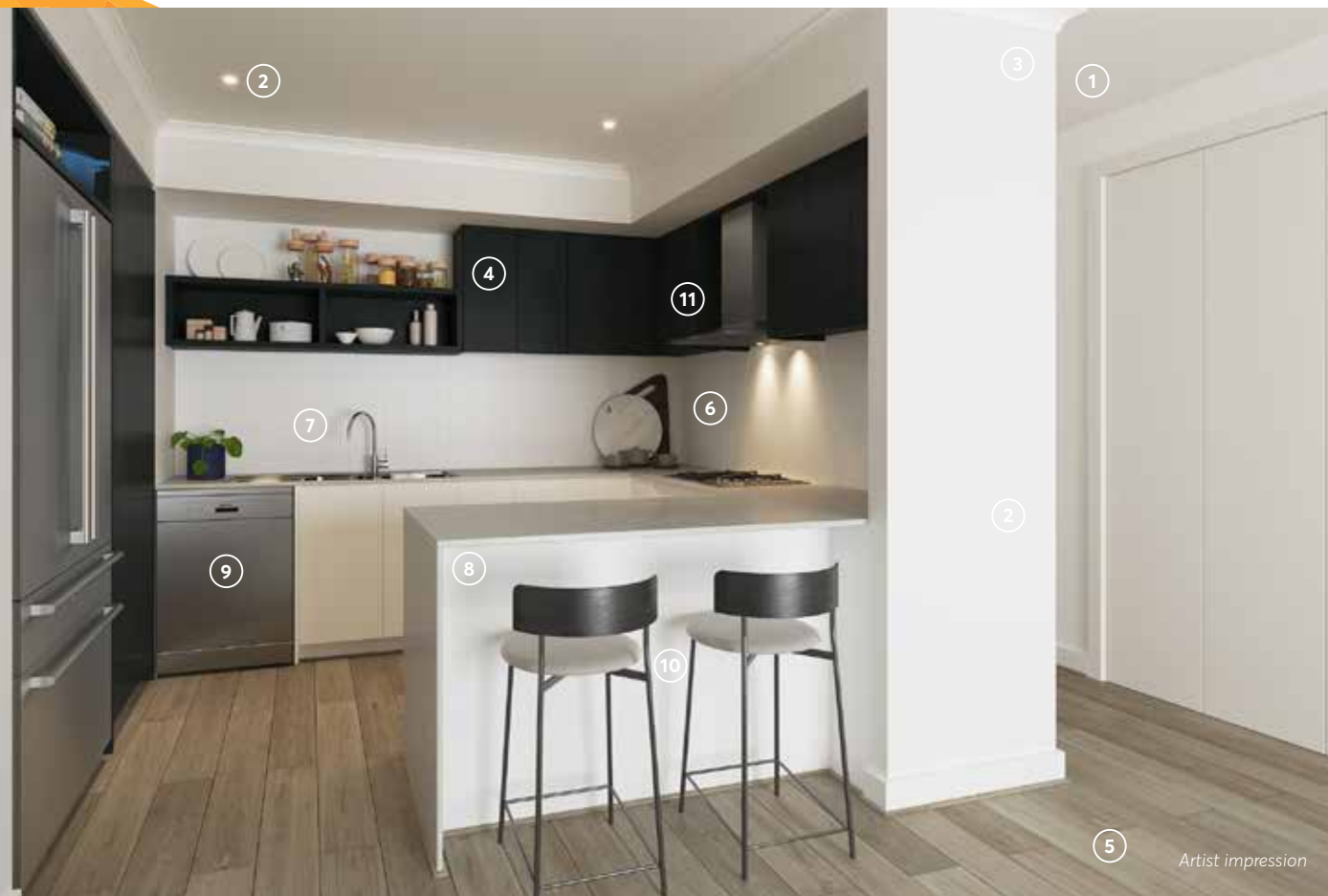
COASTAL COLOUR SCHEME

- 1 2590mm Ceilings to ground floor
- 2 LED Downlights
- 3 Watty Paint (Watty White)
- 4 Overhead laminex cupboards (Bleached Elm)
- 5 Quality Timber Laminate Flooring (Rustic Oatmeal)
- 6 Premium Splashback
- 7 200mm Gooseneck tap & 1.75L sink insert
- 8 20mm Caesarstone benchtop with waterfall edge (Snow)
- 9 European inspired dishwasher
- 10 Laminex Cabinetry (Calm White)
- 11 European inspired 600mm rangehood & cooktop, european inspired 600mm oven



ECHO COLOUR SCHEME

- 1 2590mm Ceilings to ground floor
- 2 LED Downlights
- 3 Watty Paint (Designer White)
- 4 Overhead laminex cupboards (Calm White)
- 5 Quality Timber Laminate Flooring (Rye Matt)
- 6 Premium Splashback
- 7 200mm Gooseneck tap & 1.75L sink insert
- 8 20mm Caesarstone benchtop with waterfall edge (Sleek Concrete)
- 9 European inspired dishwasher
- 10 Laminex Cabinetry (Calm White)
- 11 European inspired 600mm rangehood & cooktop, european inspired 600mm oven



NOVA COLOUR SCHEME

- 1 2590mm Ceilings to ground floor
- 2 LED Downlights
- 3 Wattle Paint (Winter Mushroom)
- 4 Overhead laminex cupboards (Black Birchply)
- 5 Quality Timber Laminate Flooring (Buckwheat/Matt)
- 6 Premium Splashback (Mod Fingers White 22mmx145mm)
- 7 200mm Gooseneck tap & 1.75L sink insert
- 8 20mm Caesarstone benchtop with waterfall edge (Alpine Mist)
- 9 European inspired dishwasher
- 10 Laminex Cabinetry (Calm White)
- 11 European inspired 600mm rangehood & cooktop, european inspired 600mm oven

BOTANIC COLOUR SCHEME

- 1 2590mm Ceilings to ground floor
- 2 LED Downlights
- 3 Wattle Paint (Floral White)
- 4 Overhead laminex cupboards (Classic Oak)
- 5 Quality Timber Laminate Flooring (Maize/Matt)
- 6 Premium Splashback (Safi White Struct Gloss 52mmx160mm)
- 7 200mm Gooseneck tap & 1.75L sink insert
- 8 20mm Caesarstone benchtop with waterfall edge (Organic White)
- 9 European inspired dishwasher
- 10 Laminex Cabinetry (Alpine Mist)
- 11 European inspired 600mm rangehood & cooktop, european inspired 600mm oven



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