



SORRENTO  
TOWNHOMES

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.



Front Streetscape

# Sorrento Release

Artist impression. Images are for illustrative purposes only.



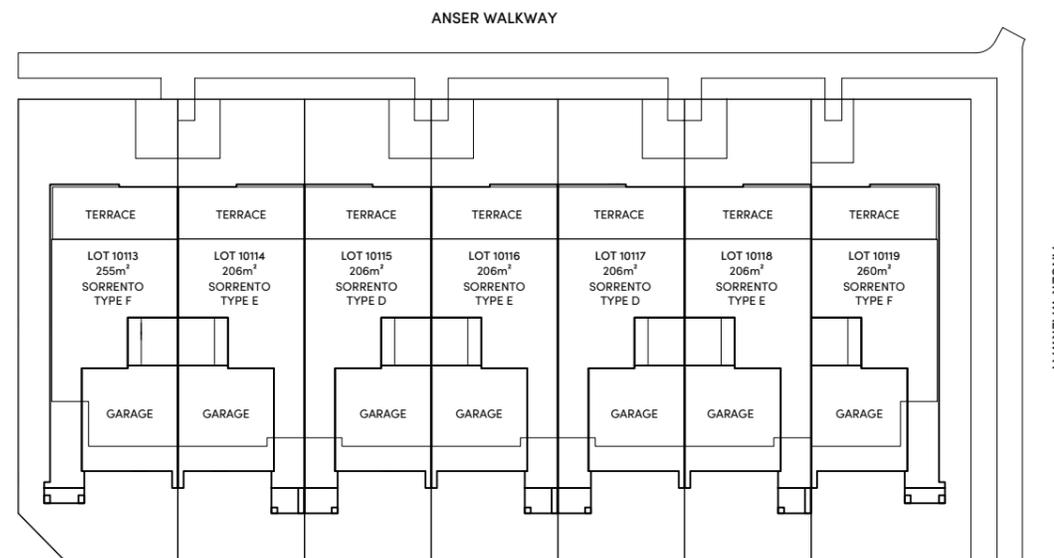
Rear Streetscape

Artist impression. Images are for illustrative purposes only.

## Come home to Averley

**At Stockland Averley, you'll join a welcoming community with a deep connection to nature. Here, you can live the way you were meant to live—surrounded by parks, bushland and classic Australian homes that blend seamlessly with the landscape.**

Set within the exciting new Pakenham East Precinct Structure Plan (PSP), Averley offers around 1,500 lots in a variety of sizes and elevations. Just 65km\* south-east of Melbourne's CBD, it brings a countryside feel while still offering easy access to the city.



Artist impression. Images are for illustrative purposes only.

