



# *Harmony*

TOWNHOME COLLECTION

**Everley**  
SUNBURY

**SOHO**  
LIVING



# The Harmony Townhome Collection at Everley.

Nestled in the heart of Sunbury, and within close proximity to Craiglee Vineyard, Goona Warra Vineyard and Mount Holden, the Harmony Townhome Collection offers residences by SOHO Living, where you can relax, unwind, and enjoy the enchanting melody of nature's grand symphony.





# Embrace unparalleled modern living

in a town filled with  
old world charm.

Nestled along Jacksons Creek, Everley holds an esteemed position as the closest new estate to the historic town centre of Sunbury. Its unique location straddles the old town's charm and the vibrant new retail precinct, offering an unparalleled living experience. As Sunbury's population expands, Everley's centrality will only ascend, cementing its status as the epitome of living.



# Start a new life in one of Melbourne's fastest growing communities.



# Everything you could want right at your fingertips.

Come home to a community surrounded by an unrivalled connection to the natural world. Spanning 4.5 kilometres along the majestic Jacksons Creek, encompassing over 88 hectares of sprawling open expanse, and adorned with a network of picturesque bike and walking trails, scenic vantage points, sporting amenities, cascading waterfalls, and serene wetlands. From the renowned Goonawarra Golf Club, a premium 18-hole course, just across the road, as well as two stunning wineries – the historic Craiglee Vineyard and Goona Warra vineyard, you'll have everything you need to unwind.

On top of this, Harmony residents will soon enjoy a rich tapestry of accessible, premium culinary delights, tantalising beverages, and entertainment options within the upcoming retail space, coupled with quality education facilities close-by.





# Convenient Living with Modern Design.

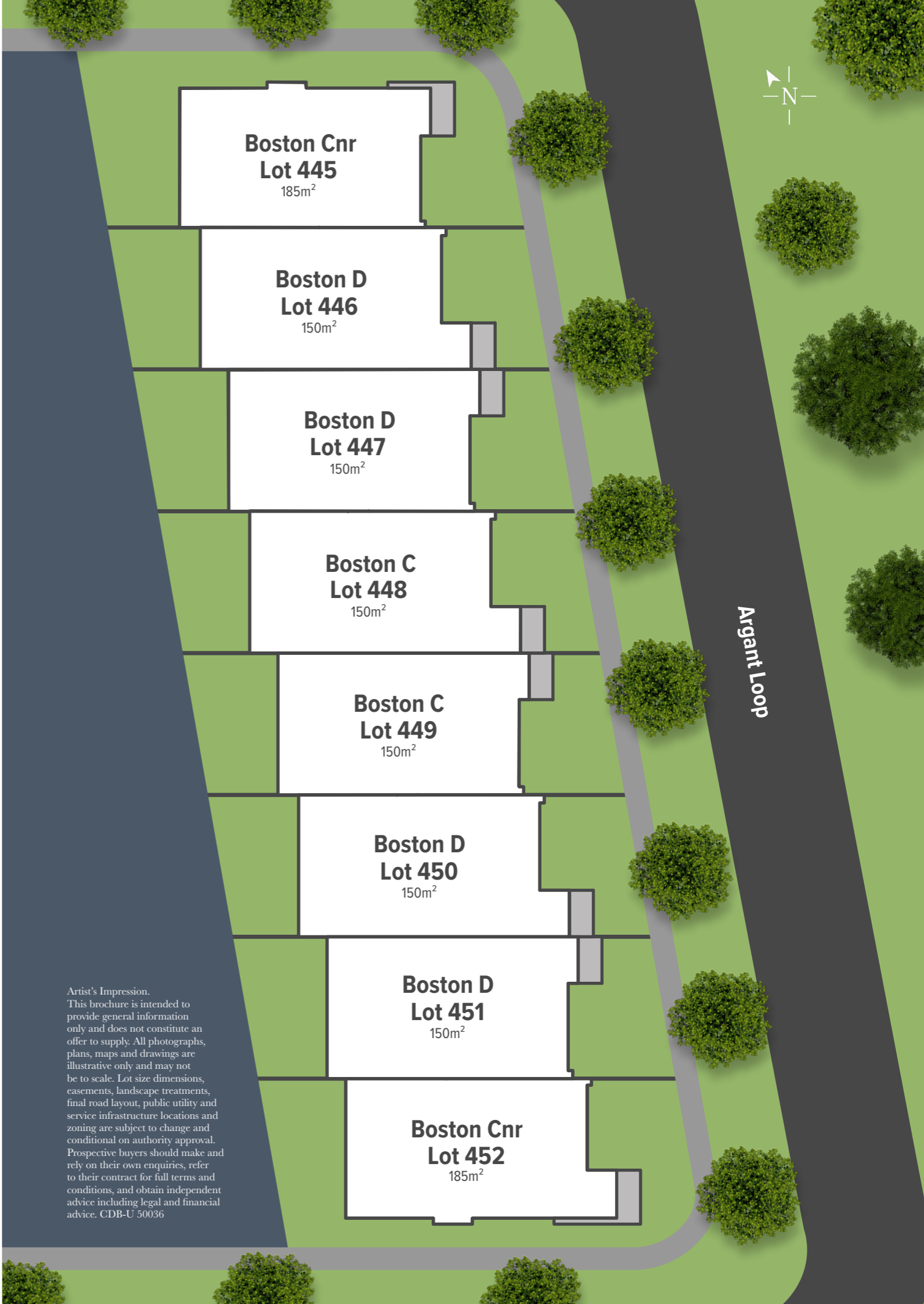
Inspired by the vibrant community and convenient amenities of Sunbury, each townhome has been thoughtfully designed to enhance your lifestyle.

