



CENTURION

TOWNHOME RELEASE

SOHO
LIVING

The SOHO Living Difference



SOHO Living is redefining modern homeownership with architecturally designed homes and townhomes that combine style, quality and affordability. As a leading medium-density builder under Mirrastone, Victoria's #1 home builder, we bring the strength, experience and trusted delivery of a leading builder to every home we create.

Partnering with Victoria's leading land developers, SOHO Living delivers architecturally designed townhomes within some of the state's most sought-after communities.

Designed for modern living, our townhomes prioritise smart layouts, natural light, and low-maintenance living - perfect for those seeking comfort, style, and convenience in one complete package. With superior inclusions, streamlined processes, and personal support every step of the way, SOHO Living offers a home that's ready when you are.

Every home is built using trusted suppliers and quality materials to ensure lasting value and peace of mind - so you can move in and simply enjoy life.

Centurion Release Alamora by Villawood, Tarneit



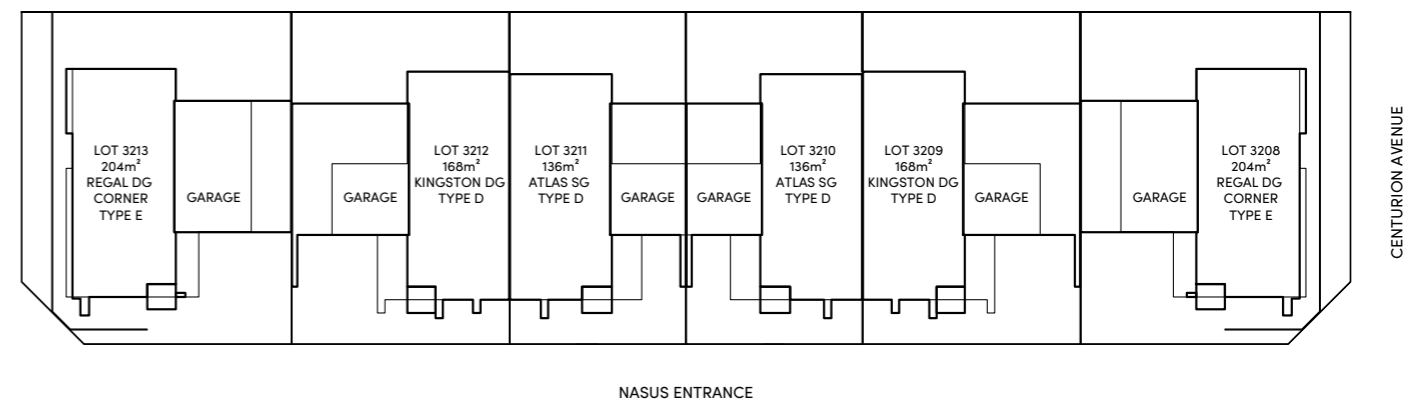
Artist impression. Images are for illustrative purposes only.

Welcome to Alamora

A tranquil oasis in the thriving, sought-after suburb of Tarneit, Villawood Properties' master-planned Alamora community is designed for living well. Enjoy beautifully landscaped parks, playgrounds and an exceptional range of first-class amenities, all thoughtfully woven into everyday life.

Perfectly positioned, Alamora offers easy access to town centres, schools, sporting facilities and transport links. With over 15 hectares of open space and the scenic Werribee River on your doorstep, there's room for every member of the family to relax, explore and connect.

Come home to Alamora, where amenity, access and activities come together to create a truly connected lifestyle. There is more to love at Alamora.



