

Clarabel



SOHO
LIVING

Townhome Collection

The SOHO Difference

SOHO Living is a contemporary residential home builder and property developer focused on building architecturally designed houses and townhouses that you will be proud to call your own. Our mission is to create communities and dynamic spaces where individuals can grow and thrive.

Thinking outside the box is what we do best, which is why our developments always result in stylish and versatile homes in neighbourhoods that are built to last. Regardless of your stage in life, there's a SOHO Living development that's right for you.

When you choose SOHO Living, you are assured a high standard of service that is unparalleled in the industry. We pride ourselves on the exceptional quality of our designs, builds and finishes that are guaranteed to exceed homebuyer expectations every time.

By investing in a SOHO Living home, you are investing in your best possible future. With a wide selection of townhomes and homes available, we can make your home ownership dreams a reality. Find out for yourself why SOHO Living are one of Australia's fastest growing builders and experience firsthand the SOHO Living difference.





Clarabel

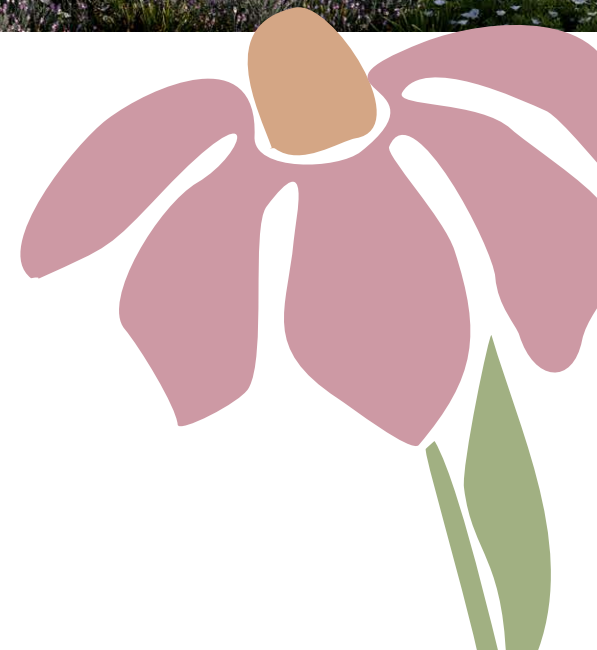
Townhome Collection



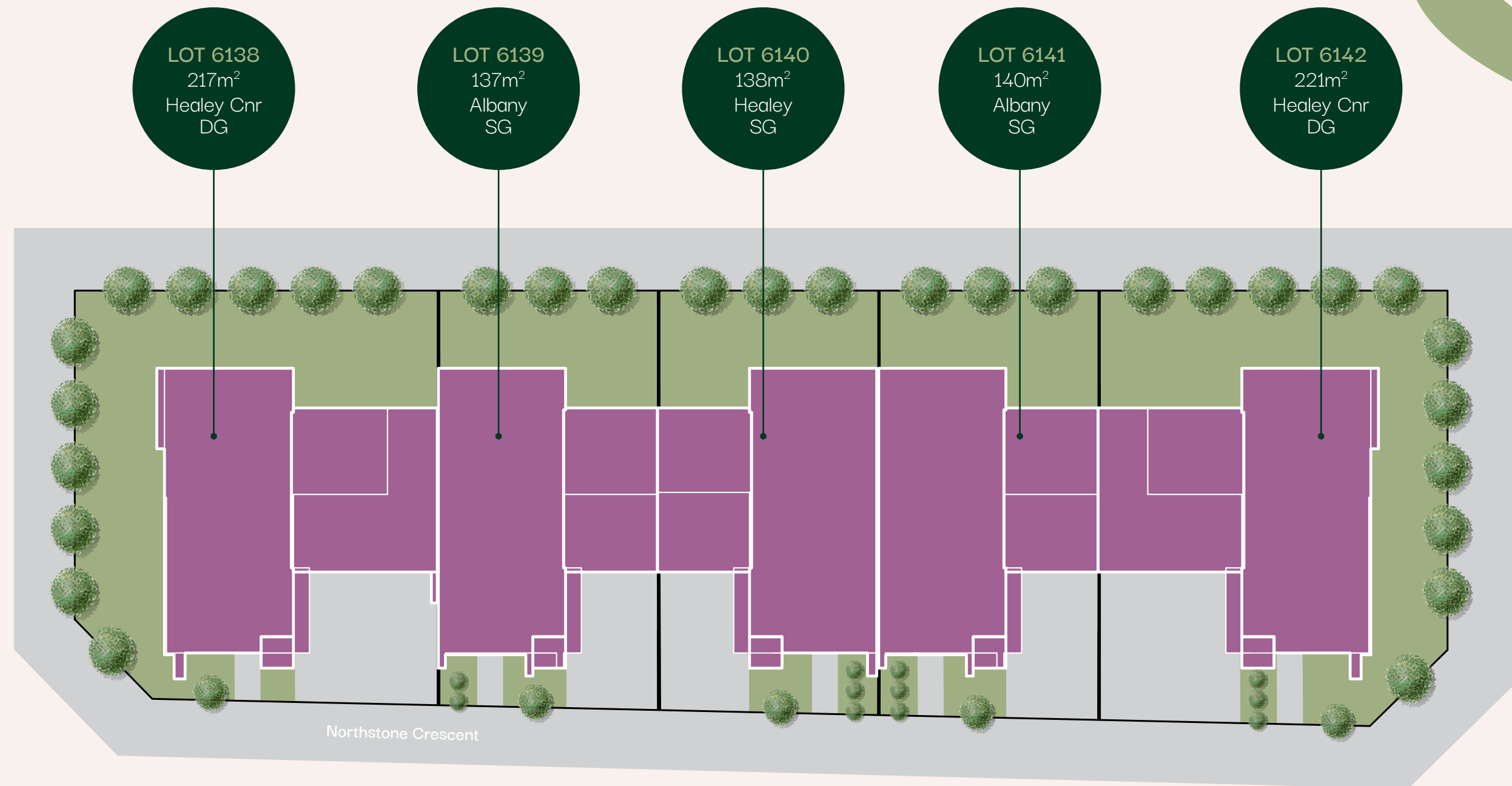
Artist impression

Discover the Clarabel Townhome Collection at Atherstone, Cobblebank.

Experience the best of modern living with these architecturally designed 3 bedroom, 2.5 bathroom, 1 & 2 car garage townhomes. With their premium inclusions and contemporary appeal, Clarabel townhomes are the ideal choice for modern living.



Siteplan



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.

Healey Cnr DG

LOTS 6138 & 6142*
17.26sq

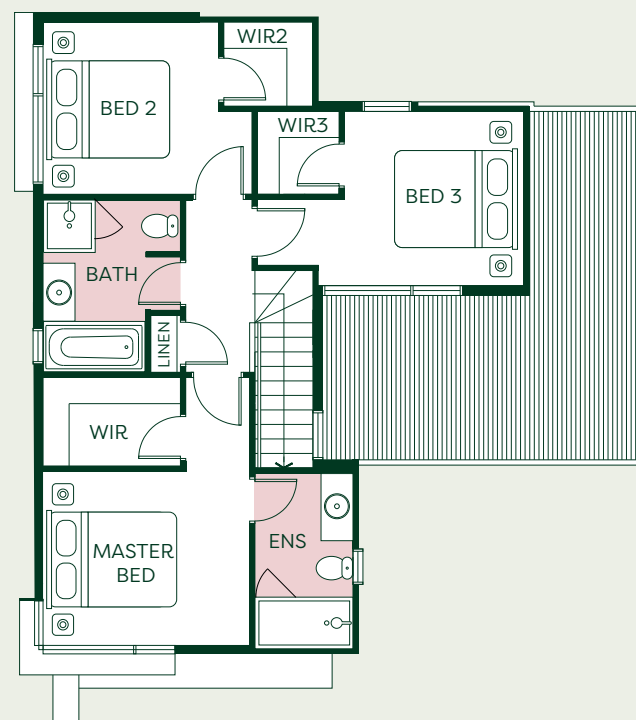
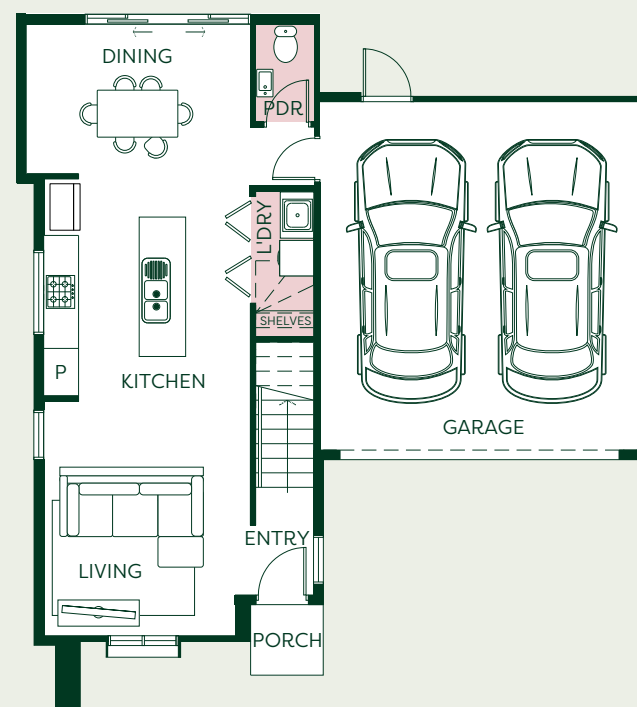
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Artist impression