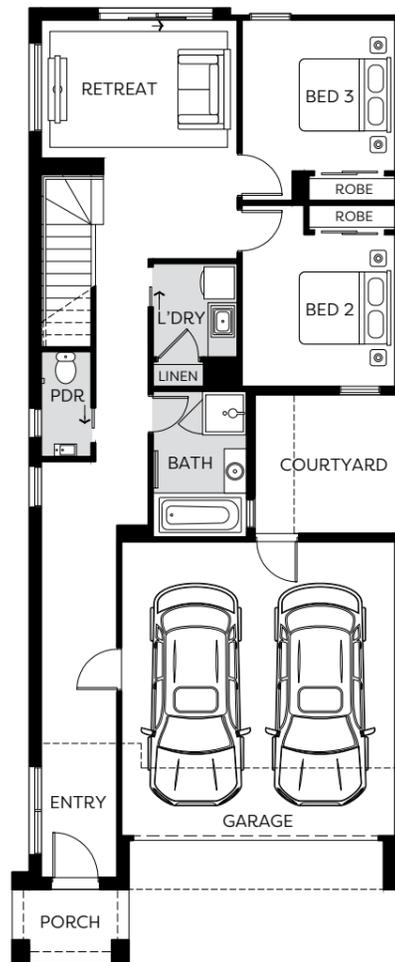


# Sorrento TYPE F

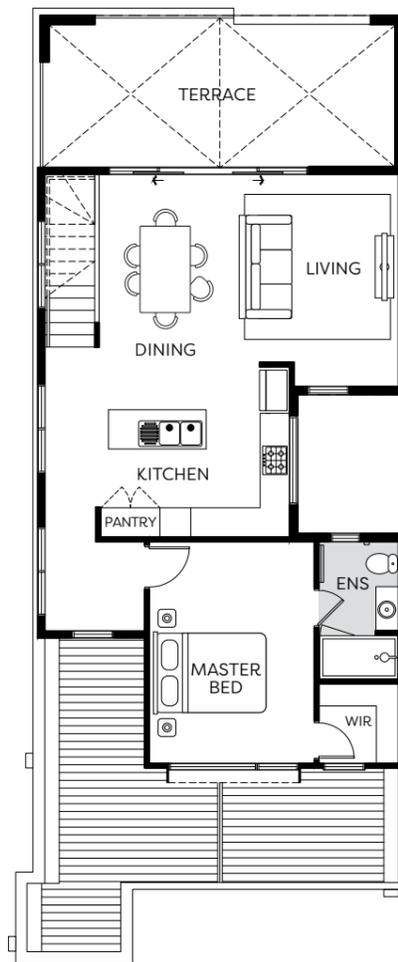
3 BED | 2.5 BATH | 2 CAR

Lot No. 10113, 10119\*

Home Size 24.68 SQ



GROUND FLOOR



FIRST FLOOR

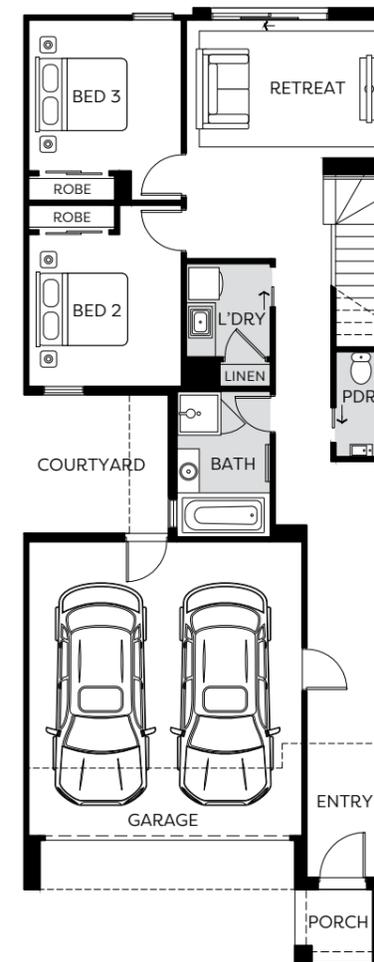
\*Lot 10119 Flipped. Artist impression. Images are for illustrative purposes only. This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary. Floorplans may vary depending on the selected façade. Please consult with New Home Consultant and refer to specific plans for details.

# Sorrento TYPE E

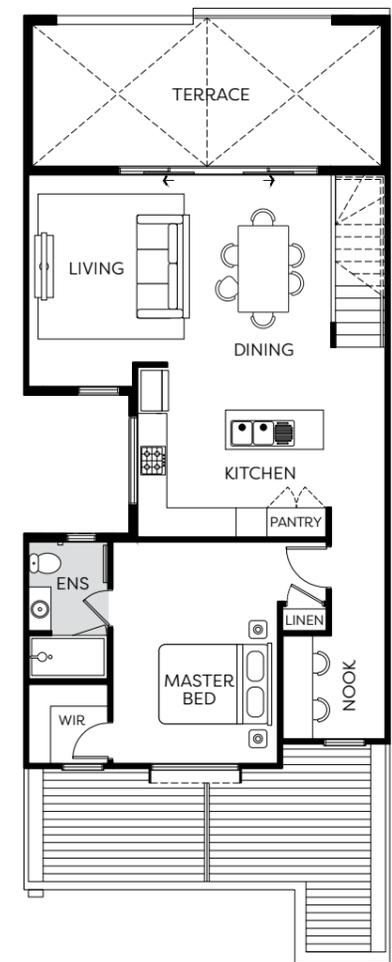
3 BED | 2.5 BATH | 2 CAR

Lot No. 10114, 10116 & 10118

Home Size 24.91 SQ



GROUND FLOOR



FIRST FLOOR

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.

