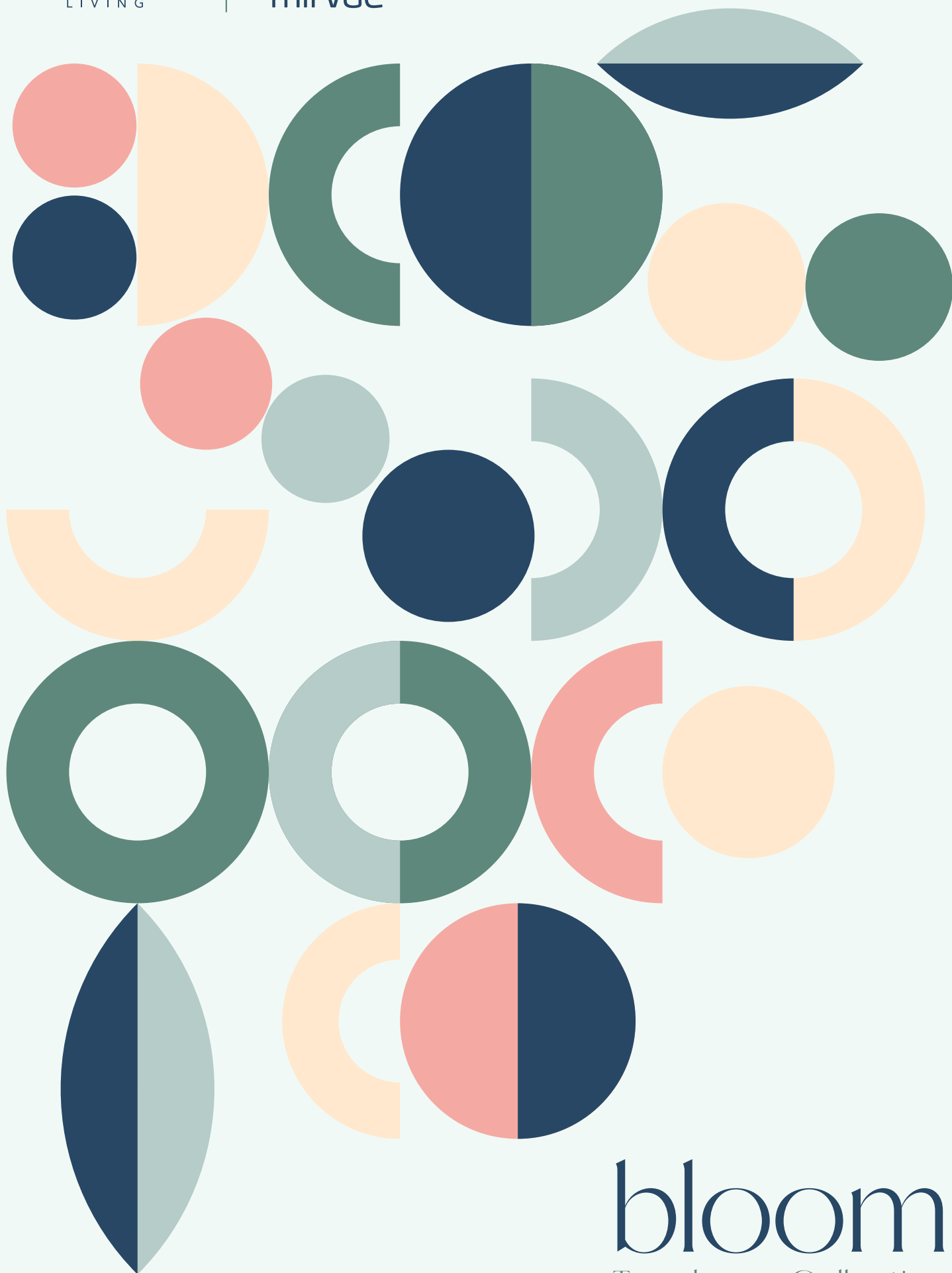


SOHO  
LIVING



bloom  
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.







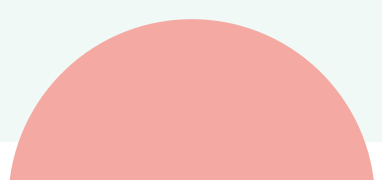
# bloom

Townhome Collection



Artist impression. Images are for illustrative purposes only.

