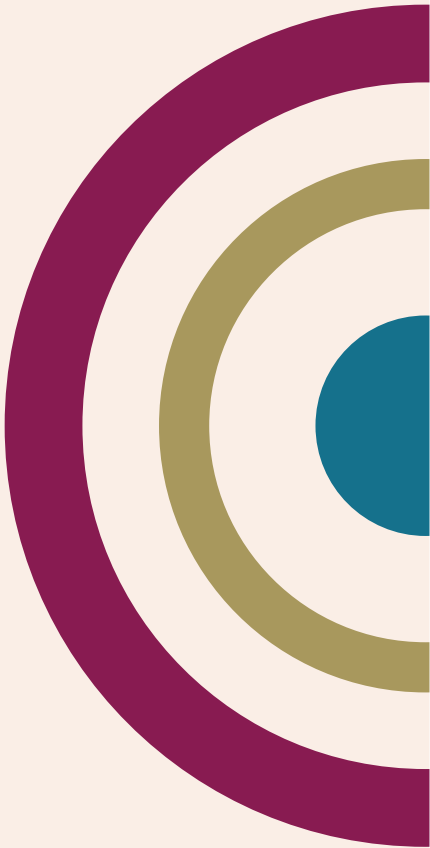
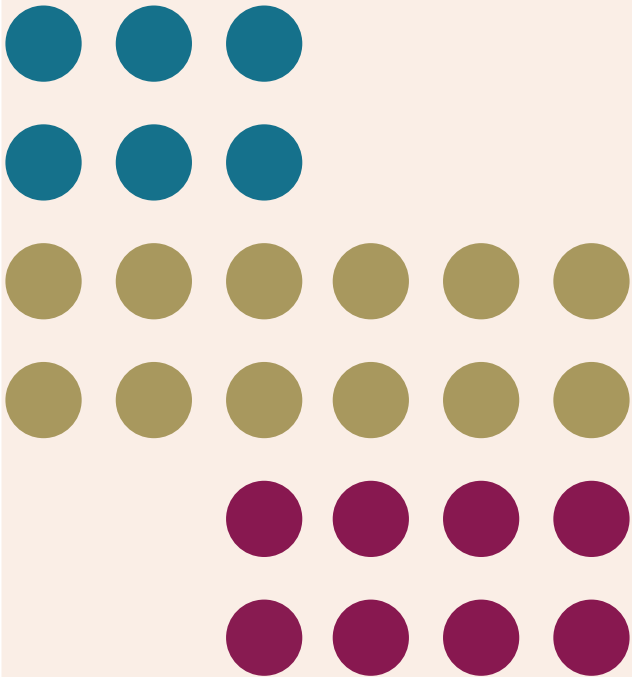




HEMEL

Townhome Collection



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.