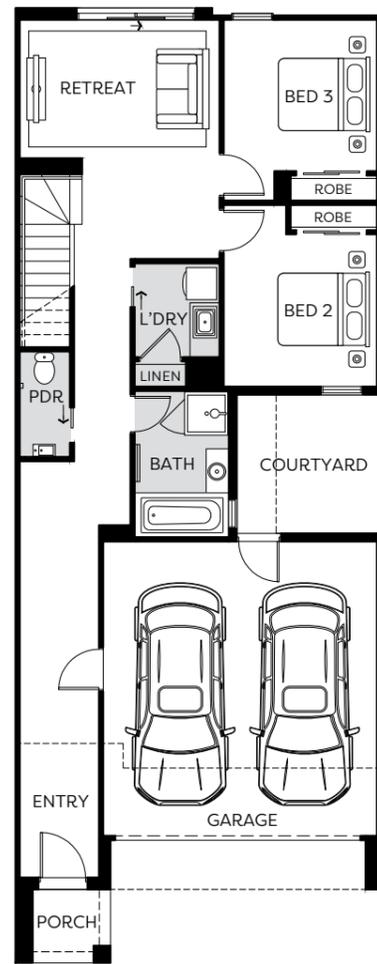


# Sorrento TYPE D

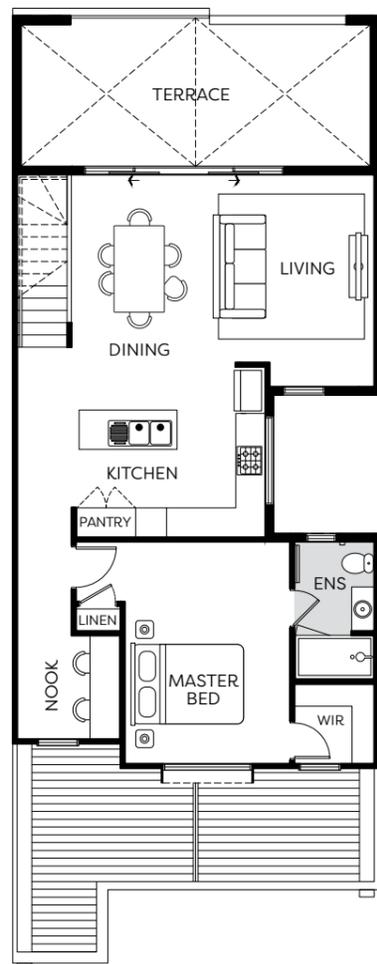
3 BED | 2.5 BATH | 2 CAR

Lot No. 10115 & 10117

Home Size 24.91 SQ



GROUND FLOOR



FIRST FLOOR



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.

# Luxe Townhome 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 (White subway tiles to Regent and Ruthven home designs).

### Bathroom, Ensuite, Powder Room & WC

- Mirror with polished edges to full width of vanities sitting on tiled splashback.
- Ceramic abovement basin, No tap hole low profile 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.
- Handheld shower on rail for Bathroom and Ensuite.
- 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 & Cooling

- Reverse cycle split system (heating and cooling) to Living and Bedrooms as per manufacturers/suppliers' recommendations for home size.
- 7-star energy compliant.