Focused on cutting-edge designs with architectural flair and quality inclusions, this exclusive collection of homes embodies the innovative spirit SOHO Living is renowned for.

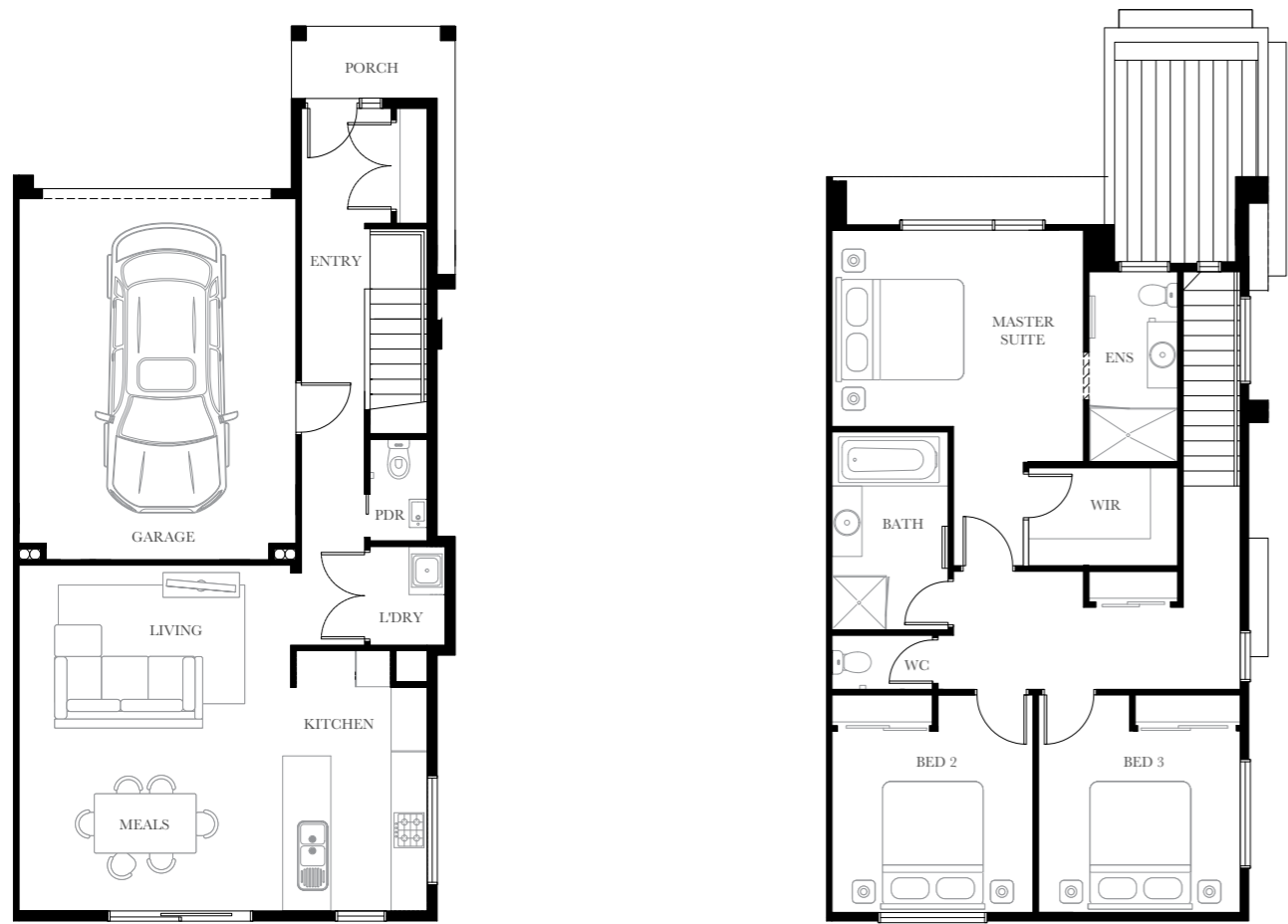
Each home is crafted to support a modern lifestyle, offering a perfect blend of style, functionality, and convenience.