Harpley Release, Werribee

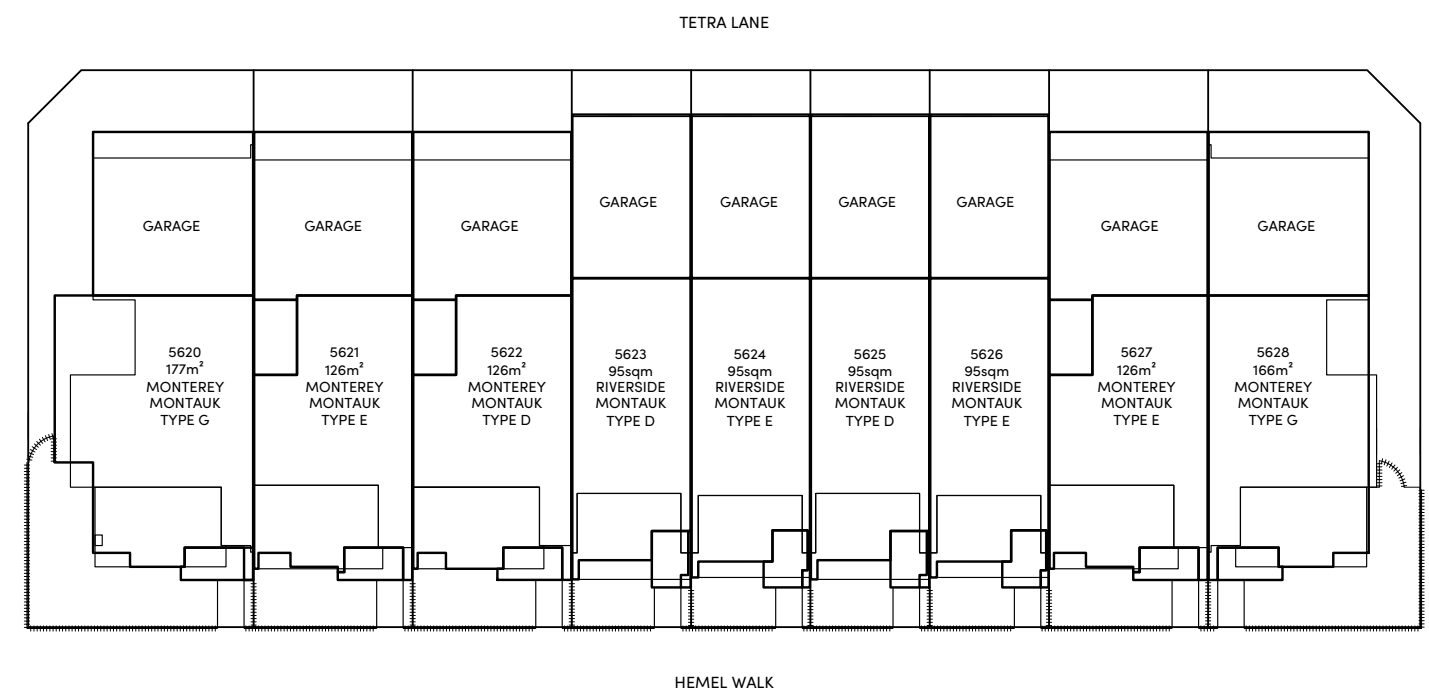


The Place to Start Living

This limited release of architecturally designed townhomes combines lifestyle, value and convenience in a growing, well-connected community.

Featuring fixed-price, full turn-key inclusions plus front fencing and a letterbox, each 7-star all-electric home is designed for easy modern living. Enjoy balconies overlooking the waterway and reserve, creating the perfect space to relax or entertain.

Located moments from Harpley Town Centre, schools, parks, wetlands and Wyndham Vale Train Station, with express services to the CBD.