### Electrical

- Recessed LED downlight in white non-metallic polyamide housing with diffuser.
- Two external flood light wall mounted light fitting. (Design Specific).
- 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.
- Powder coated aluminum windows. (Design Specific).
- 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 and 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 600m<sup>2</sup>, 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

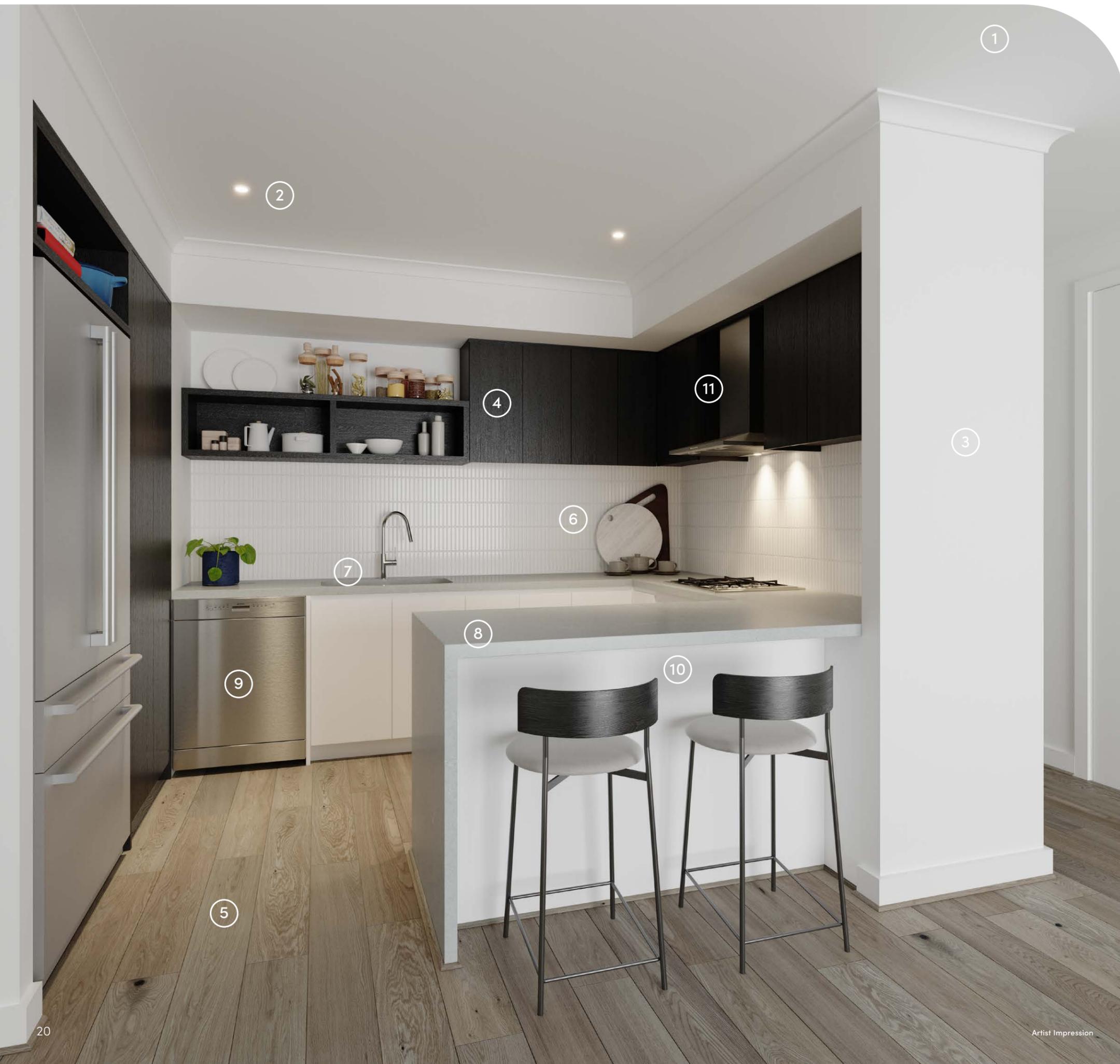
1. 2590mm ceilings to ground floor
2. LED Downlights
3. Paint 'SOHO White'
4. Overhead Cabinets 'Bleached Elm'
5. Quality Timber Laminate Floor 'Rustic Oatmeal'
6. Premium Splashback 'Grander Atlantis White Silk'
7. Chrome pull out tap & stainless steel double undermount sink
8. 40mm Caesarstone Mineral 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