NASUS ENTRANCE

ALAMORA
Tarneit

villawood
properties



Regal

CORNER - TYPE E

4 BED | 2.5 BATH | 2 CAR

Lot No. 3213

Home Size 18.79 SQ

Regal

CORNER - TYPE E

4 BED | 2.5 BATH | 2 CAR

Lot No. 3208

Home Size 18.79 SQ

Kingston

TYPE D - DG

3 BED | 2.5 BATH | 2 CAR

Lot No. 3212 & 3209*

Home Size 16.07 SQ

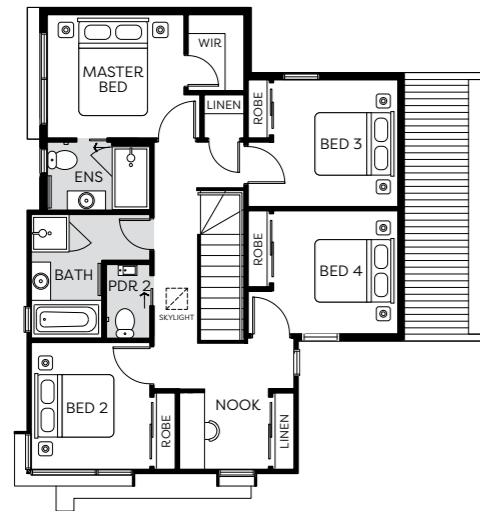
Kingston

TYPE D - DG

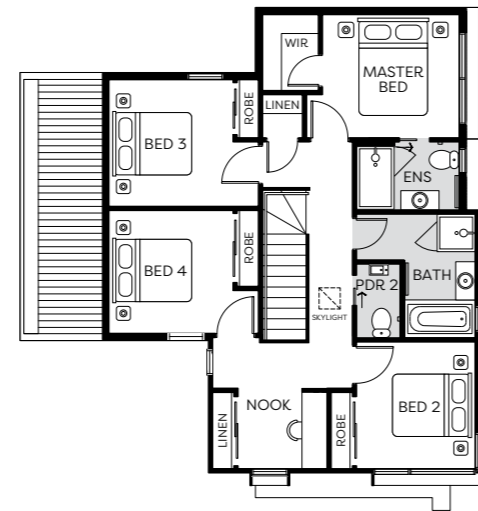
4 BED | 2.5 BATH | 2 CAR

Lot No. 3212 & 3209*

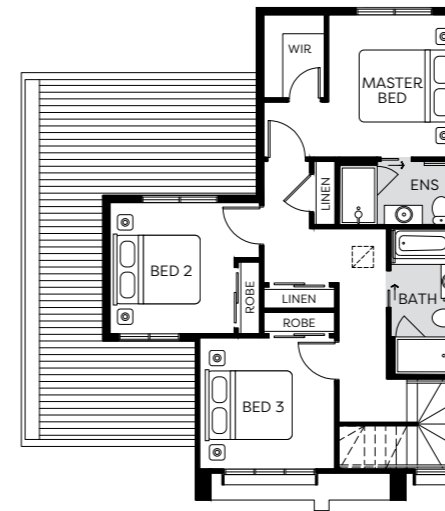
Home Size 17.18 SQ