Each townhome  
has been thoughtfully  
designed to enhance  
your lifestyle.



# Boston Cnr (Entry Extension) Floorplan



Site Area	185m <sup>2</sup>	
Ground Floor Living	60.90m <sup>2</sup>	6.56sq
First Floor Living	81.53m <sup>2</sup>	8.78sq
Porch	4.21m <sup>2</sup>	0.45sq
Garage	28.97m <sup>2</sup>	3.12sq
Balcony	0m <sup>2</sup>	0sq
<b>Total Area</b>	<b>175.61m<sup>2</sup></b>	<b>18.90sq</b>
<b>Site Coverage</b>	<b>94.08m<sup>2</sup></b>	<b>50.85%</b>



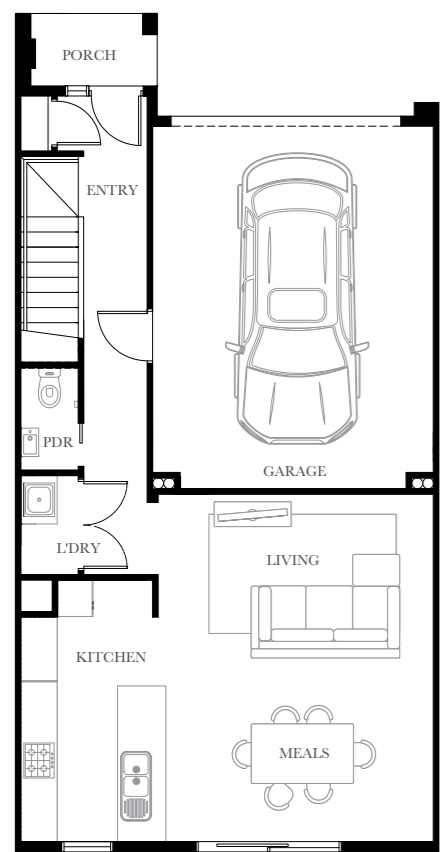
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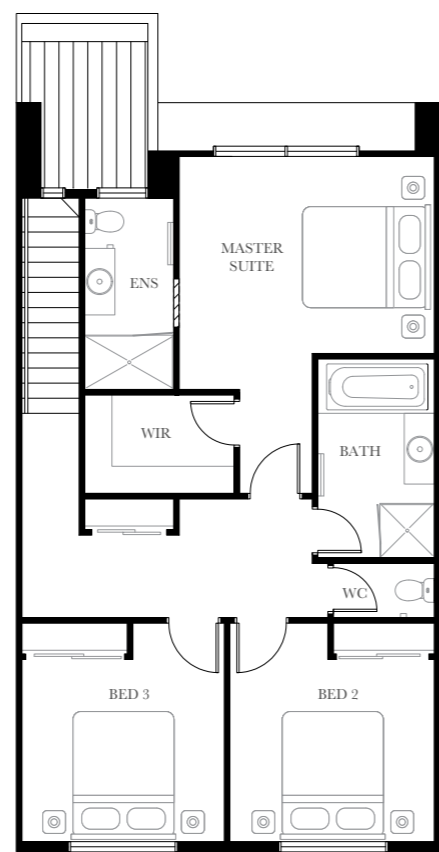
Lot 452

# Boston D

## Floorplan



Site Area	150m <sup>2</sup>	
Ground Floor Living	57.2m <sup>2</sup>	6.16sq
First Floor Living	80.71m <sup>2</sup>	8.69sq
Porch	2.81m <sup>2</sup>	0.30sq
Garage	29.27m <sup>2</sup>	3.15sq
Balcony	0m <sup>2</sup>	0sq
<b>Total Area</b>	<b>170.00m<sup>2</sup></b>	<b>18.30sq</b>
<b>Site Coverage</b>	<b>89.29m<sup>2</sup></b>	<b>59.53%</b>



