

# EDEN

townhome collection







# 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.



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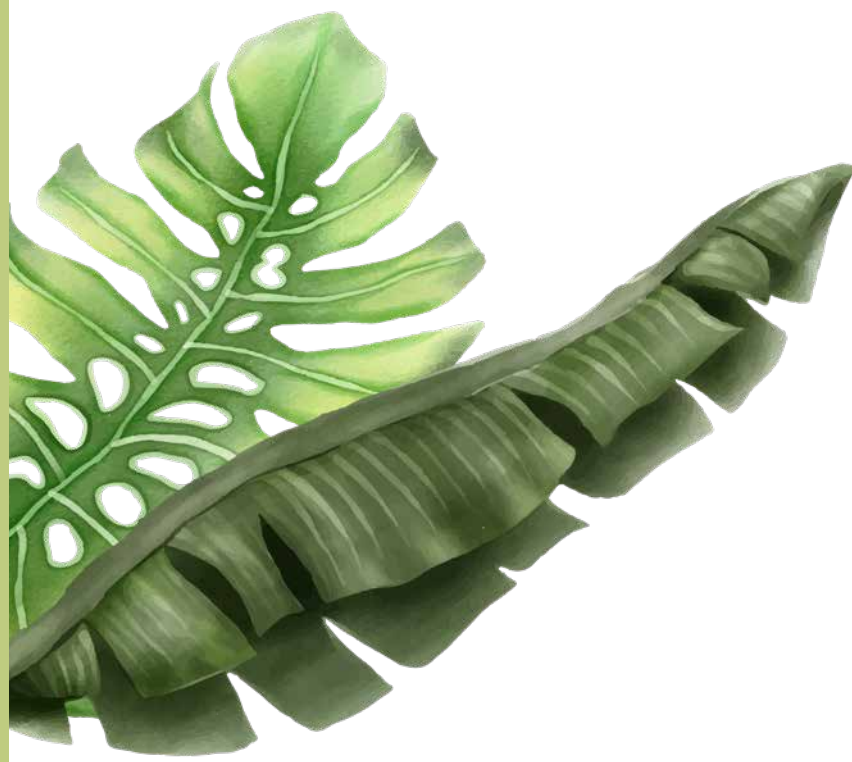


## WELCOME HOME

There's so much to discover at Peppercorn Hill.

An exceptional masterplanned community designed with families in mind, Peppercorn Hill has it all.

Peppercorn Hill will offer residents a wide range of amenity and facilities to support the growing community. Recreational space and parkland will be plentiful and located throughout the entire community, where a rich history and modernity create a unique balance. Step up to life at the Hill and join this masterplanned community today!





