

LINDEN

Townhome Collection



SOHO
LIVING

The SOHO Living Difference



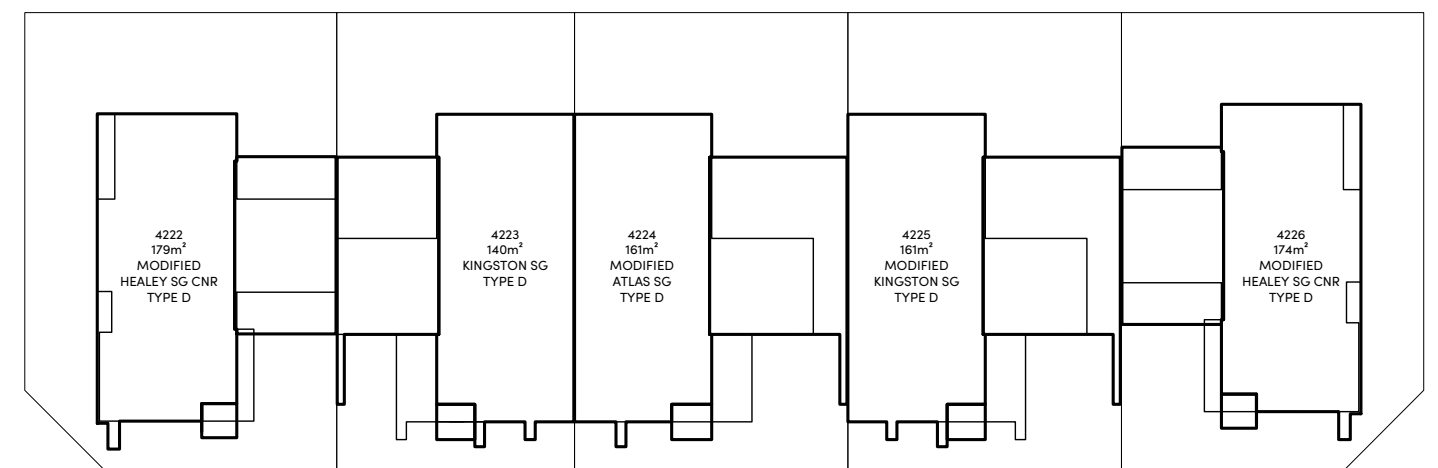
When you choose SOHO Living, you are investing in a space that instills both a physical and emotional connection to its design.

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.