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Lot 451

# Boston D (Entry Extension) Floorplan



Site Area	150m <sup>2</sup>	
Ground Floor Living	59.56m <sup>2</sup>	6.41sq
First Floor Living	80.71m <sup>2</sup>	8.69sq
Porch	2.81m <sup>2</sup>	0.30sq
Garage	29.27m <sup>2</sup>	3.15sq
Balcony	0m <sup>2</sup>	0sq
<b>Total Area</b>	<b>172.35m<sup>2</sup></b>	<b>18.55sq</b>
<b>Site Coverage</b>	<b>91.64m<sup>2</sup></b>	<b>61.09%</b>



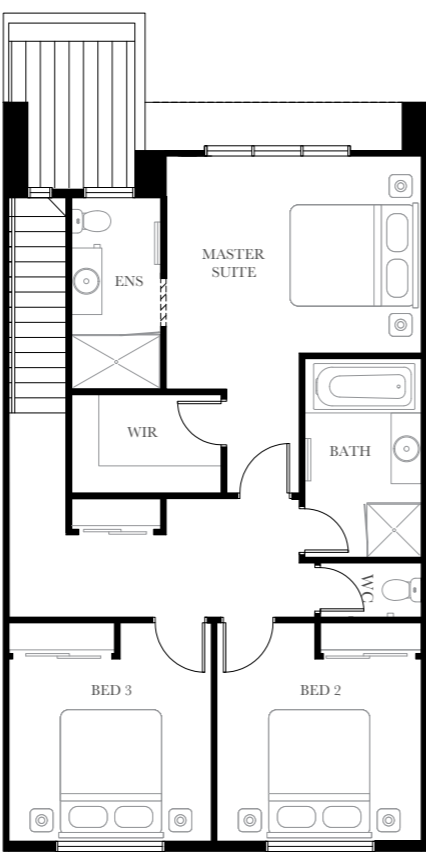
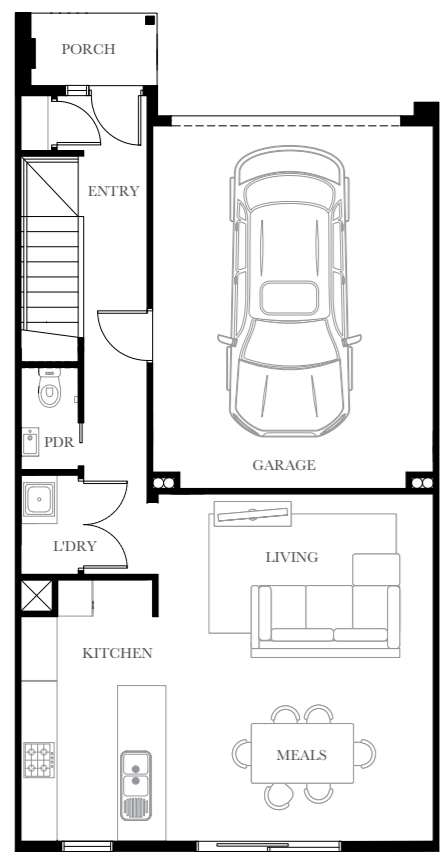
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Lot 450

# Boston C

## Floorplan



Site Area	150m <sup>2</sup>	
Ground Floor Living	57.20m <sup>2</sup>	6.16sq
First Floor Living	80.74m <sup>2</sup>	8.69sq
Porch	2.92m <sup>2</sup>	0.31sq
Garage	29.28m <sup>2</sup>	3.15sq
Balcony	0m <sup>2</sup>	0sq
<b>Total Area</b>	<b>170.14m<sup>2</sup></b>	<b>18.31sq</b>
<b>Site Coverage</b>	<b>89.40m<sup>2</sup></b>	<b>59.60%</b>