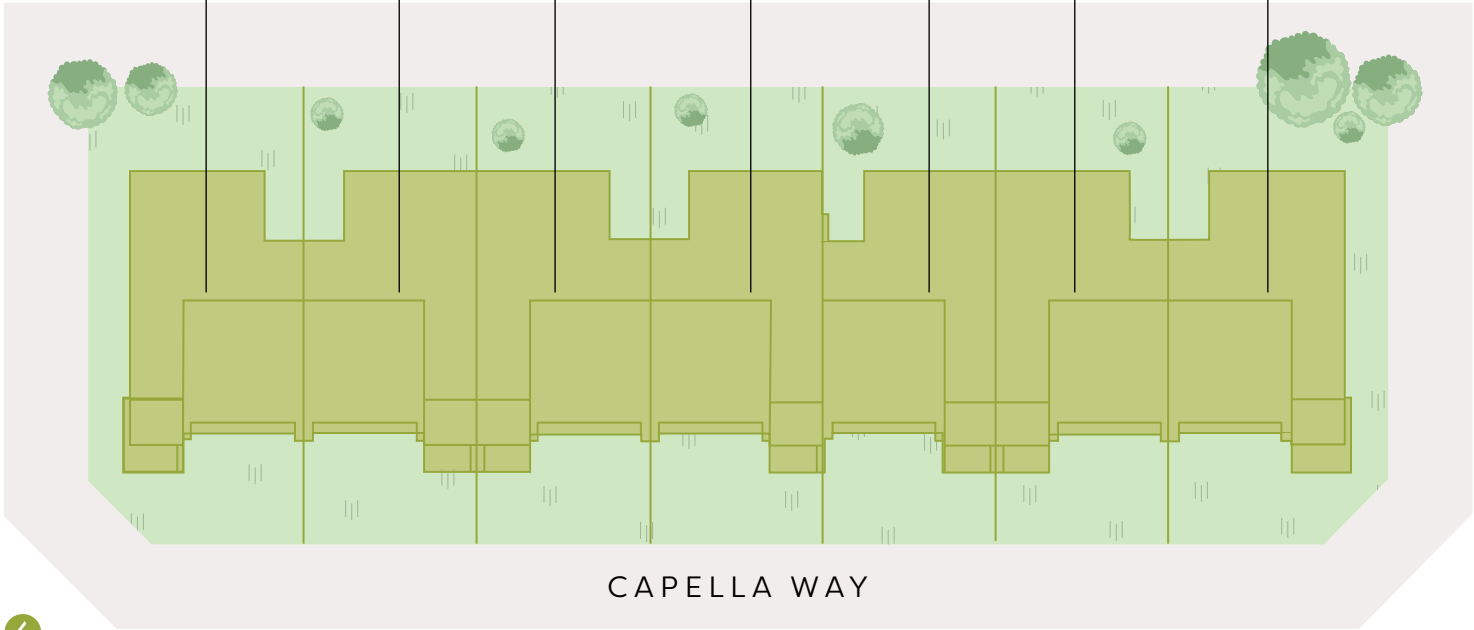


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# SITE PLAN

- LOT 1932  
206M<sup>2</sup>  
CHURCHILL  
CNR  
TYPE E
- LOT 1934  
168M<sup>2</sup>  
CHURCHILL  
TYPE C
- LOT 1936  
168M<sup>2</sup>  
CHURCHILL  
TYPE C WITH  
REAR PORCH
- LOT 1938  
206M<sup>2</sup>  
CHURCHILL  
CNR  
TYPE E

- LOT 1933  
168M<sup>2</sup>  
CHURCHILL  
TYPE D
- LOT 1935  
168M<sup>2</sup>  
CHURCHILL  
TYPE C
- LOT 1937  
168M<sup>2</sup>  
CHURCHILL  
TYPE D



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.