Harpley Release, Werribee





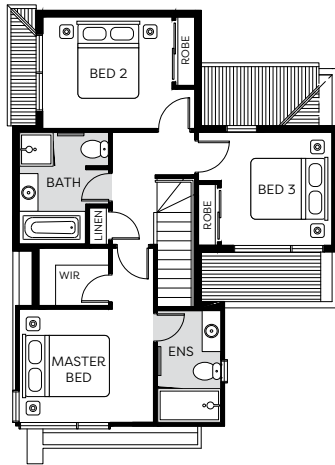
Healey SG

MODIFIED CNR - TYPE D

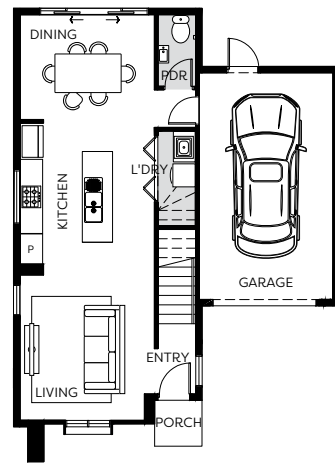
3 BED | 2.5 BATH | 1 CAR

Lot No. 4222 & 4226*

Home Size 15.71 SQ



FIRST FLOOR



GROUND FLOOR



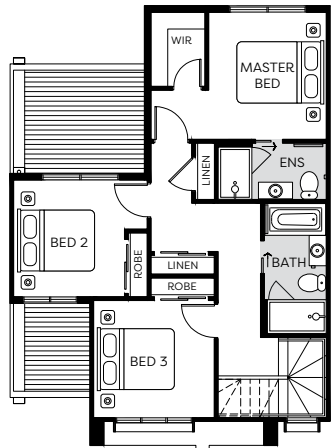
Kingston SG

TYPE D

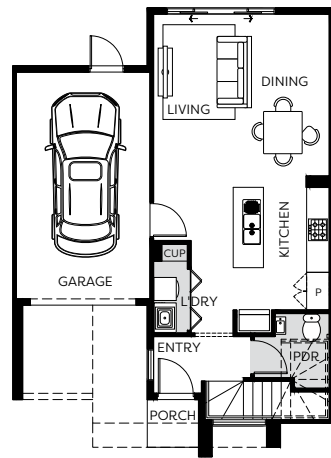
3 BED | 2.5 BATH | 1 CAR

Lot No. 4223

Home Size 16.07 SQ



FIRST FLOOR



GROUND FLOOR



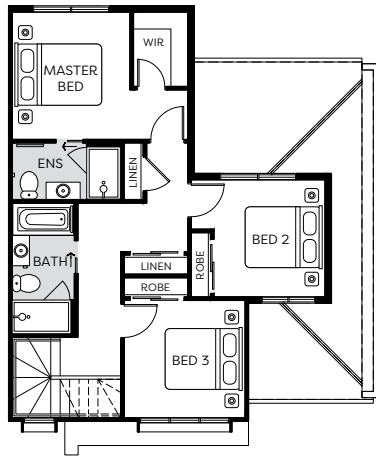
Atlas SG

MODIFIED - TYPE D

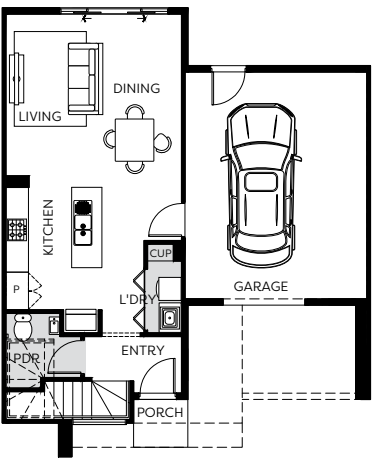
3 BED | 2.5 BATH | 1.5 CAR

Lot No. 4224

Home Size 16.91 SQ



FIRST FLOOR



GROUND FLOOR



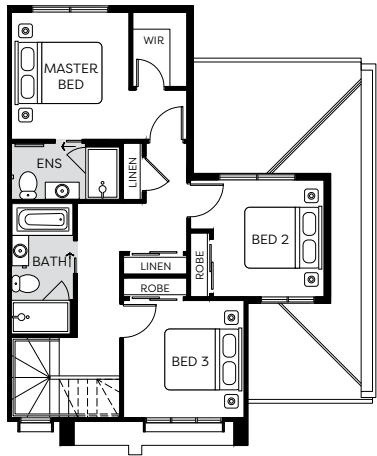
Kingston SG

MODIFIED - TYPE D

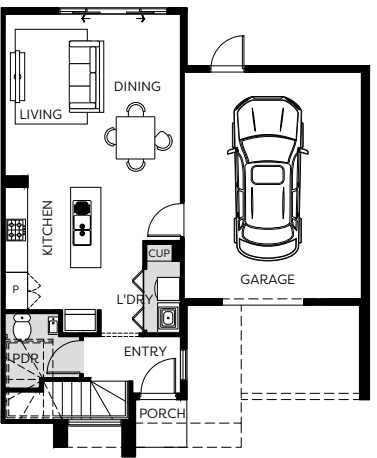
3 BED | 2.5 BATH | 1.5 CAR

Lot No. 4225

Home Size 16.98 SQ



FIRST FLOOR



GROUND FLOOR

* Lot 4226 Flipped. Artist impression. Images are for illustrative purposes only. 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. Floorplans may vary depending on the selected façade. Please consult with New Home Consultant and refer to specific plans for details.

Artist impression. Images are for illustrative purposes only. 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. Floorplans may vary depending on the selected façade. Please consult with New Home Consultant and refer to specific plans for details.



SOHO Living Luxe Turnkey Inclusions



Internal

Detail

- 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.
- Flush panel Honeycomb Core 2040mm high doors to single storey, 2040mm high to ground floor and first floor of double storey.
- Passage set, chrome levers throughout.
- 67x18mm square edge primed MDF skirtings.
- 67x18mm square edge primed MDF Architraves.
- Ceiling Plaster. 10mm plasterboard finish.
- Plasterboard 10mm thick wall plaster. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.