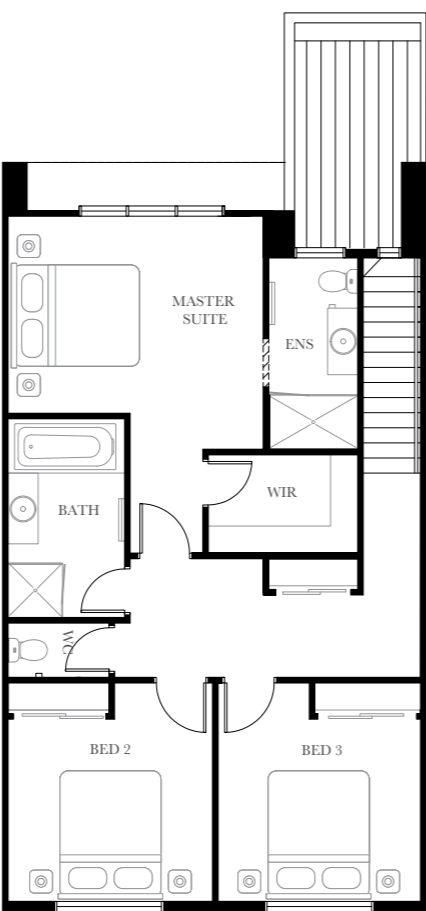
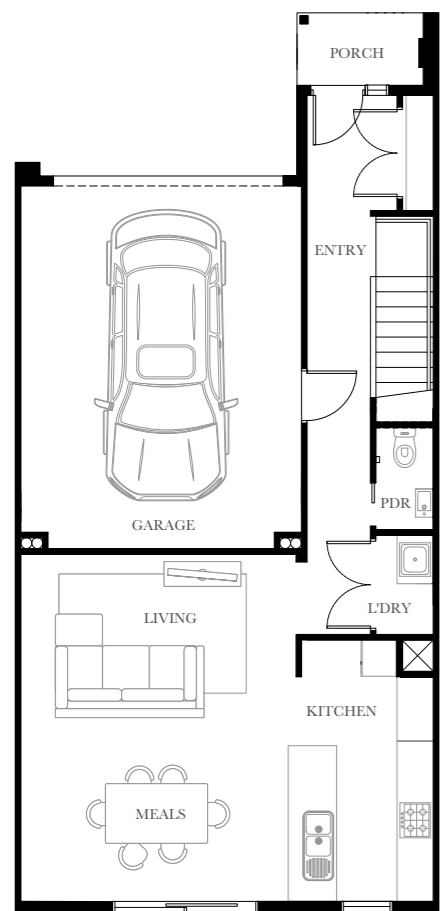
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Lot 449

# Boston C

## Floorplan



Site Area	150m <sup>2</sup>	
Ground Floor Living	59.45m <sup>2</sup>	6.40sq
First Floor Living	80.74m <sup>2</sup>	8.69sq
Porch	2.92m <sup>2</sup>	0.31sq
Garage	29.28m <sup>2</sup>	3.15sq
Balcony	0m <sup>2</sup>	0sq
<b>Total Area</b>	<b>172.39m<sup>2</sup></b>	<b>18.56sq</b>
<b>Site Coverage</b>	<b>91.65m<sup>2</sup></b>	<b>61.10%</b>



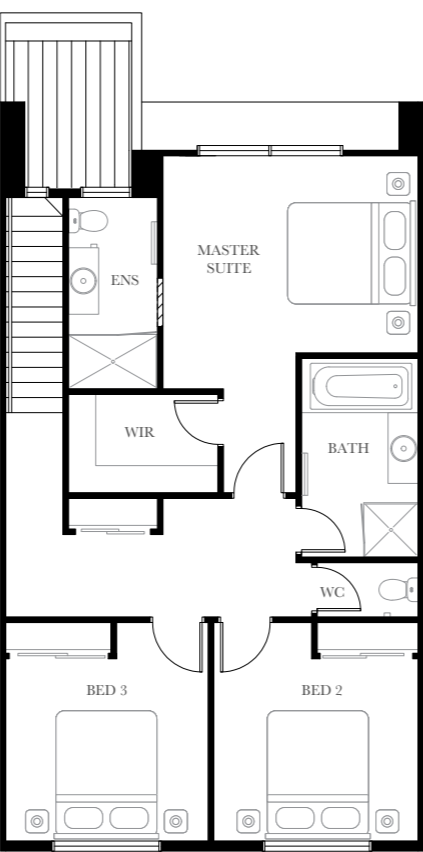
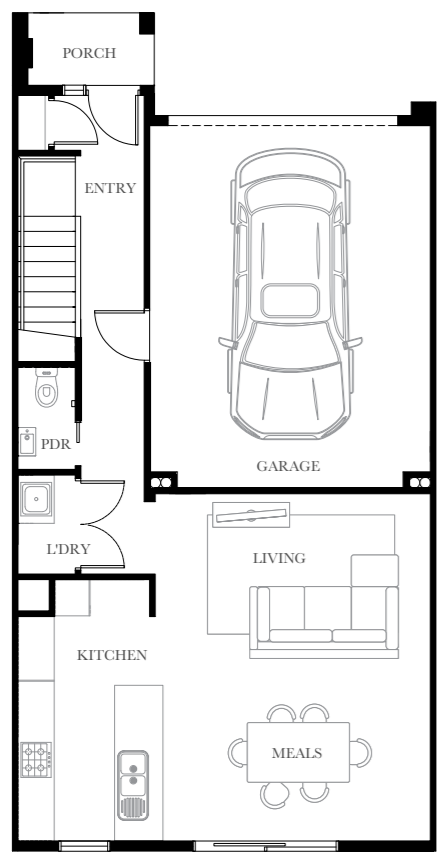
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Lot 448