Monterey

MONTAUK CNR - TYPE G

3 BED | 2.5 BATH | 2 CAR

Lot No. 5620 & 5628*

Home Size 20.29 SQ

Monterey

MONTAUK CNR - TYPE G

4 BED | 2.5 BATH | 2 CAR

Lot No. 5620

Home Size 21.56 SQ



Monterey

MONTAUK TYPE E

3 BED | 2.5 BATH | 2 CAR

Lot No. 5621 & 5627

Home Size 20.01 SQ



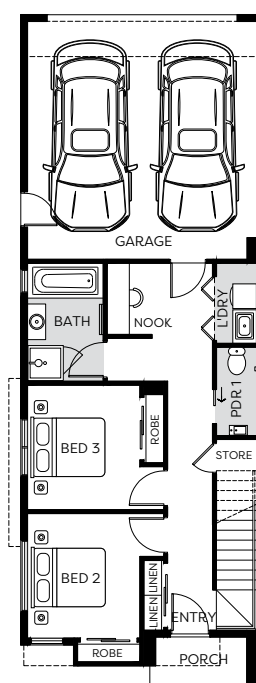
Monterey

MONTAUK TYPE D

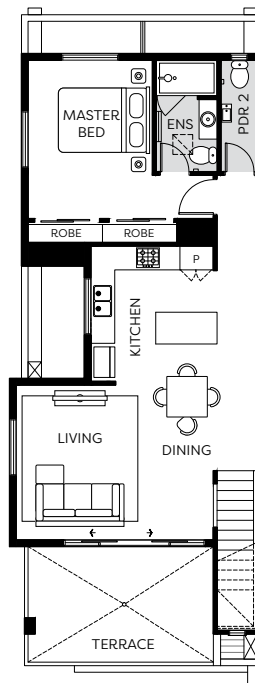
3 BED | 2.5 BATH | 2 CAR

Lot No. 5622

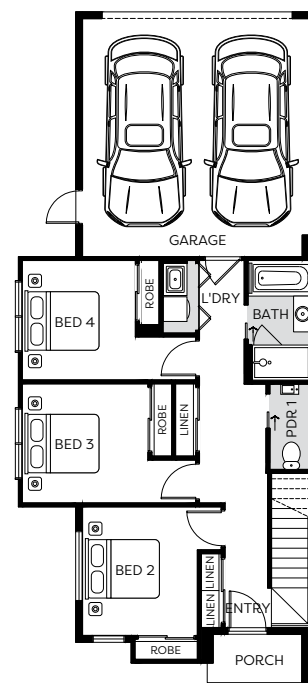
Home Size 20.01 SQ



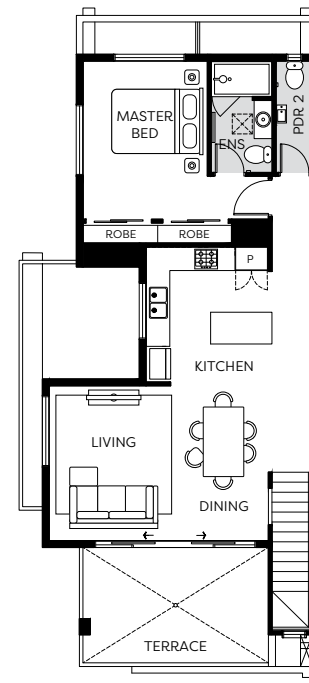
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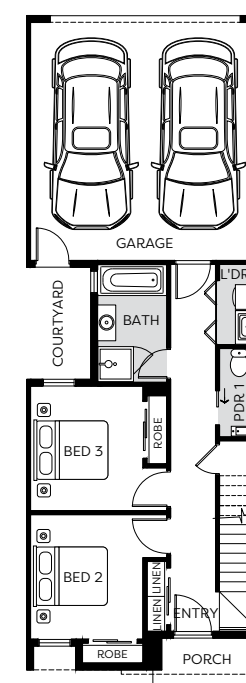
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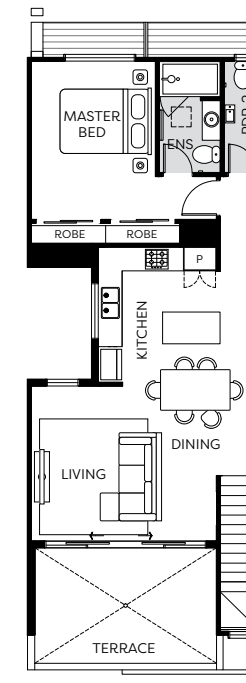
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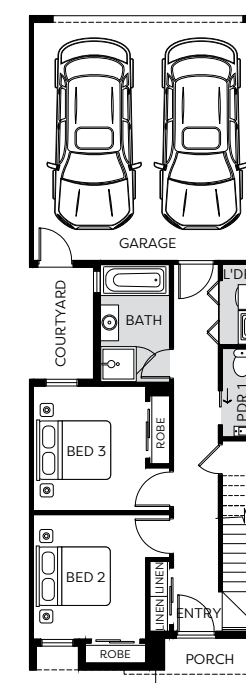
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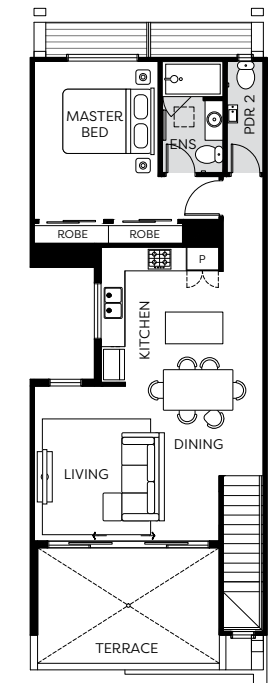
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

* Lot 5628 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.