Where your new life  
begins to bloom





# Your Location

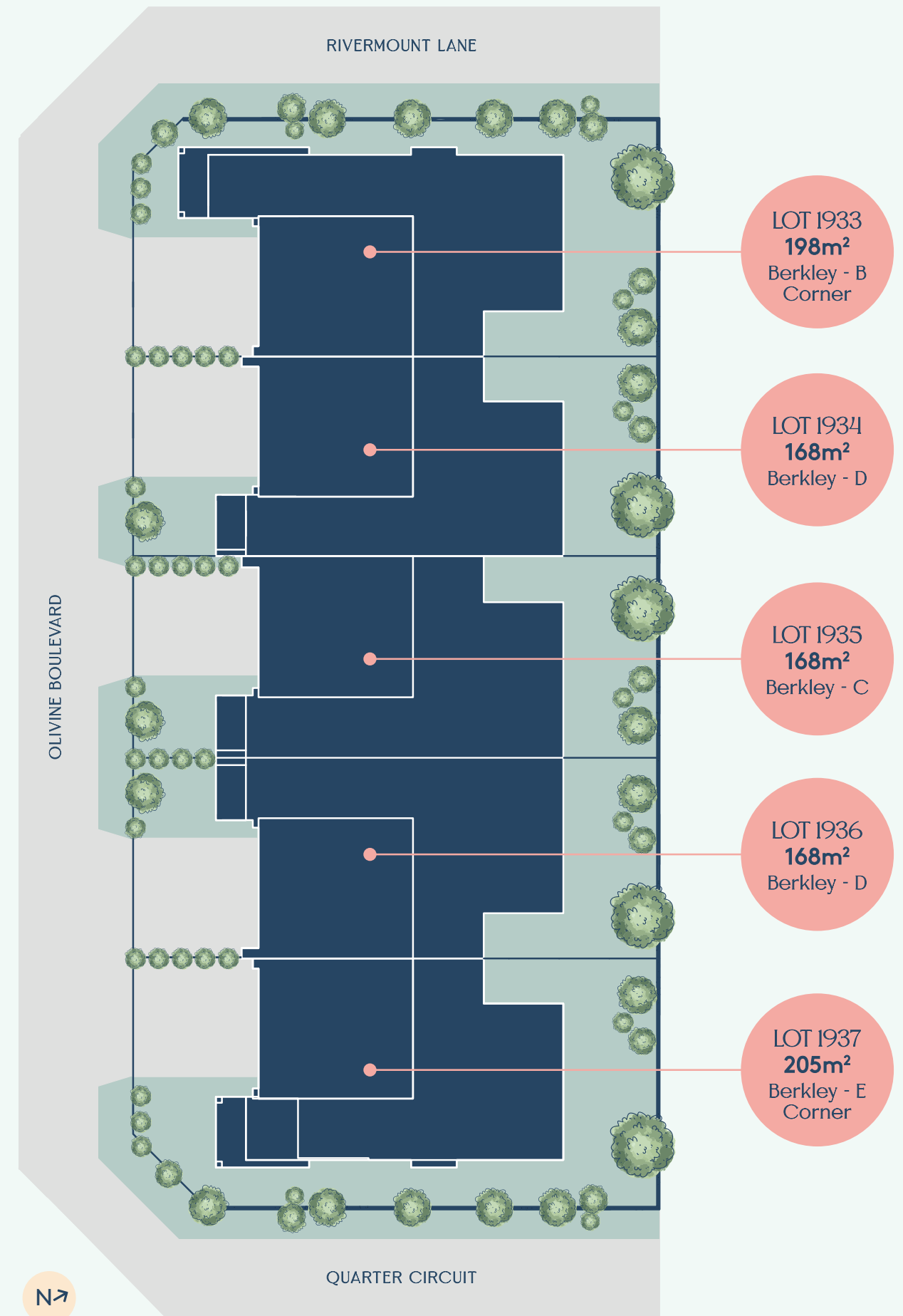
Bloom Townhomes offer an exclusive selection of five architecturally designed, three and four bedroom stylish townhomes to suit your family's lifestyle.

Under the shade of majestic 200-year-old River Red Gums, Olivine embraces the established beauty of its natural surrounds.

Defined by the distinctive style of modern Australian living, homes at Olivine are delivered with the utmost quality and pride.



Greenery  
is all around  
you at  
Olivine.



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



LOT 1933  
20.12 SQ



Artist impression.

Berkley B  
Corner



3

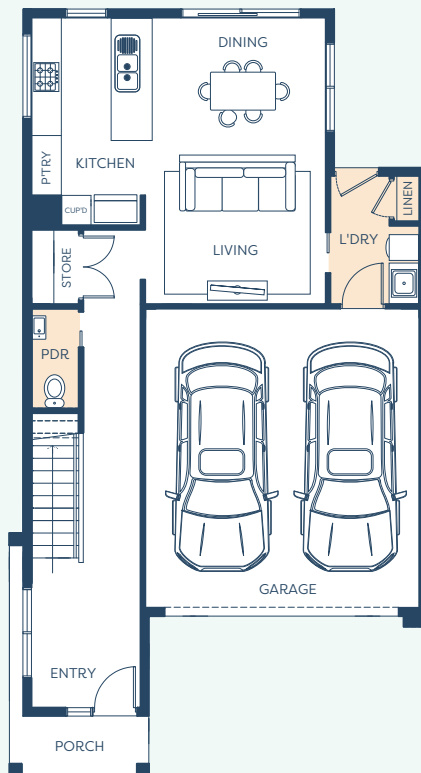


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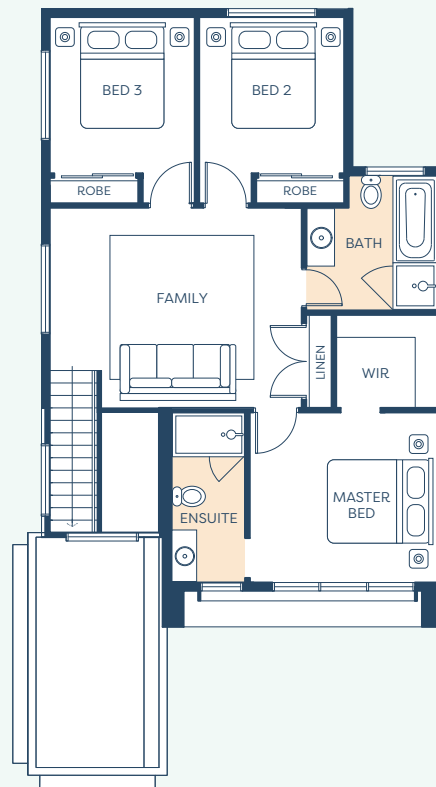


2

GROUND FLOOR



FIRST FLOOR



3 Bed

LOT 1935  
19.4 SQ



Artist impression.