# Boston D

## Floorplan



Site Area	150m <sup>2</sup>	
Ground Floor Living	57.21m <sup>2</sup>	6.16sq
First Floor Living	80.71m <sup>2</sup>	8.69sq
Porch	2.81m <sup>2</sup>	0.30sq
Garage	29.27m <sup>2</sup>	3.15sq
Balcony	0m <sup>2</sup>	0sq
<b>Total Area</b>	<b>170.00m<sup>2</sup></b>	<b>18.30sq</b>
<b>Site Coverage</b>	<b>89.29m<sup>2</sup></b>	<b>59.53%</b>

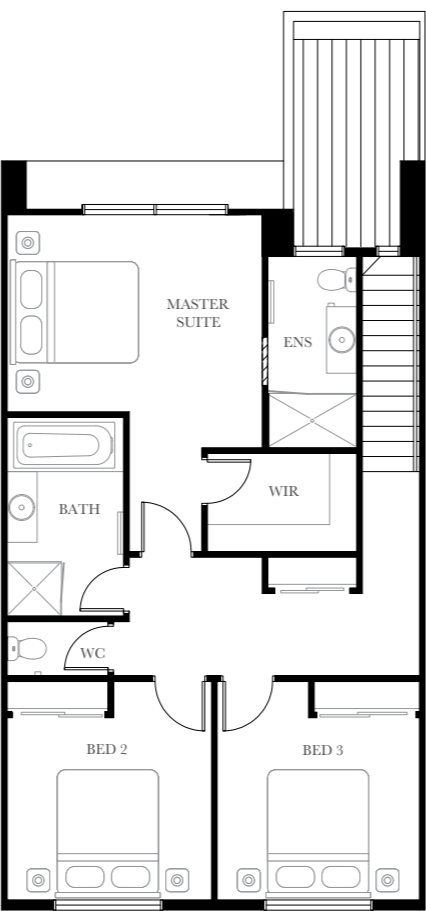
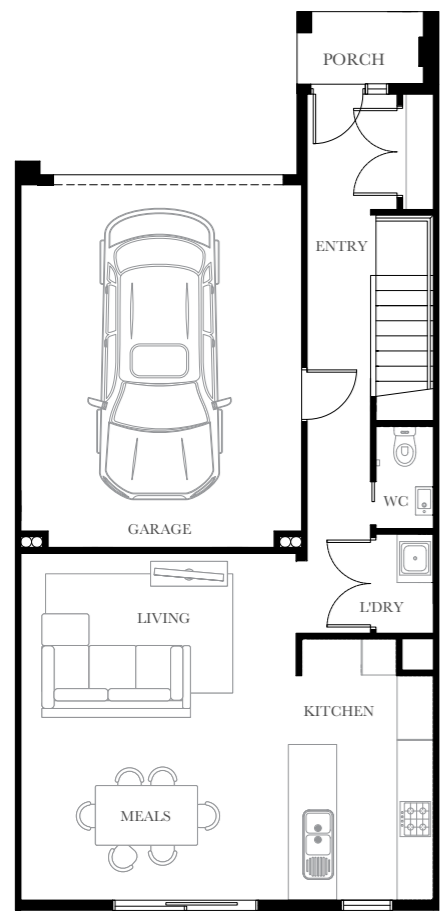


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Lot 447

# Boston D (Entry Extension) Floorplan



Site Area	150m <sup>2</sup>	
Ground Floor Living	59.56m <sup>2</sup>	6.41sq
First Floor Living	80.71m <sup>2</sup>	8.69sq
Porch	2.81m <sup>2</sup>	0.30sq
Garage	29.27m <sup>2</sup>	3.15sq
Balcony	0m <sup>2</sup>	0sq
<b>Total Area</b>	<b>172.35m<sup>2</sup></b>	<b>18.55sq</b>
<b>Site Coverage</b>	<b>91.64m<sup>2</sup></b>	<b>61.09%</b>