GROUND FLOOR

FIRST FLOOR



Albany SG

LOTS 6139 & 6141
15.67sq

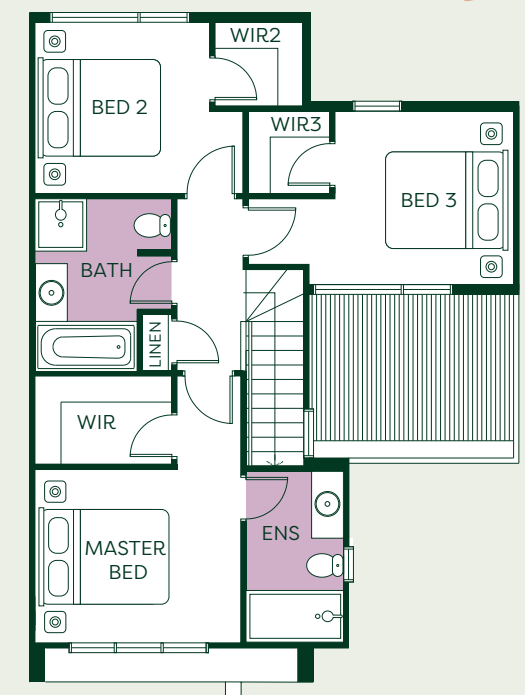
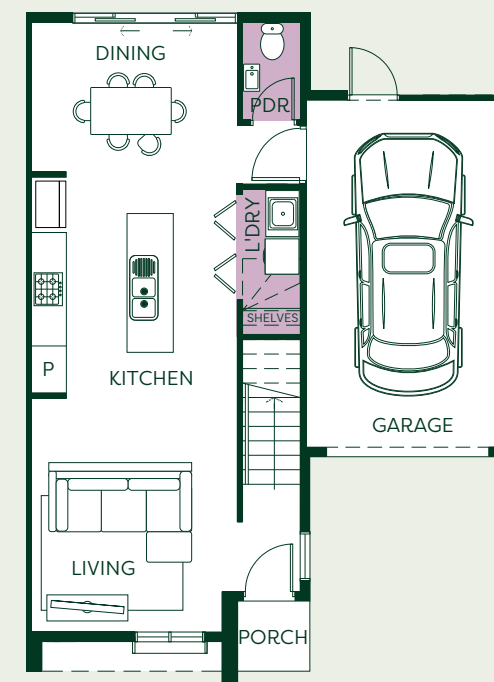
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Artist impression

GROUND FLOOR

FIRST FLOOR



*Lot 6142 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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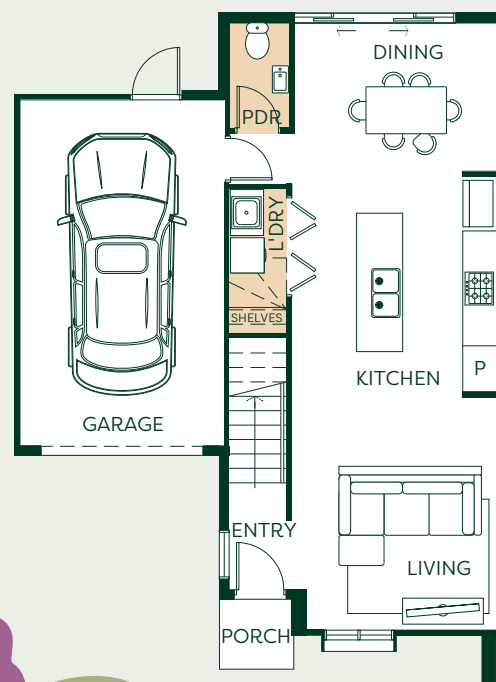
Healey SG