Paint

- Two coats of paint for Internal and External.
- Two coats of paint for Woodwork and Skirting.

Tiling

- Ceramic floor tiles selected from SOHO Living colour scheme. 450x450 to Laundry, Ensuite, Bathroom, WC, and Powder Room, shower recess and above bath.
- Ceramic wall tiles selected from SOHO Living colour scheme.
- Floor to ceiling tiles with square set cornice to Bathroom and Ensuite.

Floor Coverings

- Carpet to Bedrooms, WIR, Activity and Staircase in line with manufacturers guidelines, 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, selected from SOHO Living colour scheme.

Storage

- One white melamine shelf and hanging rail to robes.
- One white melamine shelf and hanging rail to walk in robe.
- Four white melamine shelves to pantry/linen.
- One white melamine shelf to broom (Design specific).

Stairs (Double Storey Homes Designs)

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

Kitchen

- European inspired oven 600mm.
- European inspired cooktop 600mm 4 burner stainless steel gas.
- European inspired rangehood 600mm stainless steel canopy rangehood.
- European inspired dishwasher 600mm.
- Stainless steel double undermount bowl sink.
- Pull out tap in chrome finish.
- Engineered Caesarstone Mineral 40mm benchtop. Selected as per SOHO Living colour scheme.

- Splashback selected as per SOHO Living colour scheme. (Regent home design white subway tiles).

Bathroom, Ensuite, Powder Room & WC

- Mirror with polished edges to full width of vanities sitting on tiled splashback.
- Ceramic abovemount basin, No tap hole low profile square inset basin (white), chrome waste overflow.
- High Quality Vanity unit.
- Engineered Caesarstone Mineral 40mm benchtop. Selected as per SOHO Living colour scheme.
- 1525/1675mm acrylic bath (white) in tiled podium. (Design Specific).
- Ceramic tiled shower base with grated drain. Selected as per SOHO Living colour scheme.
- 1950mm high semi-frameless shower screens with pivot door and clear laminated glass.
- Hand-held Rail Shower for Bathroom and Ensuite (Design Specific).
- Bath (wall mounted tap/outlet) – straight wall bath outlet and wall mixer tap.
- Basin (wall mounted tap/outlet) – wall mixer tap.
- Toilet roll holders chrome and double towel rails.
- China toilet suite in white with soft close seat.

Laundry

- Trough (Design specific).
- Up to 800mm wide fully lined modular cabinet or Stainless steel 42L Tub and Cabinet (Design Specific) for Base Cupboard. Refer to working drawings.

- Laminate bench top with square edge. (Design Specific).
- Sink mixer in chrome finish.

Energy Efficiency, Heating and Cooling

- Panel heating unit installed to living areas and bedrooms (excluded wet areas and areas with split systems) as per manufacturers/suppliers recommendations for home size.
- Insulation batts to home to comply with 6 star Energy Rating requirements.

Electrical

- Recessed LED downlight in white non-metallic polyamide housing with diffuser.
- Two external flood light wall mounted light fitting.
- White surround, double power points throughout excluding dishwasher, microwave, and refrigerator provision, where a single power point is provided.
- Hardwired smoke detector with battery backup.
- Exhaust Fans above all showers and toilet 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.
- Residual Current Devices safety switch and circuit breakers to meter box.



It's all
included!

External

Doors and Windows

- Front Entry Door with colour to be selected from SOHO Living colour scheme.
- Aluminum laundry sliding door, up to 2100mm high x 1450mm wide.
- Powder coated aluminum awning windows to front façade only (Façade Design Dependent).
- Powder coated aluminum windows to side and rear levations only.
- Aluminum powder coated sliding door. Colour to be selected from SOHO Living colour scheme.
- Locks to all openable windows and sliding doors keyed alike.

Façade and detail

- Light weight cladding.
- Acrylic texture coating render. Colour to be selected from SOHO Living colour scheme.
- Infills Over Windows & doors.
- Colorbond/Concrete Roof Tiles to be selected from SOHO Living colour scheme (Design Specific).
- Metal gutter, fascia and flashings to be Colorbond finish.
- 22.5 degree Roof Pitch (Design Specific).
- 10 years structural guarantee.