Berkley  
C



3

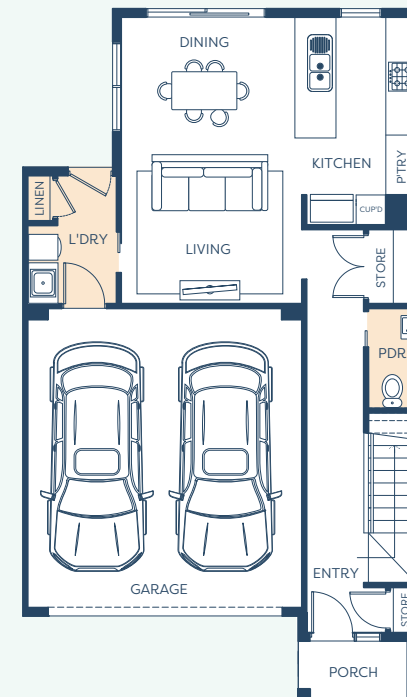


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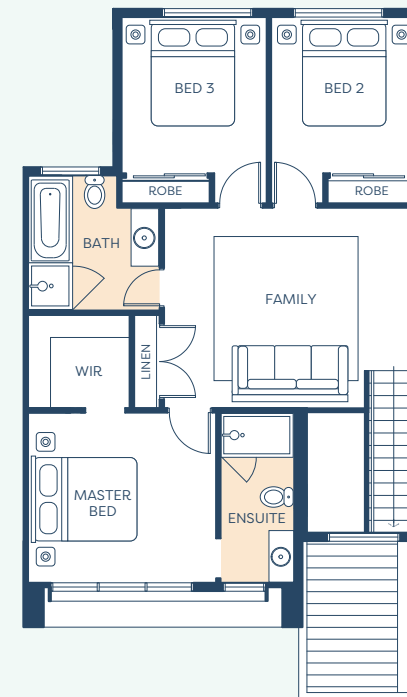