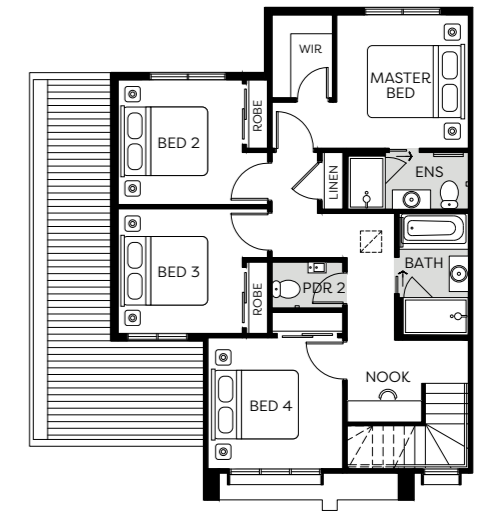
FIRST FLOOR



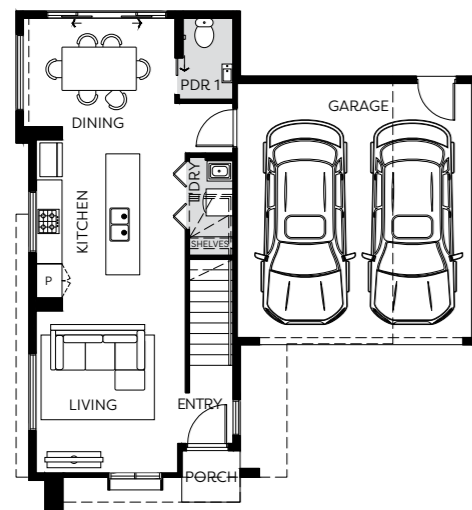
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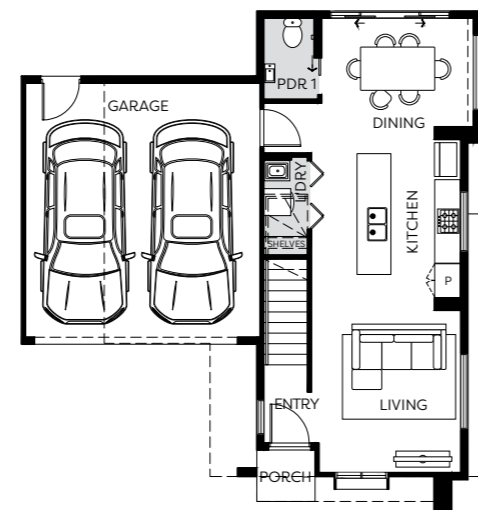
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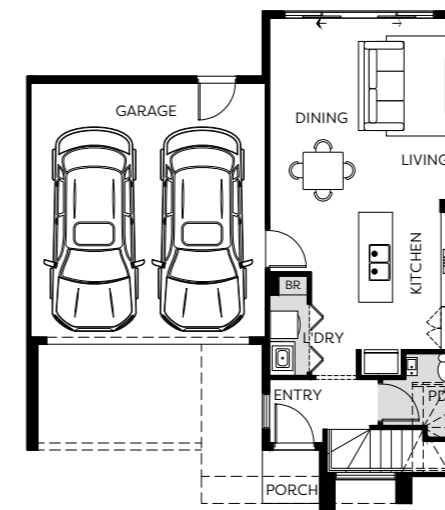
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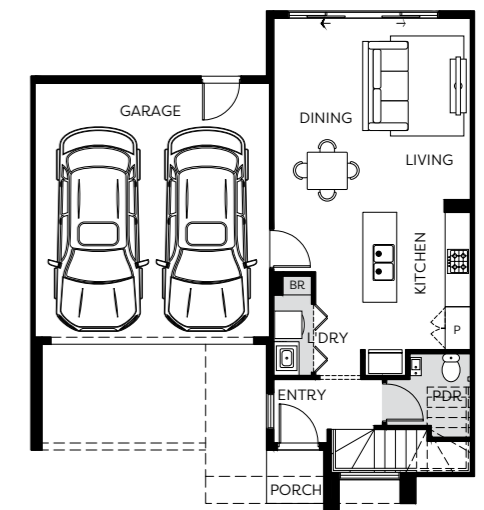
GROUND FLOOR



GROUND FLOOR



GROUND FLOOR



GROUND FLOOR

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*Lot 3209 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.