Frame

- Stabilised timber wall frame throughout at 450mm centres to ground floor of double storey homes, 600mm centres to single storey homes and first floor of double storey homes. Timber Sizes to be in accordance with AS1684 Timber Framing Code.
- Engineer designed stabilised timber roof trusses at 600mm centres.

Garage

- Up to 2100mm high x 4800mm wide Colorbond sectional garage door in flat line profile (Design Specific).
- Remote control unit to front garage door with 2 handsets.

Outdoor

- Landscaping to include garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.
- Timber paling/Colorbond fencing including wing fence and gate to suit estate design covenants.
- Coloured concrete to driveway, front path & rear outdoor living.
- Precast concrete letterbox with colour to match house.
- Colorbond fold out clothesline in rear yard.

Site Works

- Concrete waffle pod slab, engineer designed "M" up to "P" class*, maximum 300mm site fall over the building platform, no existing fill. Slab costs will be adjusted if founding conditions differ.

Compaction report "site specific" is required or else other cost incurred.

Based on land size up to 600m², and a maximum building setback of 6m (subject to planning authority).

Engineer design surface drainage, including silt pits with grated covers, connected to stormwater, 2x flexible couplings to sewer, engineer design and certification.

Rock removal is included, however any rock requiring explosives or core drilling will be an additional charge.

Connections

- Underground electricity, gas, sewer and storm water included.
- Telephone conduit and draw cable from the supply pit.
- Telephone and electricity fees by owner.
- NBN ready.

Plumbing

- Two garden taps, one located to the front water meter and one adjacent to the external Laundry door or at the rear (Design Specific).
- Hot water unit in accordance with estate design guidelines.



KITCHEN

Colour Scheme Urban

1. 2590mm ceilings to ground floor
2. LED Downlights
3. Paint 'Winter Mushroom'
4. Overhead Cabinets 'Royal Oak'
5. Quality Timber Laminate Floor 'Rustic Maize'
6. Premium Splashback 'Mod Penny Round White Gloss Mosaic'
7. Chrome pull out tap & stainless steel double undermount sink
8. 40mm Caesarstone Mineral benchtop with waterfall edge 'Oyster'
9. European inspired dishwasher
10. Base Cabinets 'Stormcloud'
11. European inspired 600mm rangehood and cooktop, European inspired 600mm oven



KITCHEN

Colour Scheme Coastal

1. 2590mm ceilings to ground floor
2. LED Downlights
3. Paint 'SOHO White'
4. Overhead Cabinets 'Bleached Elm'
5. Quality Timber Laminate Floor 'Rustic Oatmeal'
6. Premium Splashback 'Grander Atlantis White Silk'
7. Chrome pull out tap & stainless steel double undermount sink
8. 40mm Caesarstone Mineral benchtop with waterfall edge 'Snow'
9. European inspired dishwasher
10. Base Cabinets 'Calm White'
11. European inspired 600mm rangehood and cooktop, European inspired 600mm oven



KITCHEN

Colour Scheme Echo

1. 2590mm ceilings to ground floor
2. LED Downlights
3. Paint 'Designer White'
4. Overhead Cabinets 'Calm White'
5. Quality Timber Laminate Floor 'Rustic Rye'
6. Premium Splashback 'Grander Atlantis Marble Gold Silk'
7. Chrome pull out tap & stainless steel double undermount sink
8. 40mm Caesarstone Mineral benchtop with waterfall edge 'Raw Concrete'
9. European inspired dishwasher
10. Base Cabinets 'Calm White'
11. European inspired 600mm rangehood and cooktop, European inspired 600mm oven



KITCHEN

Colour Scheme Nova

1. 2590mm ceilings to ground floor
2. LED Downlights
3. Paint 'Winter Mushroom'
4. Overhead Cabinets 'Black Birchply'
5. Quality Timber Laminate Floor 'Rustic Buckwheat'
6. Premium Splashback 'Mod Fingers White Matt Mosaic'
7. Chrome pull out tap & stainless steel double undermount sink
8. 40mm Caesarstone Mineral benchtop with waterfall edge 'Alpine Mist'
9. European inspired dishwasher
10. Base Cabinets 'Calm White'
11. European inspired 600mm rangehood and cooktop, European inspired 600mm oven



KITCHEN

Colour Scheme Botanic

1. 2590mm ceilings to ground floor
2. LED Downlights
3. Paint 'Floral White'
4. Overhead Cabinets 'Classic Oak'
5. Quality Timber Laminate Floor 'Rustic Maize'
6. Premium Splashback 'Safi White Structured Gloss'
7. Chrome pull out tap & stainless steel double undermount sink
8. 40mm Caesarstone Mineral benchtop with waterfall edge 'Organic White'
9. European inspired dishwasher
10. Base Cabinets 'Alpine Mist'
11. European inspired 600mm rangehood and cooktop, European inspired 600mm oven

Location

Discover a vibrant lakeside community in the heart of Werribee.