LOT 6140
15.63sq

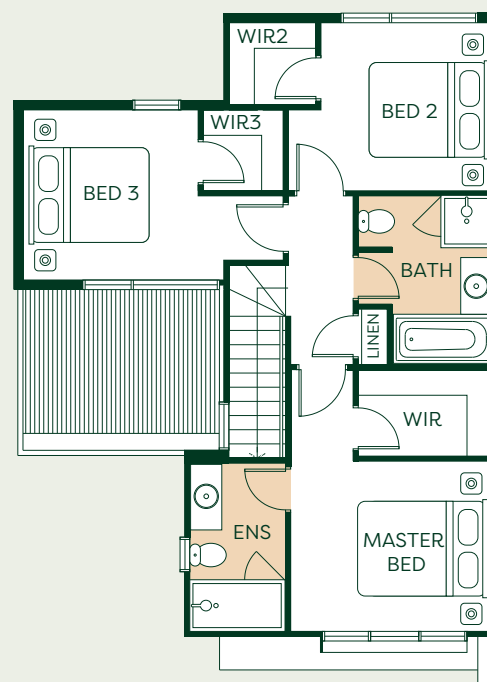
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GROUND FLOOR



FIRST FLOOR



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Your future is bright at Atherstone



Masterplan

MASTERPLAN

- Developed Lots
- Future Residential
- Cobblebank Metropolitan Activity Centre
- Active Open Spaces
- Playground
- Conservation Reserve
- Child Care or Early Learning
- Primary School
- Secondary School
- Traffic Education School
- Retail & Convenience
- Community and/or Civic Facilities
- Sporting Spaces
- Cobblebank Station
- Ballarat V Train Line



*Proposed uses as outlined in the Urban Design Framework September 2019. This plan was produced by Lendlease Communities (Atherstone) Pty Limited 16 110 348 108 and is current as at October 2023.
*Indicative distance sourced from Google Maps.



The Community

Welcome to Atherstone, a friendly community on the doorstep of the emerging Cobblebank CBD in Melbourne's west. It's a tight-knit neighbourhood that has everything your family needs close at hand.

Walk your kids to the school or daycare along tree-lined streets. Grab the groceries at the supermarket around the corner. Head to the local gym, take the dog for a stroll through one of our lush parks or enjoy a speedy commute to work from Cobblebank train station.

Everything's closer at Atherstone.