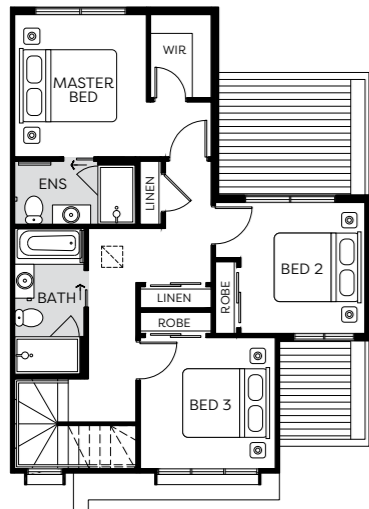
Atlas

TYPE D

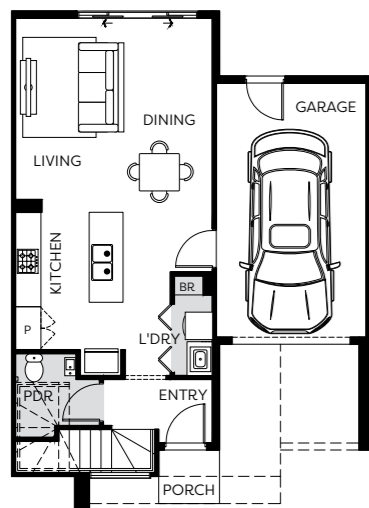
3 BED | 2.5 BATH | 1 CAR

Lot No. 3211 & 3210*

Home Size 16.02 SQ



FIRST FLOOR



GROUND FLOOR

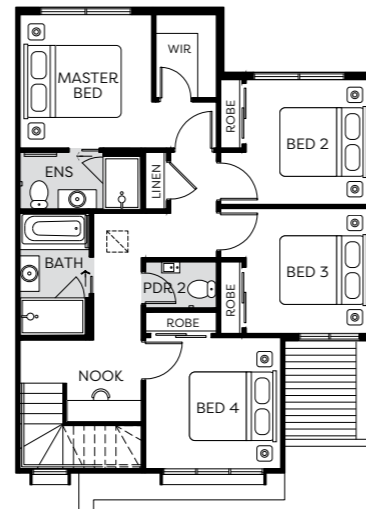
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TYPE D

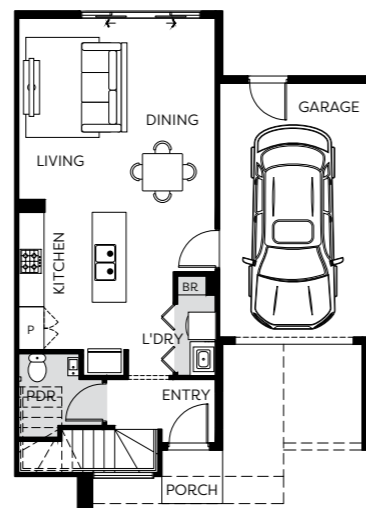
4 BED | 2.5 BATH | 1 CAR

Lot No. 3211 & 3210*

Home Size 17.13 SQ



FIRST FLOOR



GROUND FLOOR

*Lot 3210 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.



Townhome Inclusions



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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!



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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 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



At the heart of the community is the exclusive \$14 million Club Alamora — a residents-only lifestyle destination designed by award-winning architects ClarkeHopkinsClarke. Featuring resort-style swimming pools, a fully equipped gym, parents’ retreat, function spaces, Café Alamora and more, Club Alamora elevates everyday living.