Harpley offers the perfect blend of nature, convenience, and connection, with beautiful waterways, parks, schools, and shops all just moments from your doorstep. Whether you're looking to build your dream home or join a thriving neighbourhood, Harpley is where your next chapter begins.

LINDEN Townhome Collection

Public Transport and Access

Ballan Road – 3km
Werribee Train Station – 4km
Wyndham Vale Train Station – 6.6km
Princes Freeway – 8km

Shopping and Amenities

Harpley Town Centre – 1.1km
Proposed Boat Shed – 1.2km
Pho Holic – 3.1km
Nando's Werribee – 3.7km
Pho Square – 3.8km
Burger Road Werribee – 4km
Ton Lok Noodle Cafe – 4km
Laksa Sayang – 4.1km
Thaigerlily – 4.4km
Salween Thai Restaurant – 4.7km
The Bangkok Manor Lakes – 5.3km
Werribee Village Shopping Centre – 5.6km
Cheeky Chewies 2 Cafe – 6.1km
Pacific Werribee – 8km
Manor Lakes Central Shopping Centre – 9.6km
Wyndham Village Shopping Centre – 13.3km
Hoppers Crossing Shopping Centre – 13.4km
Tarnet Central – 14.1km

Education and Childcare Centres

Wallaby Childcare Lollypop Creek – 1.2km
Wallaby Childcare Harpley – 2.6km
Lollypop Creek Primary School – 850m
St Joseph's Catholic Primary School – 1.9km
Thomas Chirside Primary School – 2.2km
Iramoo Primary School – 2.3km
Riverwalk Primary School – 3.1km
Wyndham Vale Primary School – 3.8km
Manorvale Primary School – 4km
Werribee Primary School – 4.3km
MacKillop College – 5.4km
Wyndham Central College – 5.4km
Manor Lakes College – 6.5km
University of Melbourne, Werribee Campus – 7.7km
Victoria University, Werribee Campus – 8.7km

Parks and Open Spaces

Gordon O'Keeffe Reserve – 1.9km
Wyndham Vale Reserve – 2.5km
Brougham Avenue Playground – 2.8km
Waterway Reserve – 4.2km
Lollypop Creek Reserve – 4.5km
Presidents Park – 4.5km
Galvin Park Reserve – 5.7km
Federation Trail Trailhead West – 5.8km
Riverbend Historical Park – 5.8km
Werribee River Park – 6.5km
Werribee Open Range Zoo – 9.1km

Leisure and Sporting Clubs

Wyndhamvale Football Club – 1.9km
Eagle Stadium – 3.7km
Hot Bikram Yoga and Sculpt Pilates Werribee – 4.3km
Anytime Fitness Werribee – 4.4km
In-Balance Fitness – 4.4km
Werribee Football Club – 4.6km
Peak Strength Werribee – 5km
Anytime Fitness Manor Lakes – 5.4km
The HIIT Factory Werribee – 5.8km
Aquapulse – 7.2km
Werribee Park Golf Club – 10km

Medical Centres

Harpley Doctors – 1.1km
Alfred Road Medical Centre – 2.5km
Westview Medical Centre – 4.7km
Princes Highway Medical Centre – 5.1km
The Clinic Complete Family Medical & Skin Centre – 5.1km
MyClinic Werribee Village – 5.6km
Werribee Mercy Hospital – 8.5km

Sales & Information Centre



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Harpley has it all

**Want to live by the water, yet be close to all your daily amenities?
Stockland Harpley offers the best of both worlds.**

At Harpley, nature and daily convenience intertwine to offer a life of ease and relaxation. With so much amenity already established and more yet to come, you'll have plenty of time to enjoy the wetlands, nature trails and parklands that Harpley has to offer.

Build the life you've always dreamed of in a neighbourhood where lakeside living meets the beauty of nature.





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