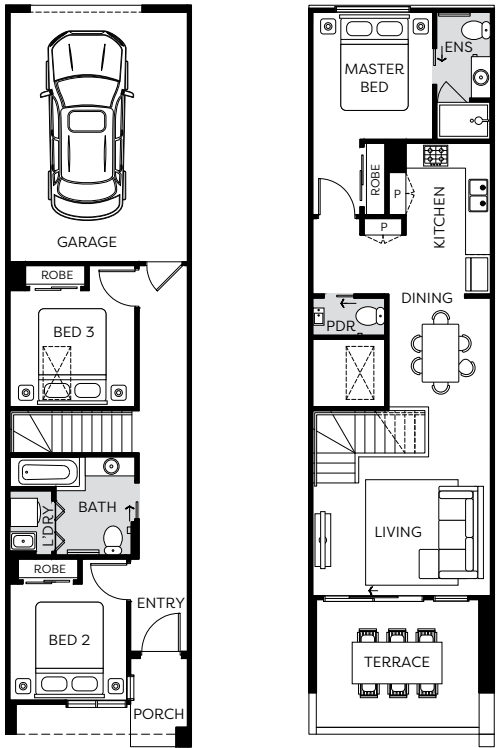
Riverside

MONTAUK TYPE D

3 BED | 2.5 BATH | 1.5 CAR

Lot No. 5623 & 5625

Home Size 16.62 SQ



GROUND FLOOR

FIRST FLOOR

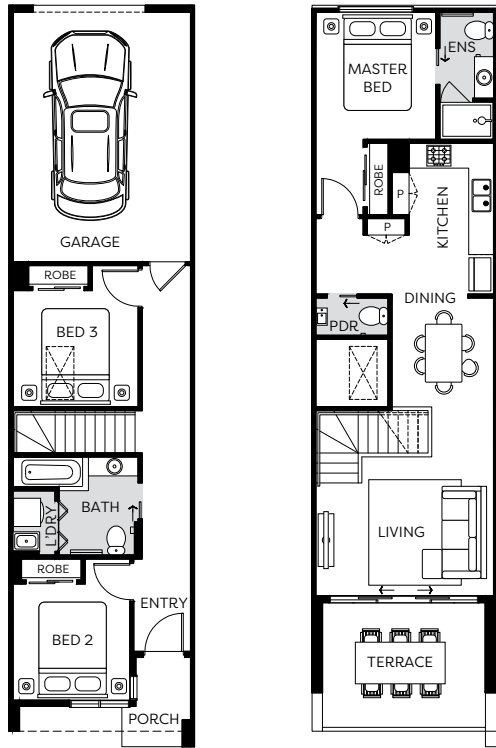
Riverside

MONTAUK TYPE E

3 BED | 2.5 BATH | 1 CAR

Lot No. 5624 & 5626

Home Size 16.62 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.



Images are for illustrative purposes only.

Ashford 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 induction cooktop.
- 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.
- 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).
- Lifetime Structural Warranty*.

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 (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, sewer and storm water included.
- Three phase power.
- 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.