2

GROUND FLOOR

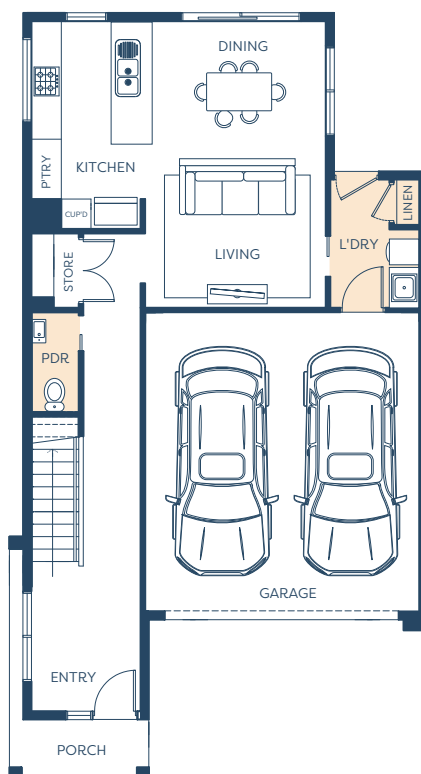


FIRST FLOOR

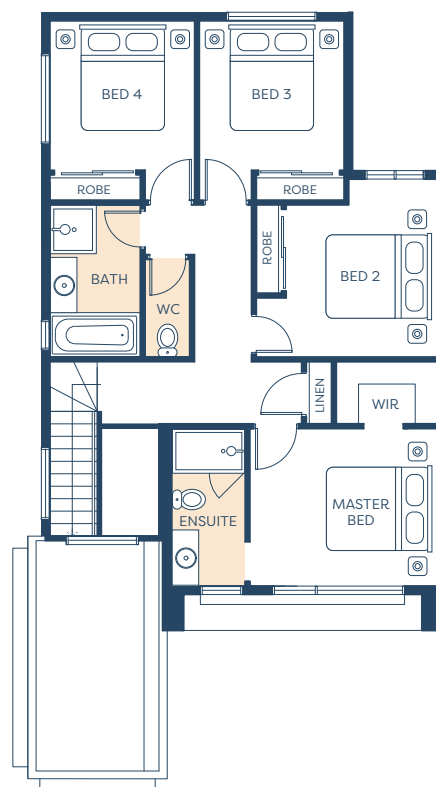


3 Bed

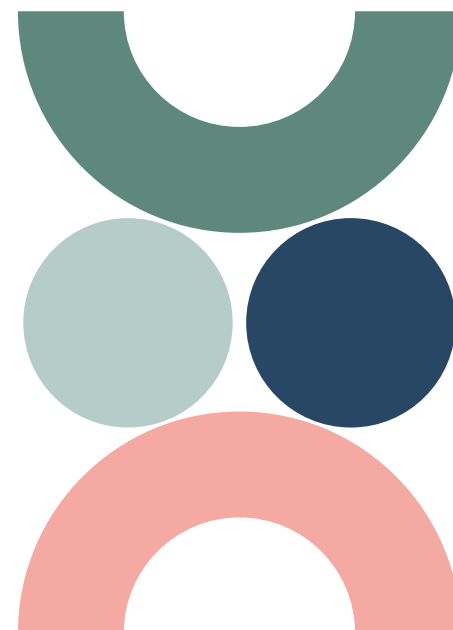
GROUND FLOOR



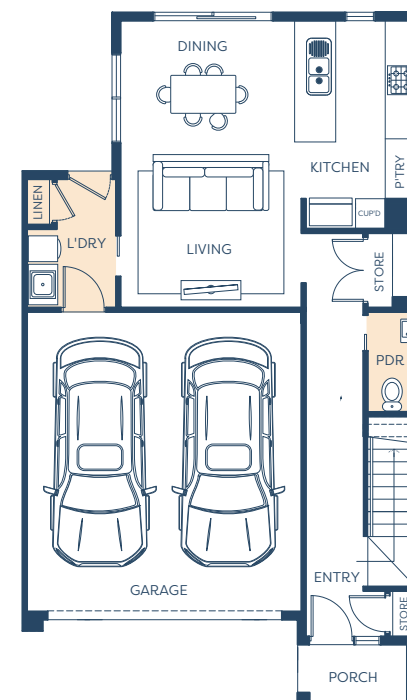
FIRST FLOOR



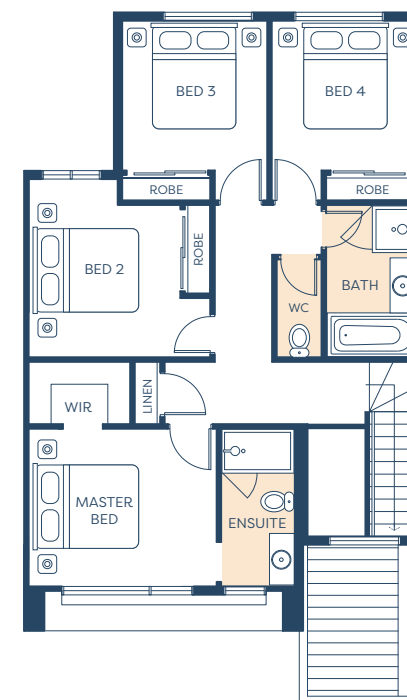
4 Bed



GROUND FLOOR



FIRST FLOOR



4 Bed



4



2.5



2



4



2.5



2

This plan and information is 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.

\* Lot 1936 flipped. This plan and information is 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.



Artist impression.

This floor plan shows a 1,200 sq. ft. house with a two-car garage. The layout includes a front porch leading into an entry area with a closet. To the right of the entry is a large living room featuring a fireplace, a sofa, and a coffee table. Adjacent to the living room is a dining area with a table and chairs, and a kitchen with a sink, stove, and refrigerator. A linen closet is located near the kitchen. The back of the house contains a master bedroom (PDR) with a closet and a bathroom. A central hallway provides access to a linen closet, a laundry room (L'DRY), and a storage area (STORE). The two-car garage is located at the front of the property.

The floor plan for the second floor includes the following rooms and features:

- Bedroom 3 (BED 3):** Located at the top left, featuring a double bed and a window.
- Bedroom 2 (BED 2):** Located at the top right, featuring a double bed and a window.
- Bathroom (BATH):** Situated between the two bedrooms, containing a bathtub, toilet, and sink.
- Family Room (FAMILY):** A large central area with a sofa and access to a balcony.
- Master Bedroom (MASTER BED):** Located at the bottom left, featuring a double bed and two windows.
- Ensuite (ENSUITE):** Attached to the master bedroom, containing a toilet, sink, and a window.
- Other Features:** The plan includes a linen closet (LINEN), a wardrobe (WIR), and two robes (ROBE) for the bedrooms.

4 Bed

This floor plan shows a 1,000 sq. ft. house with a large two-car garage at the front. The main living area includes a living room with a sofa and fireplace, a dining room with a table and chairs, and a kitchen with a stove, sink, and refrigerator. There is also a linen closet, a laundry room (labeled 'L'DRY'), a bathroom (labeled 'PDR'), and several storage areas (labeled 'STORE'). The house has a front porch and a rear entrance.

The floor plan for the second floor includes the following rooms and features:

- Bedrooms:** Four bedrooms are shown, each with a double bed and a wardrobe (robe). They are labeled BED 2, BED 3, BED 4, and MASTER BED.
- Bathroom:** A central bathroom containing a bathtub, toilet, and vanity.
- WC:** A separate toilet room.
- Ensuite:** An ensuite bathroom attached to the Master Bed, featuring a toilet, sink, and shower area.
- Storage:** A linen closet (LINEN) and a wardrobe (WIR) are located near the Master Bed.
- Access:** A staircase is located on the right side of the plan, providing access to the upper and lower floors.