 **Atherstone**



Colour Schemes

Urban

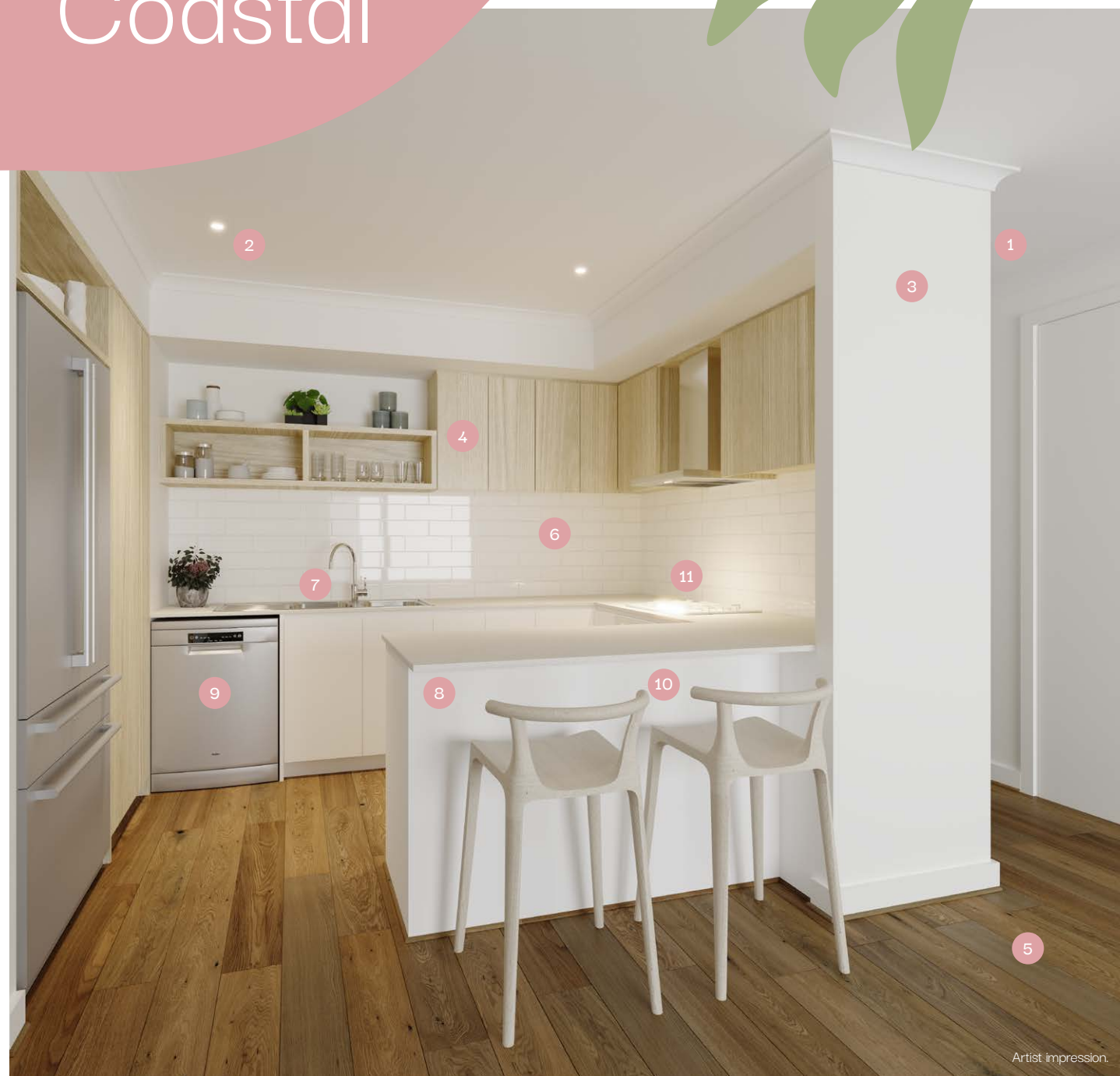


SOHO
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- | | | | |
|---|---|----|---|
| 1 | 2590mm Ceilings to ground floor | 7 | 200mm Gooseneck tap & 1.75L sink insert |
| 2 | LED Downlights | 8 | 20mm Caesarstone Mineral benchtop with waterfall edge (Oyster) |
| 3 | Wattyl Paint | 9 | Fisher &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

Coastal



Artist impression.

- 1 2590mm Ceilings to ground floor
- 2 LED Downlights
- 3 WattyI 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 Mineral benchtop with waterfall edge (Snow)
- 9 Fisher & Paykel Dishwasher
- 10 Laminex Cabinetry (Calm White)
- 11 Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven

Echo



Artist impression.

- 1 2590mm Ceilings to ground floor
- 2 LED Downlights
- 3 WattyI 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 Mineral 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

Nova



Artist impression.

- | | |
|---|--|
| 1 2590mm Ceilings to ground floor | 7 200mm Gooseneck tap & 1.75L sink insert |
| 2 LED Downlights | 8 20mm Caesarstone Mineral benchtop with waterfall edge (Alpine Mist) |
| 3 Watty! Paint | 9 Fisher & Paykel Dishwasher |
| 4 Overhead laminex cupboards (Black Birchply) | 10 Laminex Cabinetry (Calm White) |
| 5 Quality Timber Laminate Flooring (Buckwheat Matt) | 11 Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven |
| 6 Premium Splashback | |

Botanic



Artist impression.

- | | |
|---|--|
| 1 2590mm Ceilings to ground floor | 7 200mm Gooseneck tap & 1.75L sink insert |
| 2 LED Downlights | 8 20mm Caesarstone Mineral benchtop with waterfall edge (Organic White) |
| 3 Watty! Paint | 9 Fisher & Paykel Dishwasher |
| 4 Overhead laminex cupboards (Classic Oak) | 10 Laminex Cabinetry (Alpine Mist) |
| 5 Quality Timber Laminate Flooring (Maize Matt) | 11 Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven |
| 6 Premium Splashback | |

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 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.