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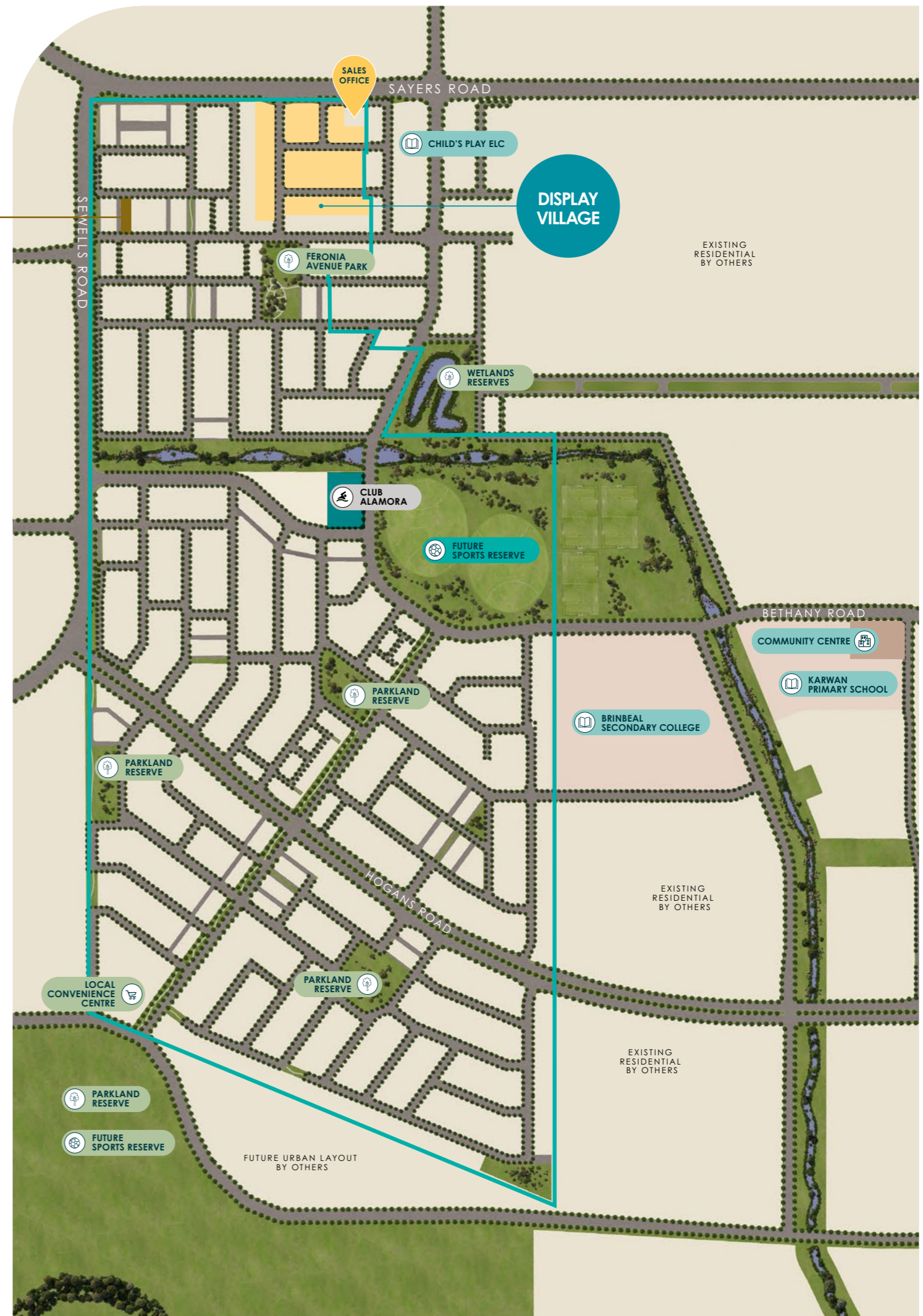
Low-Maintenance Living. Exceptional Lifestyle.

Discover the perfect balance of style, convenience and community with the SOHO Living release at Alameda. Positioned in the established northern pocket, these contemporary house and land packages offer an easy, low-maintenance lifestyle without compromise — surrounded by some of Alameda's best amenities.

Enjoy exclusive access to Club Alameda, where residents can unwind at the café, stay active in the state-of-the-art gym, or make a splash in the lap and leisure pools. With a bookable function spaces, BBQ areas and a dedicated parents' retreat, it's a place designed for connection, celebration and everyday ease.

Just moments from home, Feronia Avenue Park offers lush green open space and a playground the kids will love, perfect for relaxed afternoons and weekend catch-ups.

This map is provided solely for the purpose of providing an impression of the development called "Alameda", as well as the approximate location for existing and proposed facilities, amenities, services or destinations, and the contents are not intended to be used for any other purpose. Any statements of distance or size are approximate and for indicative purposes only. Villawood makes no representations and gives no warranties about the future developmental potential of the site, or the current or future location or existence of any facilities, amenities, services or destinations. All images and statements are based on information available to, and the intention of, Villawood at the time of creation of this map (March 2026) and may change due to Villawood. Villawood accepts no liability for any loss or damage arising as a result of any reliance on this brochure or its contents.





Discover the perfect balance of convenience & community

Villawood Properties is one of Australia's most trusted residential land developers, with over 35 years of experience shaping vibrant, connected communities. With a portfolio of more than 50 successful projects, Villawood is known for its innovative, community-first approach to creating places people are proud to call home.

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