4 Bed

This floor plan shows a 1,000 sq. ft. house with a large two-car garage at the front. The main living area includes a living room with a sofa and fireplace, a dining room with a table and chairs, and a kitchen with a stove, sink, and refrigerator. There is also a linen closet, a laundry room (labeled 'L'DRY'), a bathroom (labeled 'PDR'), and several storage areas (labeled 'STORE'). The house has a front porch and a back porch. The layout is as follows:

- Garage:** Located at the front, containing two cars.
- Living Room:** Features a sofa, a fireplace, and a coffee table.
- Dining Room:** Contains a dining table and chairs.
- Kitchen:** Includes a stove, sink, and refrigerator.
- Bathroom (PDR):** Located near the back porch.
- Laundry Room (L'DRY):** Located near the front porch.
- Storage:** Includes a linen closet, a broom closet, and several other storage areas.
- Porches:** A front porch and a back porch.

The floor plan for the second floor includes the following rooms and features:

- Bedrooms:** Four bedrooms are shown, each with a double bed and a wardrobe (robe). They are labeled BED 2, BED 3, BED 4, and MASTER BED.
- Bathroom:** A central bathroom containing a bathtub, toilet, and vanity.
- WC:** A separate toilet room.
- Ensuite:** An ensuite bathroom attached to the Master Bed, featuring a toilet, sink, and shower area.
- Storage:** A linen closet (LINEN) and a wardrobe (WIR) are located near the Master Bed.
- Access:** A staircase is located on the right side of the plan, providing access to other levels.

4 Bed

Artist impression.

This floor plan shows a house with a large two-car garage at the front. The main living area includes a living room with a sofa and fireplace, a dining room with a table and chairs, and a kitchen with a stove, sink, and refrigerator. There is also a linen closet, a laundry room (L'DRY), a storage room (STORE), and two bedrooms (PDR). The house has a front porch and a back porch.

The floor plan shows a central family room with a sofa and stairs leading up. To the left is a bathroom with a bathtub and toilet. Above the family room are two bedrooms, each with a double bed and wardrobe. Below the family room is a master bedroom with a double bed and an ensuite bathroom. A linen closet is located between the family room and the master bedroom. The entrance features a large staircase and a coat closet.

4 Bed

This floor plan shows a house with a two-car garage at the front. The main living area includes a large living room with a sofa and fireplace, a dining room with a table and chairs, and a kitchen with a refrigerator, stove, and sink. There is also a linen closet, a laundry room, a store room, and two bedrooms. The house has a front porch and a back porch.

Labels in the floor plan include: LINEN, L'DRY, DINING, LIVING, KITCHEN, CUPB, STORE, PDR, ENTRY, PORCH, and a back PORCH.

The floor plan for the second floor features four bedrooms: MASTER BED, BED 2, BED 3, and BED 4. It also includes a BATH, a WC, and an ENSUITE. The layout shows a central hallway with a linen closet (LINEN) and a wardrobe (WIR) for the Master Bed. The Master Bed has an attached Ensuite. The Bath and WC are located near the center of the floor. A staircase is located on the right side of the plan.

1 Bed

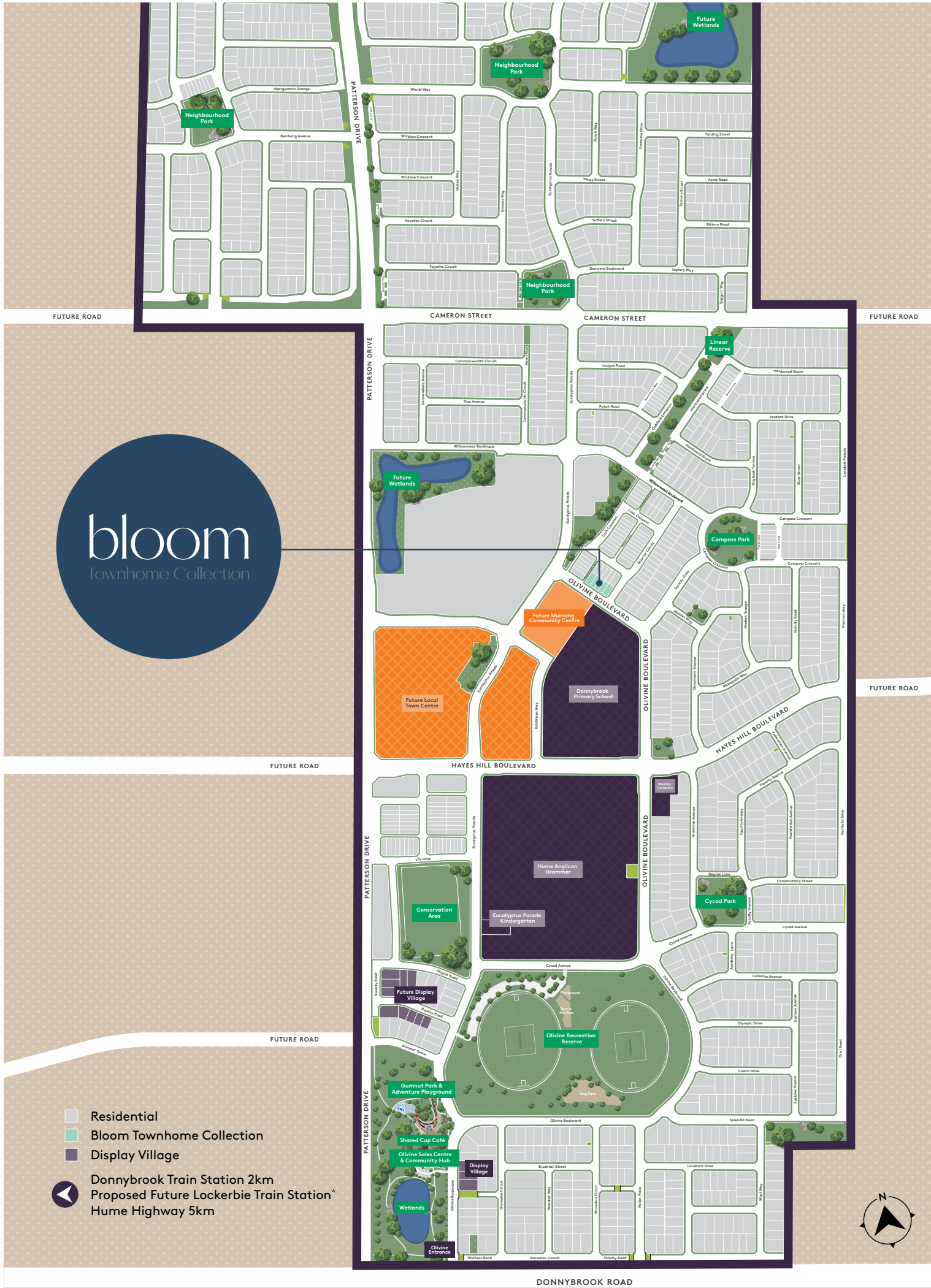
This floor plan shows a house with a two-car garage at the front. The main living area includes a large living room with a sofa and fireplace, a dining room with a table and chairs, and a kitchen with a refrigerator, stove, and sink. There is also a linen closet, a laundry room, a store room, and two bedrooms. The house has a front porch and a back porch.