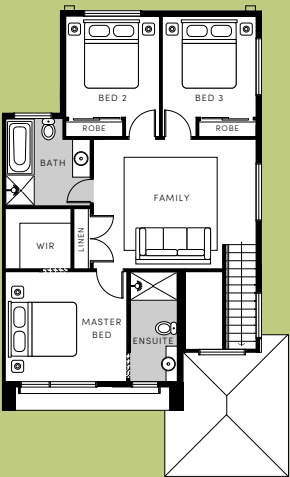


# CHURCHILL CNR

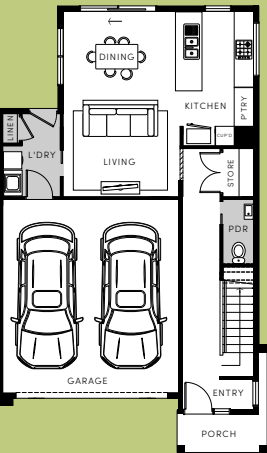
TYPE E | 3 BED

20 SQ | LOT 1932 & 1938

3 2.5 2



FIRST FLOOR



GROUND FLOOR

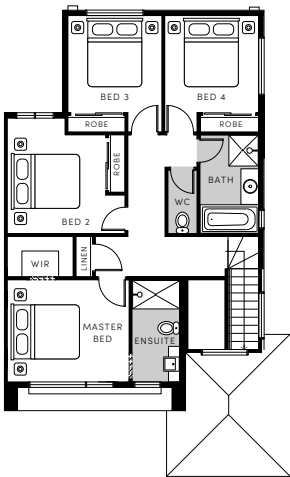


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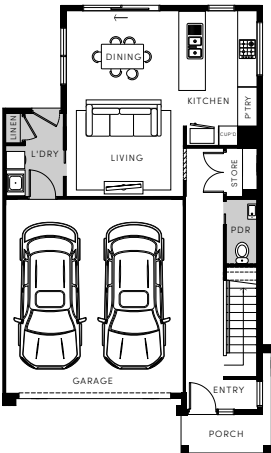
TYPE E | 4 BED

20 SQ | LOT 1932 & 1938

4 2.5 2



FIRST FLOOR



GROUND FLOOR

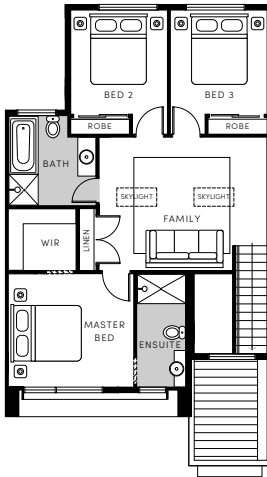


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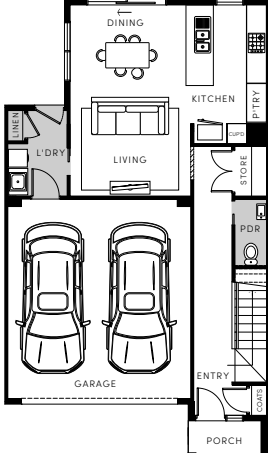
TYPE D | 3 BED

19 SQ | LOT 1933 & 1937

3 2.5 2



FIRST FLOOR



GROUND FLOOR

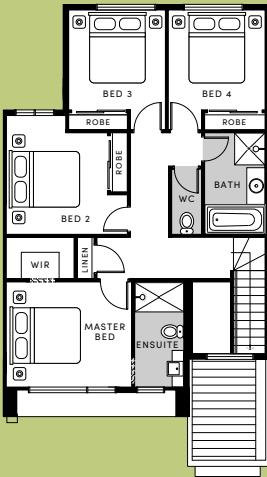


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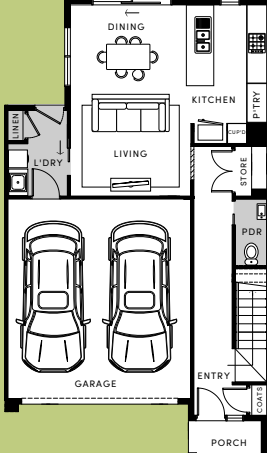
TYPE D | 4 BED

20 SQ | LOT 1933 & 1937

4 2.5 2



FIRST FLOOR



GROUND FLOOR

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. CDB-U 50036.

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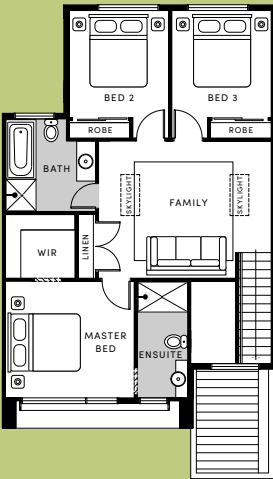