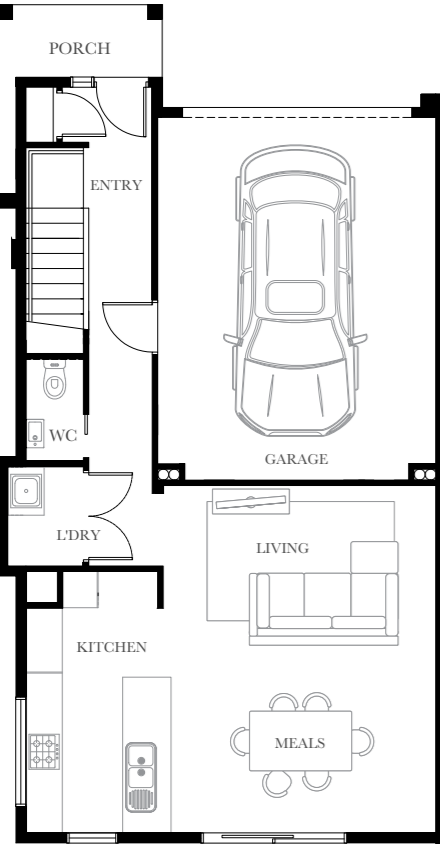
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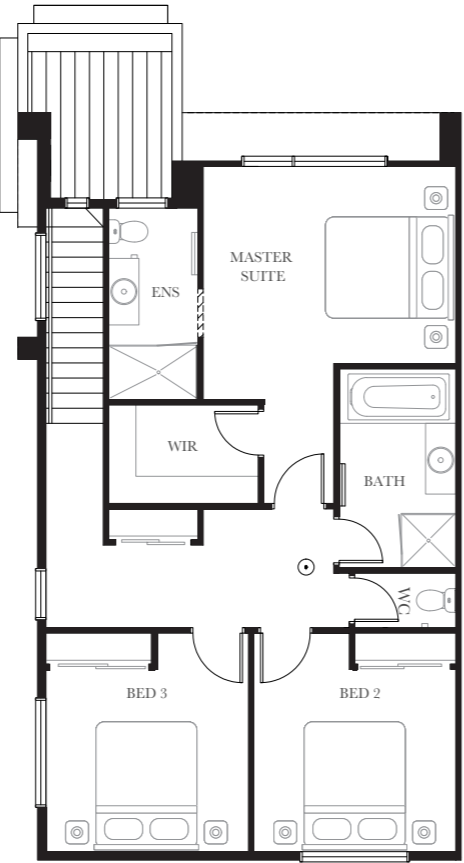
Lot 446

# Boston Cnr

## Floorplan



Site Area	185m <sup>2</sup>	
Ground Floor Living	58.48m <sup>2</sup>	6.29sq
First Floor Living	81.53m <sup>2</sup>	8.78sq
Porch	3.91m <sup>2</sup>	0.42sq
Garage	28.97m <sup>2</sup>	3.12sq
Balcony	0m <sup>2</sup>	0sq
<b>Total Area</b>	<b>172.89m<sup>2</sup></b>	<b>18.61sq</b>
<b>Site Coverage</b>	<b>91.36m<sup>2</sup></b>	<b>49.38%</b>



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Lot 445

# Inclusions

## 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. Choose colour from SOHO Living colour scheme.
- Splashback: Selected as per SOHO Living colour scheme.
- Regent design white subway tiles.

## Internal

- 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.

## Wet Areas

- 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.

## Laundry

- Trough: Design specific.
- Base Cupboard: 800mm wide fully lined modular cabinet, refer to working drawings.
- Bench Top: Laminate with square edge.
- Tapware: Sink mixer in chrome finish.

## 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.

## 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.

## Tiling

- Ceramic Floor Tiles: Selected from SOHO Living colour scheme.
- 450x450mm to Laundry, Ensuite, Bathroom, WC, Internal Courtyard 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.
- Timber Laminate: Selected from SOHO Living colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family, Living, Rear Hallway, Lounge and Study.



Images are for illustrative purposes only.