The floor plan for the second floor features four bedrooms: MASTER BED, BED 2, BED 3, and BED 4. It also includes a BATH, a WC, and an ENSUITE. The layout shows a central hallway with a linen closet (LINEN) and a wardrobe (WIR) for the master bedroom. A staircase is located near the bathroom and ensuite. The plan is color-coded with blue for bedrooms, orange for the bathroom and WC, and yellow for the ensuite.

1 Bed

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# Live where quality endures

Olivine by Mirvac connects you to your everyday needs; vibrant amenity, exceptional opportunities, and a retreat from local city life.

Olivine’s premier location places residents adjacent to the future activity centre and employment hub of the North. Delivering quality homes, set within a thoughtfully designed masterplan, Olivine is ingrained with sustainable thinking and surrounded by established nature.

From early delivery of premium amenity and quality education, to inspiring streetscapes and outdoor spaces. Built by Mirvac, who for over 50 years have been reimagining urban life in Australia - creating exceptional living experiences through the pursuit of quality and care in every little detail. Olivine is a proud and welcoming community where quality is paramount – every day and always.

Olivine is connected to well-established plus emerging town centres and transport, providing effortless convenience and opportunity. Good food. Great shopping. Ample opportunity. Life in the North offers the urban lifestyle you have always aspired to.

OLIVINE  
by mirvac



This masterplan is indicative only and was developed prior to construction and is subject to change/development approval. It should not be relied upon as representative of the final product and amenity. Purchasers should rely on their own enquiries in relation to the impact of any proposed surrounding development. \*This proposed future amenity is not being developed by Mirvac and is outside of Mirvac’s control and subject to Authority approvals. Purchasers should make their own enquiries in relation to this proposed future development. Version 1. May 2024.





SOHO  
LIVING



# Colour schemes

Images are for illustrative purposes only.