Artist Impression

URBAN

Colour Scheme

1. 2590mm ceilings to ground floor
2. LED downlights
3. Paint 'Winter Mushroom'
4. Overhead Laminex cabinetry 'Royal Oak'
5. Quality timber laminate floor 'Coastal - San Remo'
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 Laminex cabinetry 'Stormcloud'
11. European inspired rangehood, cooktop and oven
 - Carpet Rumble 'Storm Cloud' (not shown)



Artist Impression

URBAN

Colour Scheme

1. Polished edge mirror
2. Tiled shower base with grated drain
3. 40mm Caesarstone Mineral benchtop 'Oyster'
4. Laminex cabinetry 'Royal Oak'
5. Floor to ceiling ceramic 450x450mm tiles 'Newport Greige Matt'
6. Acrylic bath in tiled podium
7. Semi-frameless shower screen
8. Handheld shower on rail
9. Quality chrome towel rail and toilet roll holders
10. Ceramic abovemount basin



COASTAL

Colour Scheme

1. 2590mm ceilings to ground floor
2. LED downlights
3. Paint 'SOHO White'
4. Overhead Laminex cabinetry 'Bleached Elm'
5. Quality timber laminate floor 'Coastal - Newhaven'
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 Laminex cabinetry 'Calm White'
11. European inspired rangehood, cooktop and oven
 - Carpet Rumble 'Light Shadow' (not shown)



COASTAL

Colour Scheme

1. Polished edge mirror
2. Tiled shower base with grated drain
3. 40mm Caesarstone Mineral benchtop 'Snow'
4. Laminex cabinetry 'Bleached Elm'
5. Floor to ceiling ceramic 450x450mm tiles 'Omniiform Grey Matt'
6. Acrylic bath in tiled podium
7. Semi-frameless shower screen
8. Handheld shower on rail
9. Quality chrome towel rail and toilet roll holders
10. Ceramic abovemount basin



ECHO

Colour Scheme

1. 2590mm ceilings to ground floor
2. LED downlights
3. Paint 'Designer White'
4. Overhead Laminex cabinetry 'Calm White'
5. Quality timber laminate floor 'Coastal - Otway'
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 Laminex cabinetry 'Calm White'
11. European inspired rangehood, cooktop and oven
 - Carpet Rumble 'Storm Cloud' (not shown)



ECHO

Colour Scheme

1. Polished edge mirror
2. Tiled shower base with grated drain
3. 40mm Caesarstone Mineral benchtop 'Raw Concrete'
4. Laminex cabinetry 'Calm White'
5. Floor to ceiling ceramic 450x450mm tiles 'Newport Greige Matt'
6. Acrylic bath in tiled podium
7. Semi-frameless shower screen
8. Handheld shower on rail
9. Quality chrome towel rail and toilet roll holders
10. Ceramic abovemount basin



NOVA

Colour Scheme

1. 2590mm ceilings to ground floor
2. LED downlights
3. Paint 'Winter Mushroom'
4. Overhead Laminex cabinetry 'Black Birchply'
5. Quality timber laminate floor 'Coastal - San Remo'
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 Laminex cabinetry 'Calm White'
11. European inspired rangehood, cooktop and oven
 - Carpet Rumble 'Pivot Grey' (not shown)



NOVA

Colour Scheme

1. Polished edge mirror
2. Tiled shower base with grated drain
3. 40mm Caesarstone Mineral benchtop 'Alpine Mist'
4. Laminex cabinetry 'Black Birchply'
5. Floor to ceiling ceramic 450x450mm tiles 'Omniiform Grey Matt'
6. Acrylic bath in tiled podium
7. Semi-frameless shower screen
8. Handheld shower on rail
9. Quality chrome towel rail and toilet roll holders
10. Ceramic abovemount basin