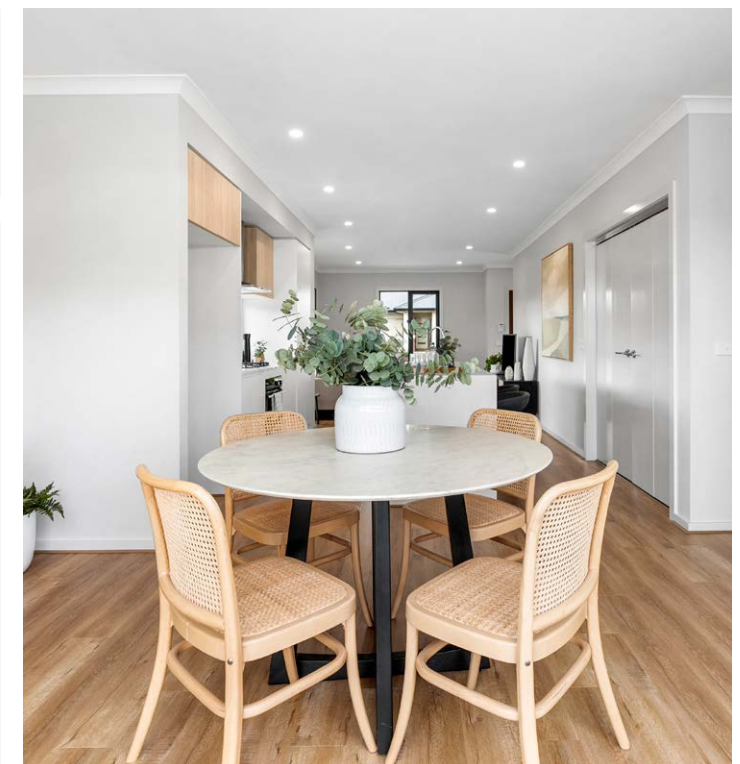
European inspired dishwasher 600mm.

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.



Images are for illustrative purposes only.

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 450x450mm to Laundry, Ensuite, Bathroom, WC, & 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.

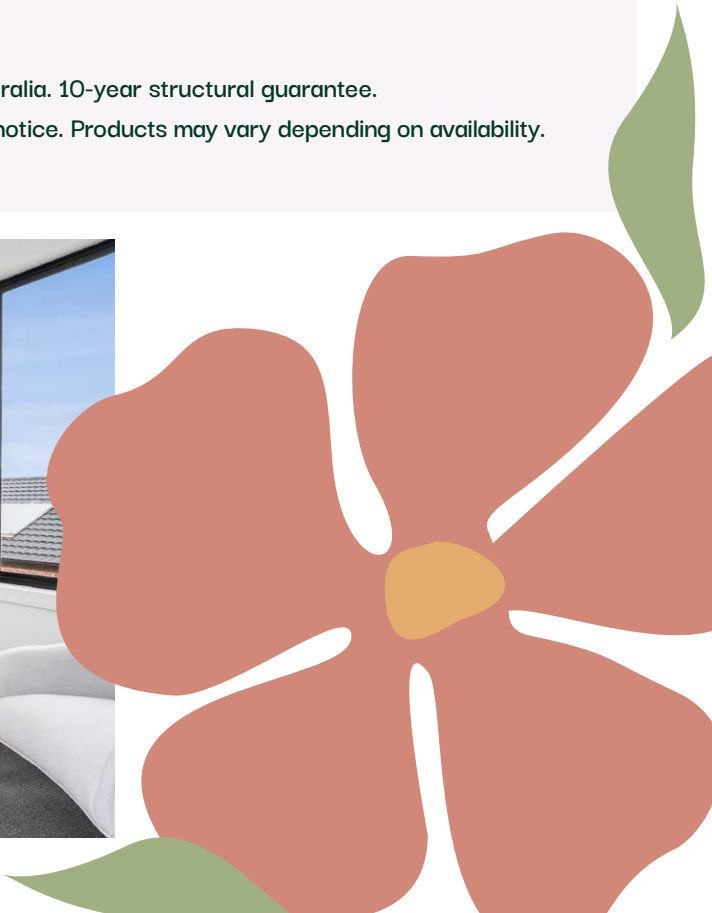
Letterbox: Pre cast concrete letterbox with colour to match house.

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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