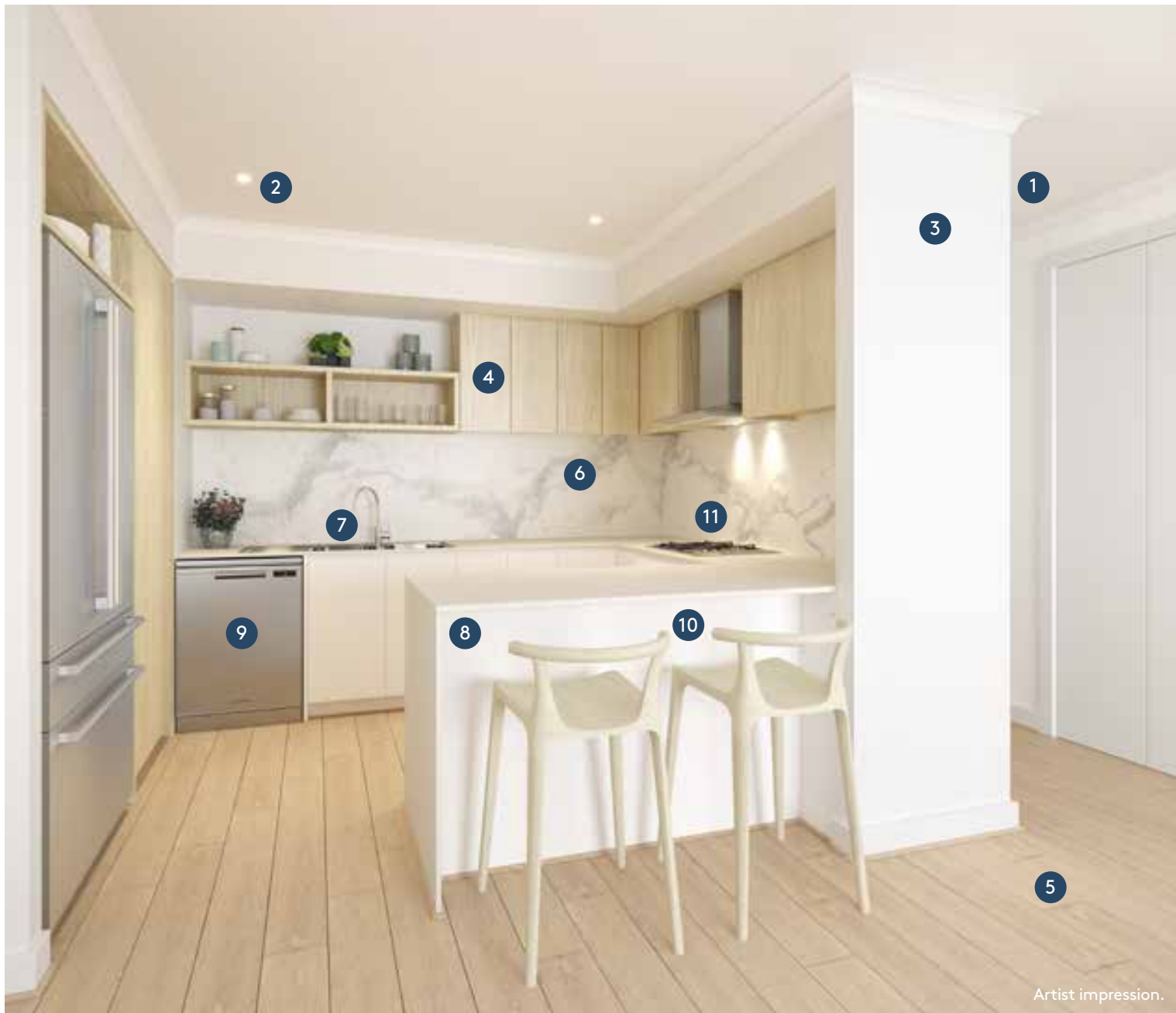
Artist impression.



## Urban

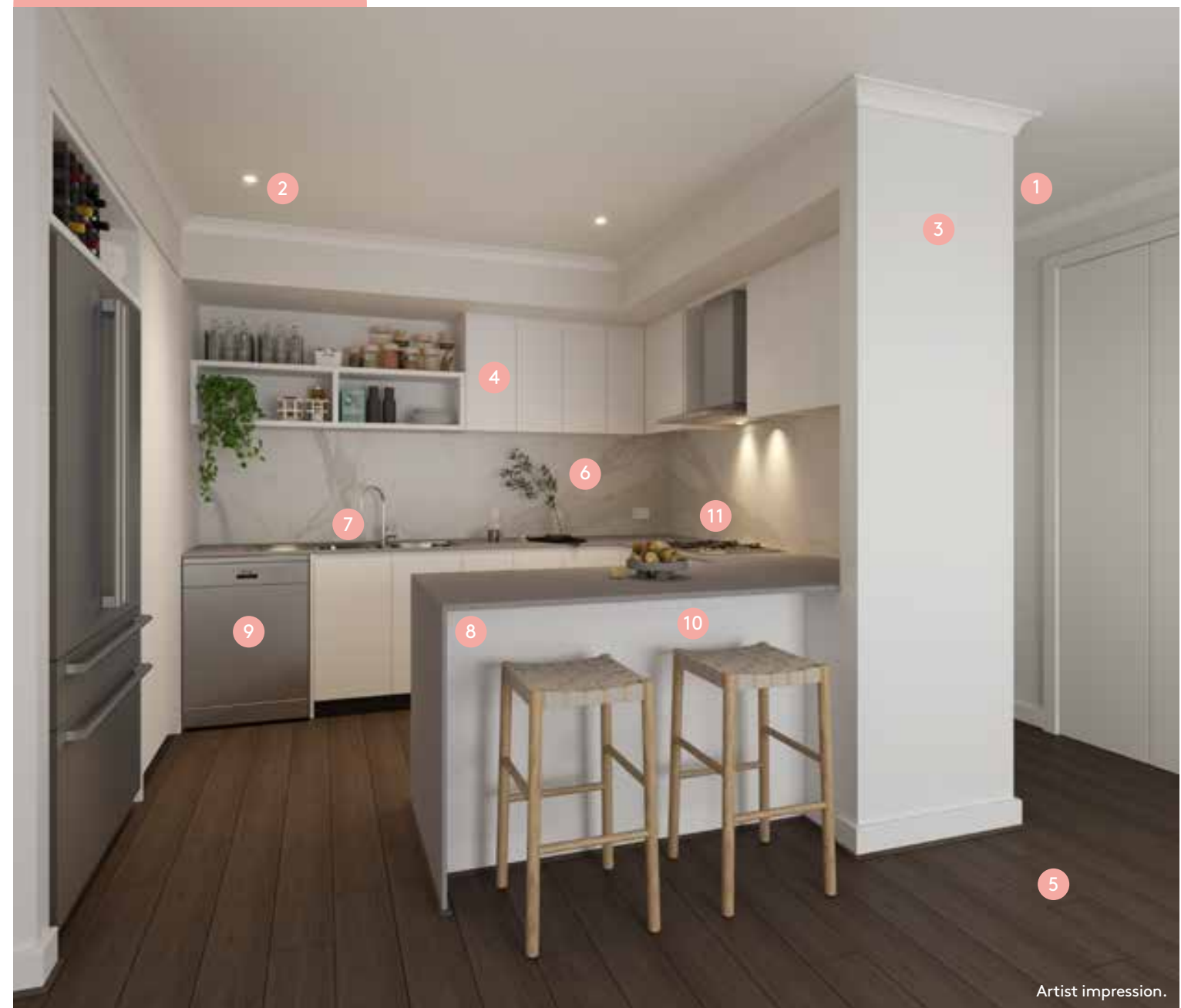
- 
- 1 2590mm Ceilings to ground floor
  - 2 LED Downlights
  - 3 WattyI Paint
  - 4 Overhead laminex cupboards (Rural Oak)
  - 5 Quality Timber Laminate Flooring (Rustic Maize)
  - 6 Premium Splashback (White Penny Round)
  - 7 200mm Gooseneck tap & 1.75L sink insert
  - 8 20mm Caesarstone benchtop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