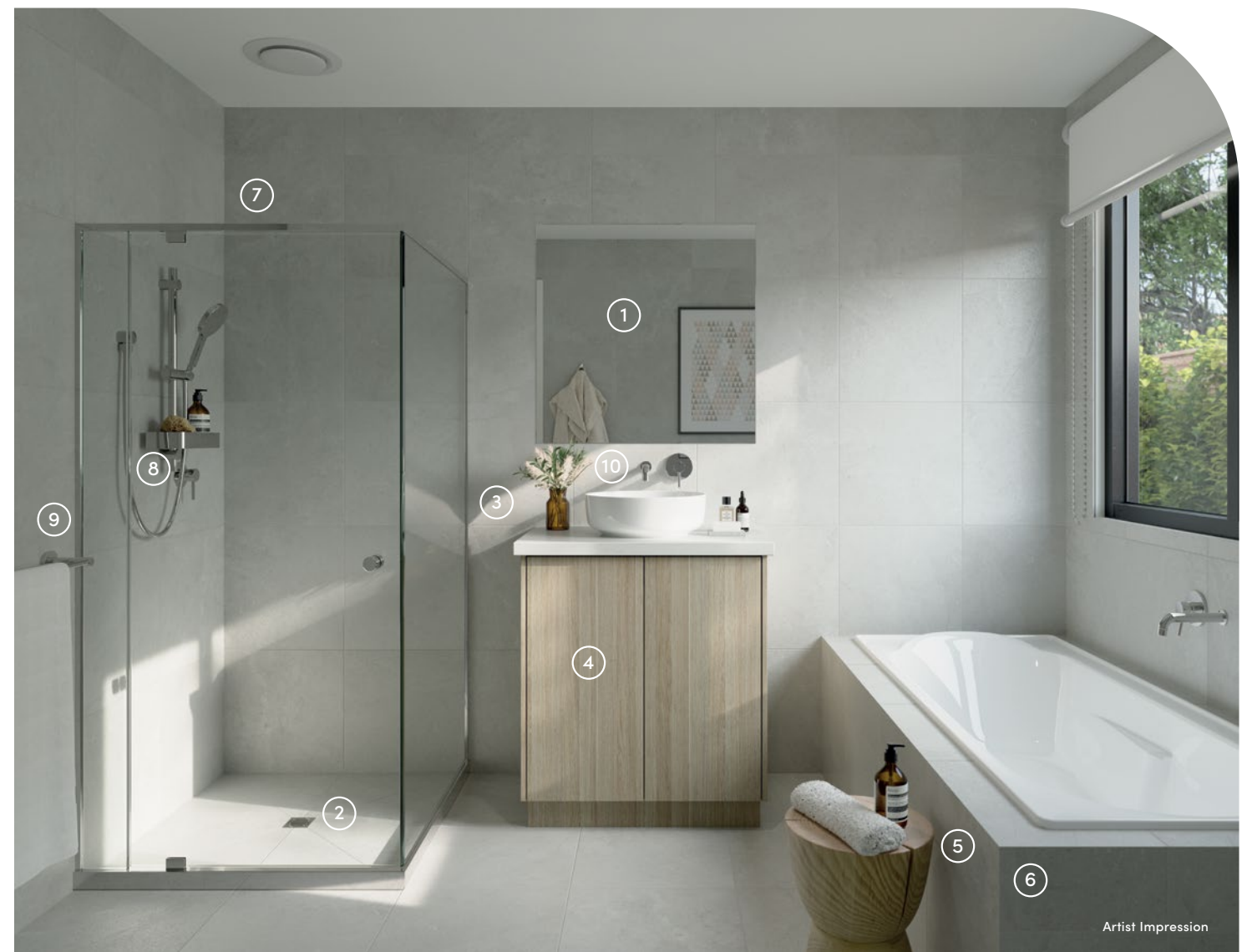


Artist Impression

BOTANIC

Colour Scheme

1. 2590mm ceilings to ground floor
2. LED downlights
3. Paint 'Floral White'
4. Overhead Laminex Cabinetry 'Classic Oak'
5. Quality timber laminate floor 'Coastal - San Remo'
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 Laminex cabinetry 'Alpine Mist'
11. European inspired rangehood, cooktop and oven
 - Carpet Rumble 'Claystone' (not shown)



Artist Impression

BOTANIC

Colour Scheme

1. Polished edge mirror
2. Tiled shower base with grated drain
3. 40mm Caesarstone Mineral benchtop 'Organic White'
4. Laminex cabinetry 'Classic Oak'
5. Floor to ceiling ceramic 450x450mm tiles 'Omni-form Beige Matt'
6. Acrylic bath in tiled podium
7. Semi-frameless shower screen
8. Handheld shower on rail
9. Quality chrome towel rail and toilet roll holders
10. Ceramic abovement basin

Location

Discover a vibrant waterside 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.