# A place that is naturally yours

Enjoy the best of both worlds at Averley, where everyday nature, meets urban convenience. Whether you're picking up essentials at Cardinia Lakes Shopping Centre or browsing the range of retailers, cafes and restaurants in the heart of Pakenham, everything you need is within easy reach. Plus, the new East Pakenham Train Station makes commuting to the city simpler and more seamless than ever.

With 20 hectares of green open space, there are plenty of places to unwind and reconnect with nature. Hike or jog along future nature trails or let the kids run free at the playground while you relax and catch up with friends over a picnic. You'll find a new kind of balance here, with new adventures every day.

When it comes to education opportunities, Averley is spoilt for choice. There are seven existing schools and early learning centres within a short drive from Averley. A primary school is also proposed within the community, as well as three other proposed schools for nearby Pakenham East.

Now's the time to embrace the lifestyle you and your family deserve – and enjoy the things that matter most.

-  Sales & Information Centre
-  Display Village
-  Education and Childcare Centres
  - Proposed Primary School<sup>^</sup>
  - Aspire Childcare Pakenham – 5.6km
  - Pakenham Twinklekids Early Learning Centre – 6.2km
  - The Learning Sanctuary Pakenham – 6.3km
  - Pakenham Primary School – 3.2km
  - Pakenham Lakeside Primary School – 9.9km
  - John Henry Primary School – 10.4km
  - Pakenham Secondary College – 6.4km
  - Beaconhills College – 7.2km
  - Lakeside College – 7.9km
-  Shopping and Amenities
  - Future Town Centre<sup>^</sup>
  - Cardinia Lakes Shopping Centre – 3km
  - Pakenham Central Marketplace – 5.4km
  - Pakenham Place Shopping Centre – 5.8km
  - The Drake Tavern/Railway Hotel Pakenham – 5.8km
  - The Cornerstone Cafe – 6.1km
  - Village Lakeside Shopping Centre – 7.8km
  - Bunnings Pakenham – 8km
-  Public Transport and Accesses
  - Princes Freeway entry – 3.3km
  - East Pakenham Station – 4.1km
  - Nar Nar Goon Railway Station – 4.6km
  - Pakenham Train Station – 6km
-  Leisure and Sporting Clubs
  - Pakenham & District Golf Club – 5.7km
-  Parks and Open Spaces
  - Future Hilltop Park
  - Future Local Parks
  - Eastone Reserve – 3.5km
  - Vantage Drive Reserve – 4.2km
  - Toomuc Reserve – 7.5km
  - Lakeside Pakenham – 8.2km
-  Attractions
  - Proposed Community Centre<sup>^</sup>
  - Pakenham Main Street Cafes & Restaurants – 6.2km
  - Gumbuya World – 11.4km
  - D'Angelo Estate Vineyard – 13.1km
  - Mornington Peninsula – 60km

- Legend**
-  Released Land
  -  Future Release
  -  Medium Density
  -  Display Village
  -  Proposed Primary School<sup>^</sup>
  -  Proposed Community Centre<sup>^</sup>



Masterplan supplied for the purpose of providing an impression of Stockland Averley and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. Any future infrastructure referenced in this brochure is proposed for Stockland Averley as at February 2026. The delivery and location of proposed infrastructure, facilities, amenities, services and destinations is indicative only and may change due to future circumstances. \*All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (February 2026). <sup>^</sup>Subject to planning approval.

# Community is at the heart of Averley

**For more than 70 years, Stockland have been creating and curating communities with people at the heart of the places they create.**

As one of Australia's largest diversified property groups, they are building on their legacy, helping more Australians achieve the dream of home ownership and creating places and spaces full of energy, soul and life.



Artist Impression, subject to change. Image courtesy of Stockland Averley.