CHURCHILL

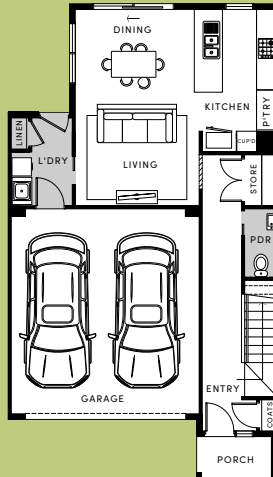
TYPE C | 3 BED

20 SQ | LOT 1934 & 1935

3 2.5 2



FIRST FLOOR



GROUND FLOOR

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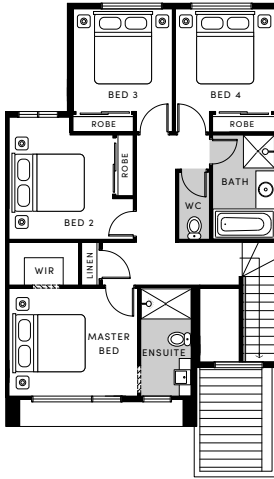


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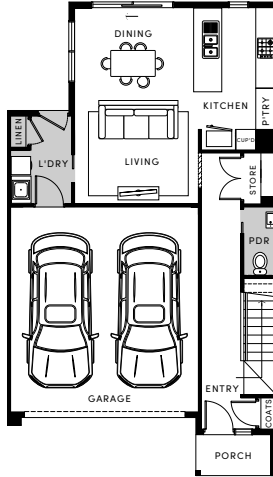
TYPE C | 4 BED

20 SQ | LOT 1934 & 1935

4 2.5 2



FIRST FLOOR



GROUND FLOOR

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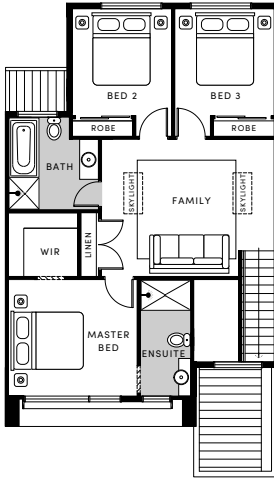


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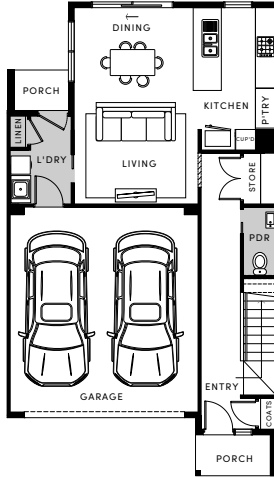
TYPE C WITH PORCH | 3 BED

20 SQ | LOT 1936

3 2.5 2



FIRST FLOOR



GROUND FLOOR

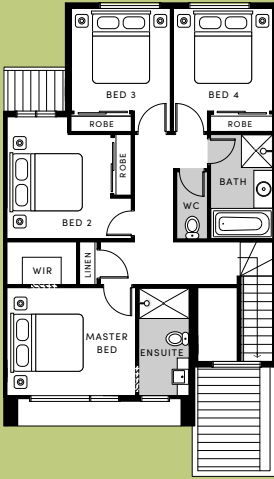


CHURCHILL

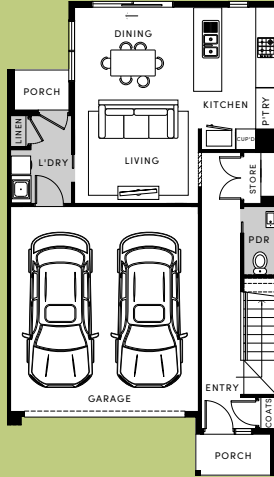
TYPE C WITH PORCH | 4 BED

20 SQ | LOT 1936

4 2.5 2



FIRST FLOOR



GROUND FLOOR



# 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.



All images are for illustrative purposes only.

## 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:** Mirror. Choose colour from SOHO Living colour scheme.

## BATHROOM, ENSUITE, POWDER ROOM & WC

**Mirror:** Polished edges to full width of vanities sitting on 200mm tile splashback.

**Basin:** Ceramic above mount 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.



All images are for illustrative purposes only.