- Legend
- Residential
 - Proposed Residential
 - Proposed Multi-Storey Residential
 - Display Village
 - Education
 - Harpley Town Centre
 - Harpley Town Centre – Mixed Use
 - Proposed Employment Precinct
 - Regional/Metro Rail Link
 - Proposed Regional Rail Link
 - Community Boundary



- Public Transport and Access
- Ballan Road – 3km
 - Princes Freeway – 4km
 - Werribee Train Station – 4km
 - Wyndham Vale Train Station – 5.8km
- Shopping and Amenities
- Harpley Town Centre – 1.1km
 - Proposed Boat Shed – 1.2km
 - Manor Lakes Central Shopping Centre – 5.3km
 - Werribee Village Shopping Centre – 6km
 - Pacific Werribee – 8.5km
 - Wyndham Village Shopping Centre – 13.3km
 - Hoppers Crossing Shopping Centre – 13.4km
 - Tarneit Central – 13.6km
- Education and Childcare Centres
- Future Childcare (Montessori Beginnings) – 1.1km
 - Wallaby Childcare Lollypop Creek – 1.1km
 - Wallaby Childcare Harpley – 2.6km
 - Lollypop Creek Primary School – 900m
 - Thomas Chirnside Primary School – 2.4km
 - Iramoo Primary School – 2.7km
 - St Joseph's Catholic Primary School – 2.7km
 - Riverwalk Primary School – 3.2km
 - Wyndham Vale Primary School – 3.6km
 - Manorvale Primary School – 4km
 - Werribee Primary School – 4.3km
 - Walcom Ngarwa Secondary College – 1.9km
 - Nganboo Borron School – 3km
 - MacKillop College – 5.4km
 - Wyndham Central College – 5.4km
 - Manor Lakes College – 6.4km
 - Good News Lutheran College (Private P-12) – 9.5km
 - University of Melbourne, Werribee Campus – 7.8km
 - Victoria University, Werribee Campus – 8.8km

- Parks and Open Spaces
- Gordon O'Keeffe Reserve – 2.6km
 - Wyndham Vale Reserve – 2.7km
 - Lollypop Creek Reserve – 4.5km
 - Presidents Park – 4.5km
 - Galvin Park Reserve – 5.7km
 - Riverbend Historical Park – 5.8km
 - Werribee River Park – 6.5km
 - Werribee Open Range Zoo – 9.1km
 - You Yangs Regional Park – 25.6km
- Leisure and Sporting Clubs
- Wyndhamvale Football Club – 2.1km
 - Eagle Stadium – 3.7km
 - Anytime Fitness Harpley – 1km
 - Werribee Football Club – 4.6km
 - Aquapulze – 7.2km
 - Werribee Park Golf Club – 10km
- Medical Centres
- Harpley Doctors – 1.2km
 - 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
 - Werribee Mercy Hospital – 8.5km
 - Women's Health Hub – 12.1km
- Sales & Information Centre
- Display Village



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Harpley has it all

**Want to live by the water, without compromising on everyday convenience?
At Stockland Harpley, you'll enjoy a vibrant, well-established community
from the day you move in.**

With schools, shopping, a café, and community spaces already in place,
daily life is easy and connected. Spend your downtime exploring the
wetlands, walking trails and parklands that make Harpley so special.

Build your future in a neighbourhood where everything you need is already
here—and there's even more to come.



Images are for illustrative purposes only.



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Stockland

| Harpley

| SOHO
LIVING

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