Image courtesy of Stockland Averley.

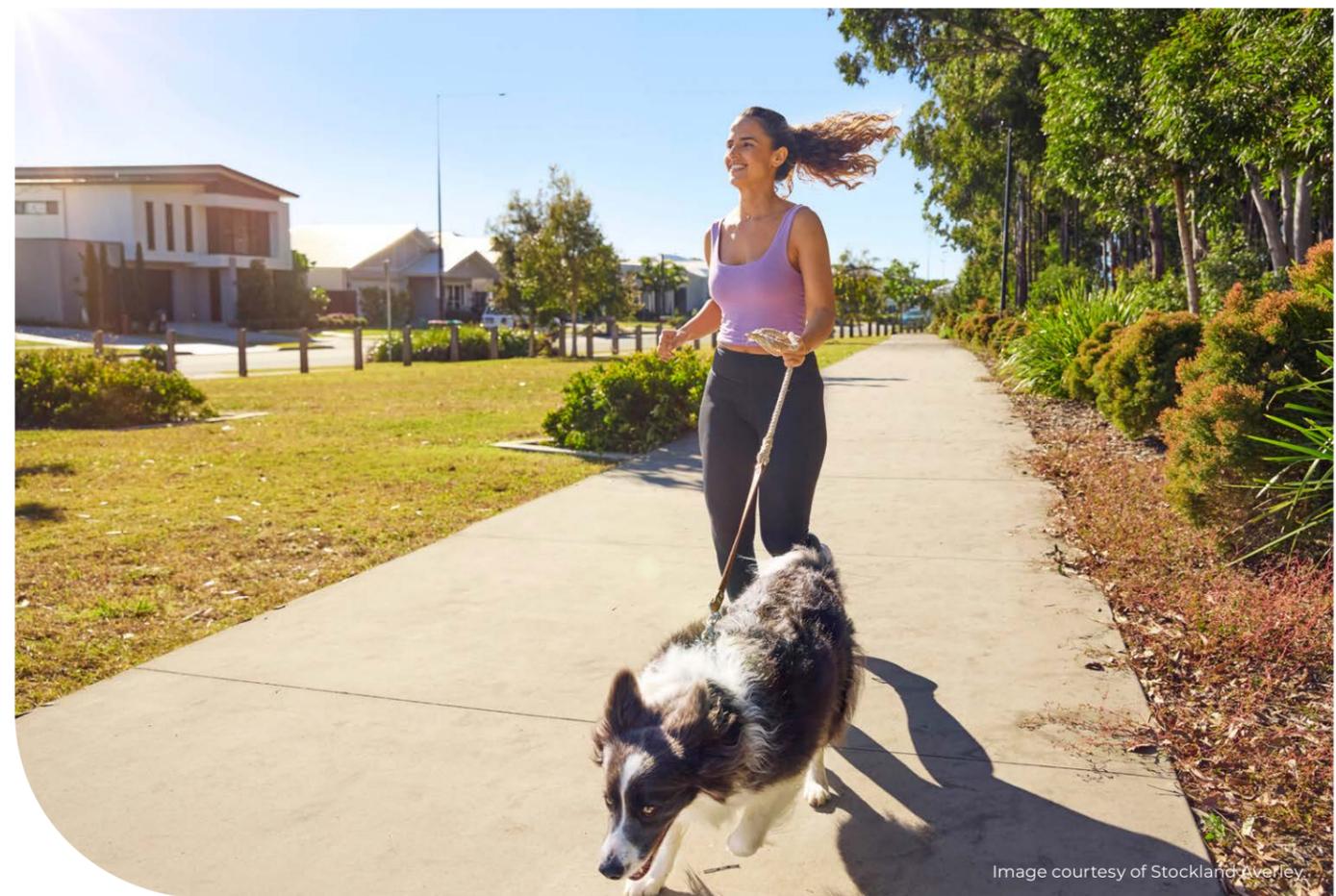


Image courtesy of Stockland Averley.



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