## LAUNDRY

**Trough:** 45 litre single inset bowl stainless steel without top bypass.

**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.

**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.

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**Telephone Point:** To Kitchen and Master Bedroom.

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**Safety Switch:** Residual Current Devices safety switch and circuit breakers to meter box.

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PLUMBING

(2 No) garden taps, one located to the front water meter and one adjacent the external Laundry door.

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TILING

**Ceramic Floor Tiles:** Selected from SOHO Living colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Internal Courtyard and Powder room.

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**Ceramic Wall Tiles:** Selected from SOHO Living colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath.

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FLOOR COVERINGS

**Carpet:** Selected from SOHO Living colour scheme to Bedrooms, WIR, Activity and Staircase.

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

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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.

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**Robe Doors:** Single Storey – 2040mm high flush panel hinged doors.

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STAIRS (DOUBLE STOREY HOMES)

Plaster dwarf walls to stairs and void areas with painted timber handrail (refer to staircase layout).

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CAR ACCOMMODATION

**Garage Door:** Colorbond sectional door in flat line profile.

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**Remote Control:** Remote control unit to front garage door with 2 handsets.

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OUTDOOR

**Landscaping:** Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.

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**Fencing:** 1800mm high timber paling/Colorbond including wing fence and gate to suit estate design covenants.

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**Paving:** Coloured concrete to driveway and front path.

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**Letterbox:** Pre cast concrete letterbox with colour to match house.

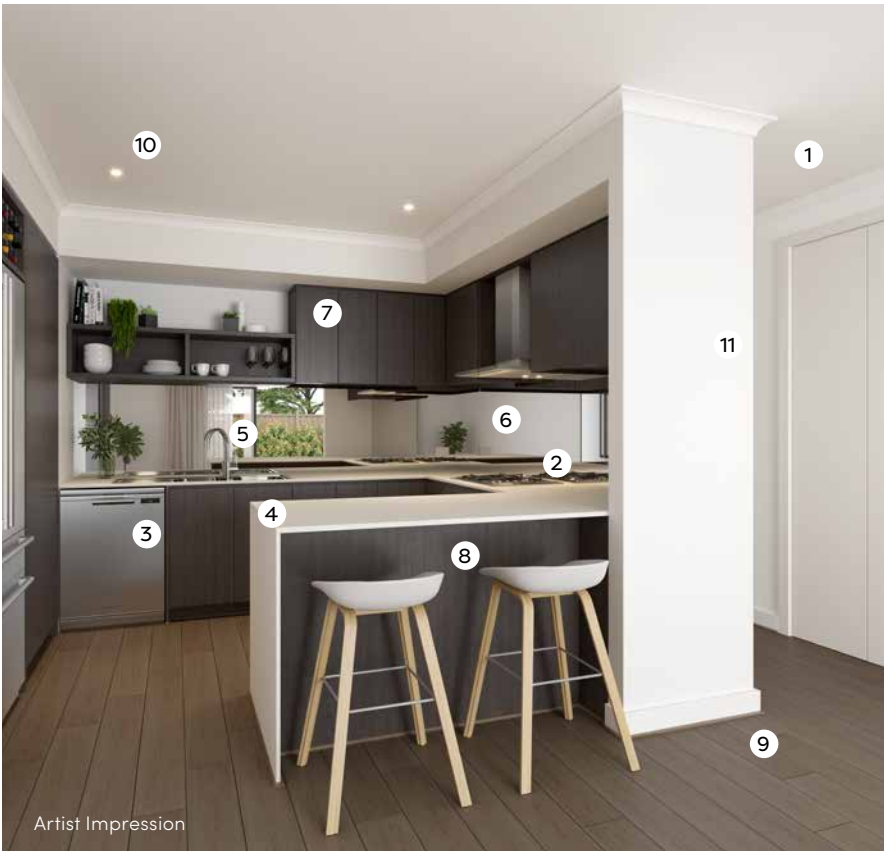
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**Clothesline:** Fold out clothesline in rear yard.