- 1 2590mm Ceilings to ground floor
- 2 LED Downlights
- 3 Watty! Paint
- 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 Fisher & Paykel dishwasher
- 10 Laminex Cabinetry (Calm White)
- 11 Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven

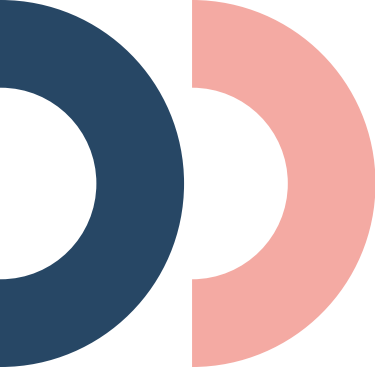
## Echo



## Coastal

- 1 2590mm Ceilings to ground floor
- 2 LED Downlights
- 3 Watty! Paint
- 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 Fisher & Paykel dishwasher
- 10 Laminex Cabinetry (Calm White)
- 11 Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven





- 1 2590mm Ceilings to ground floor
- 2 LED Downlights
- 3 Watty! Paint (Winter Mushroom)
- 4 Overhead laminex cupboards (Black Birchply)
- 5 Quality Timber Laminite Flooring (Buckwheat Matt)
- 6 Premium Splashback (Mod Fingers)
- 7 Chrome pull out tap & Stainless steel double undermount sink
- 8 40mm Engineered stone benchtop with waterfall edge (Alpine Mist)
- 9 European inspired dishwasher
- 10 Laminex Cabinetry (Calm White)
- 11 Fisher & Paykel 600mm rangehood & cooktop, Fisher & Paykel 600mm oven

## Nova



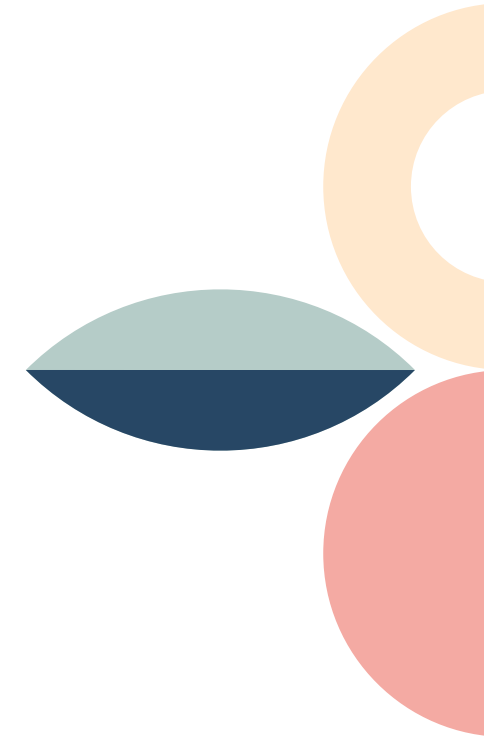
Artist impression.



Artist impression.

## Botanic

- 1 2590mm Ceilings to ground floor
- 2 LED Downlights
- 3 Watty! Paint (Floral White)
- 4 Overhead laminex cupboards (Classic Oak)
- 5 Quality Timber Laminite Flooring (Maize Matt)
- 6 Premium Splashback (Safi White Struct Gloss)
- 7 Chrome pull out tap & Stainless steel double undermount sink
- 8 40mm Engineered stone benchtop with waterfall edge (Organic White)
- 9 European inspired dishwasher
- 10 Laminex Cabinetry (Alpine Mist)
- 11 Fisher & Paykel 600mm rangehood & cooktop, Fisher & Paykel 600mm oven







SOHO  
LIVING

Smart  
Turnkey  
inclusions

It is  
ALL  
included!

### 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 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

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).



Images are for illustrative purposes only.



## Tiling

**Ceramic Floor Tiles:** Selected from SOHO Living colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC, and Powder room.

**Ceramic Wall Tiles:** Selected from SOHO Living colour scheme 450x450mm 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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OLIVINE  
by mirvac

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