# Inclusions

## External

- External: Light weight cladding.
- Render: Acrylic texture coating render. Colour to be selected from SOHO Living colour scheme.
- Infills Over Windows: Cement sheet infill over windows and doors.
- Roof Cover: Colorbond Roof to be selected from colour selection.
- Roof Plumbing: Metal gutter, fascia and flashings to be Colorbond finish.
- Front Entry Door: Stain colour to be selected from SOHO Living colour scheme.
- Windows: Powder coated aluminium awning windows or timber to front façade only (façade design dependent).
- Powder coated aluminium sliding windows to side and rear elevations only.
- Sliding Doors: Aluminium powder coated sliding door.

## Car Accommodation

- Garage Door: 2100mm high x 4800mm wide Colorbond sectional door in flat line profile.
- 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: 1800mm high timber paling/Colorbond including wing fence and gate to suit estate design covenants.
- Paving: Coloured concrete to driveway and front path.
- Letterbox: Pre cast concrete letterbox with colour to match house.
- Clothesline: Fold out clothesline in rear yard.



Images are for illustrative purposes only.

Elevated  
liveability  
through style,  
flexibility  
and comfort.

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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.

# Finishes

## Urban Colour Scheme

FLOORBOARDS	SPLASHBACK
Quality Timber Laminate Flooring – Rustic Maize	Premium Splashback – White Penny Round
WALL PAINT	KITCHEN
Wattyl Paint – Winter Mushroom	200mm Gooseneck Tap 1.75L Sink Insert
CABINETRY	CEILING
Laminex – Storm Cloud-140 Overhead Laminex Cupboards – Rural Oak	2590mm Ceilings to Ground Floor LED Downlights
BENCHTOP	
20mm Caesarstone Benchtop with Waterfall Edge – Oyster	



Artist Impression.



# Finishes

## Coastal Colour Scheme

FLOORBOARDS

Quality Timber Laminate Flooring – Rustic Oatmeal

WALL PAINT

Wattyl Paint – SOHO White

CABINETRY

Laminex – Calm White  
Overhead Laminex Cupboards – Bleached Elm

BENCHTOP

20mm Caesarstone Benchtop with Waterfall Edge – Snow

SPLASHBACK

Premium Splashback

KITCHEN

200mm Gooseneck Tap  
1.75L Sink Insert

CEILING

2590mm Ceilings to Ground Floor  
LED Downlights



# Finishes

## Echo Colour Scheme

FLOORBOARDS

Quality Timber Laminate Flooring – Rye Matt

WALL PAINT

Wattyl Paint – Designer White

CABINETRY

Laminex – Calm White

BENCHTOP

20mm Caesarstone Benchtop with Waterfall Edge  
– Sleek Concrete

SPLASHBACK

Premium Splashback – Grand Atlantis Gold

KITCHEN

200mm Gooseneck Tap  
1.75L Sink Insert

CEILING

2590mm Ceilings to Ground Floor  
LED Downlights





# Finishes

## Nova Colour Scheme

FLOORBOARDS	BENCHTOP
Quality Timber Laminate Flooring – Buckwheat Matt	20mm Caesarstone Benchtop with Waterfall Edge – Alpine Mist
WALL PAINT	KITCHEN
Wattyl Paint – Winter Mushroom	200mm Gooseneck Tap 1.75L Sink Insert
CABINETRY	CEILING
Laminex – Calm White Overhead Laminex Cupboards – Black Birchply	2590mm Ceilings to Ground Floor LED Downlights
SPLASHBACK	
Premium Splashback – Mod Fingers	



# Finishes

## Botanic Colour Scheme

FLOORBOARDS	BENCHTOP
Quality Timber Laminate Flooring – Maize Matt	20mm Caesarstone Benchtop with Waterfall Edge – Organic White
WALL PAINT	KITCHEN
Wattyl Paint – Floral White	200mm Gooseneck Tap 1.75L Sink Insert
CABINETRY	CEILING
Laminex – Alpine Mist Overhead Laminex Cupboards – Classic Oak	2590mm Ceilings to Ground Floor LED Downlights
SPLASHBACK	
Premium Splashback – Safi White Struct Gloss	





# SOHO Living

Choosing SOHO Living means investing in a space that fosters both a physical and emotional connection to its design.

SOHO Living's developments are a smart investment, where you're investing in an optimistic future with a diverse and welcoming community.

The fresh, sharp aesthetics of SOHO Living's projects add style and dignity to residents' lifestyles. The company inspires its communities to value exploration, self-expression, and collaboration.

SOHO Living's 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.



## Embrace innovation and elegance with 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.

**Everley**  
SUNBURY

**SOHO**  
LIVING

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