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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 WattyI Paint



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

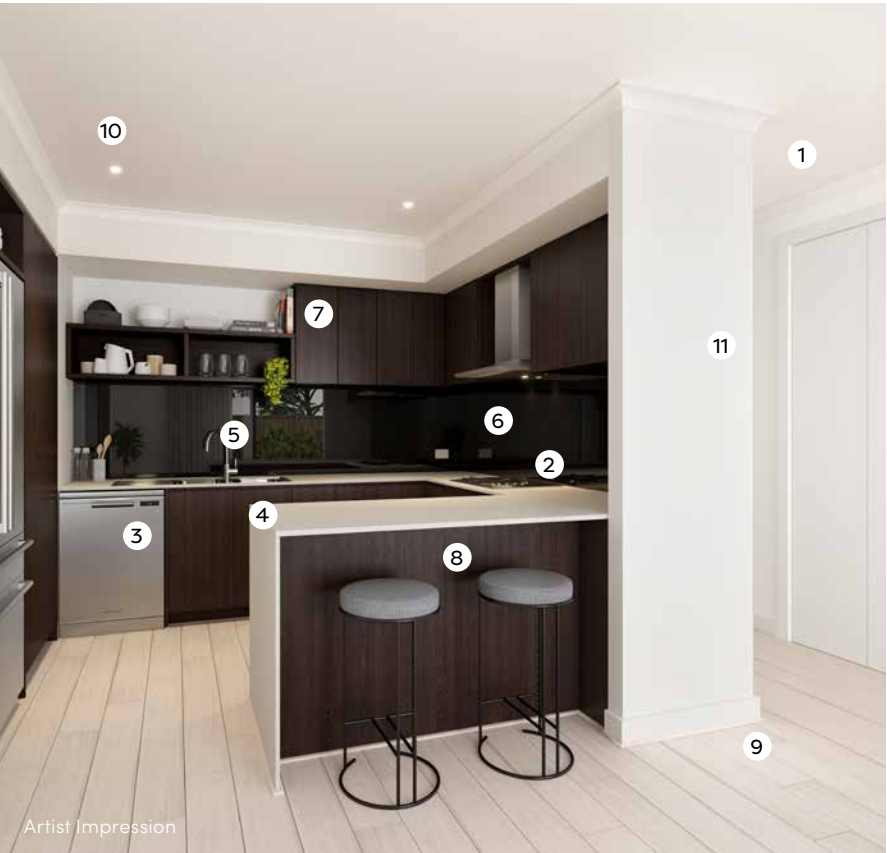
COLOUR SCHEME 4



- 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 (Rye)
- 10 LED Downlights
- 11 Watty! Paint

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 Watty! Paint



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 Watty! Paint





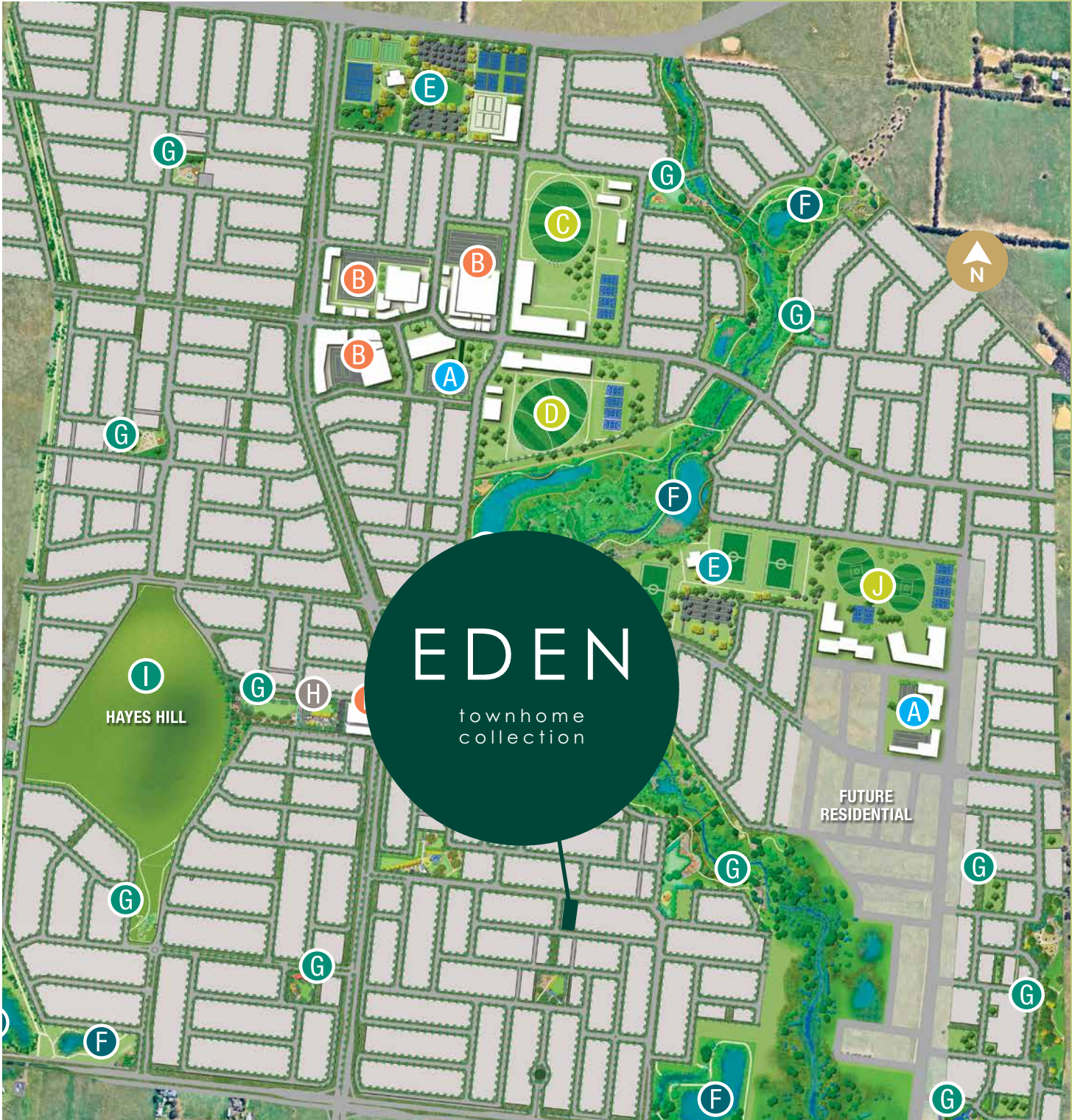
# MASTERPLAN



Artist Impression

Peppercorn Hill offers you an escape from traditional living. Centrally positioned within Peppercorn Hill estate, Eastside is a precinct that promises its residents affordable living options without compromising quality of life.

The future promises shopping centres and a choice of schools, extensive linked paths and creekside reserves – all designed to make living at Peppercorn Hill a big step up from the ordinary.



- A Future Community Centre
- B Future Town Centre including Supermarket and Retail Shops
- C Proposed Government Secondary School
- D Proposed Non-Government Secondary School
- E Future Sports Fields and Recreational Space
- F Future Wetlands
- G Future Neighbourhood Parks
- H Heritage Buildings
- I Hayes Hill
- K Local Convenience Centre
- J Proposed Primary School

## MORE SPACE

If there's one thing that Peppercorn Hill has plenty of, it's space. As your family grows, so will Peppercorn Hill, as we create a thriving community that shares the same aspirations and dreams that you do.



SOHO  
LIVING



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