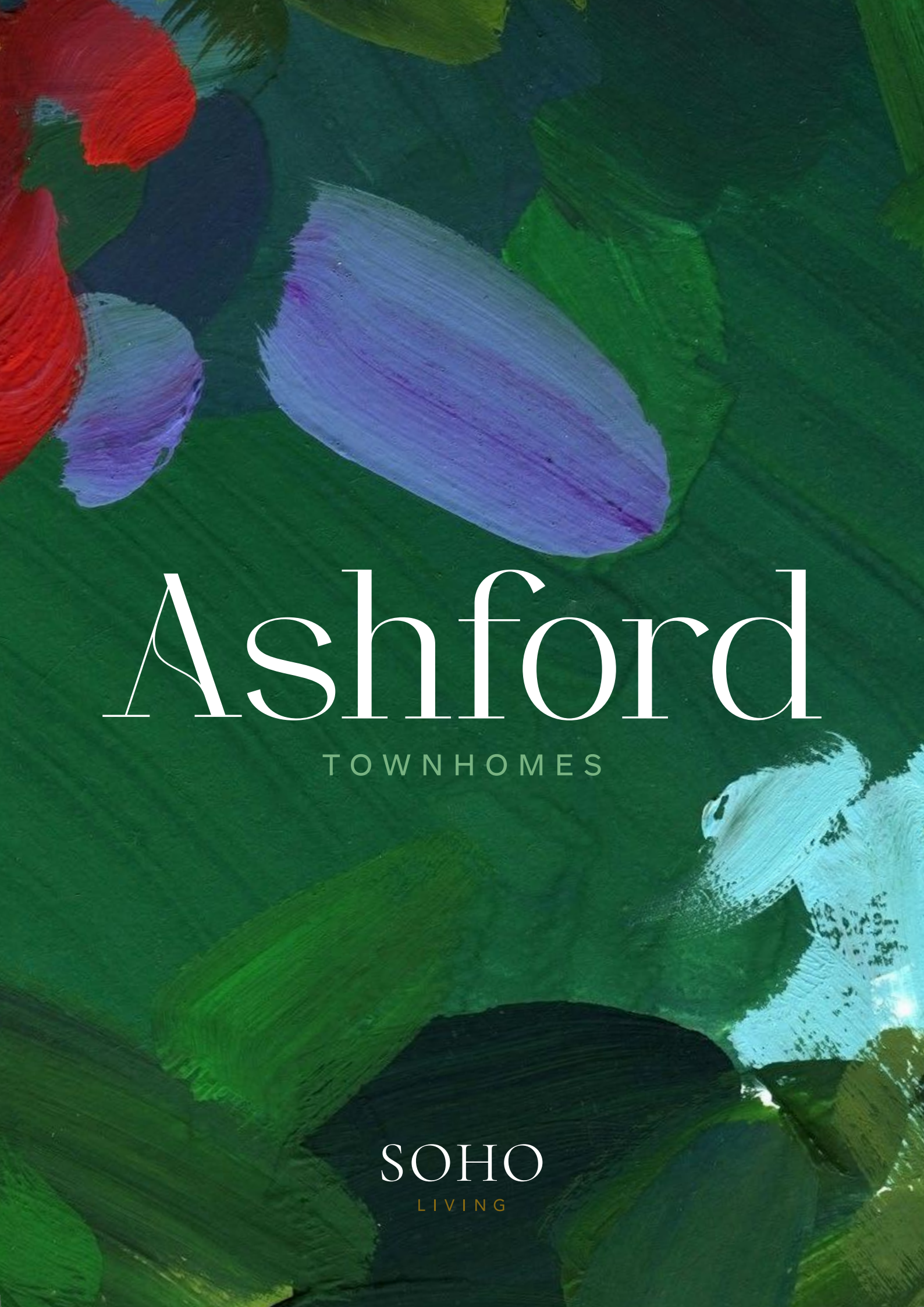




Ashford

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.

Ashford Townhomes



Artist impression. Images are for illustrative purposes only.

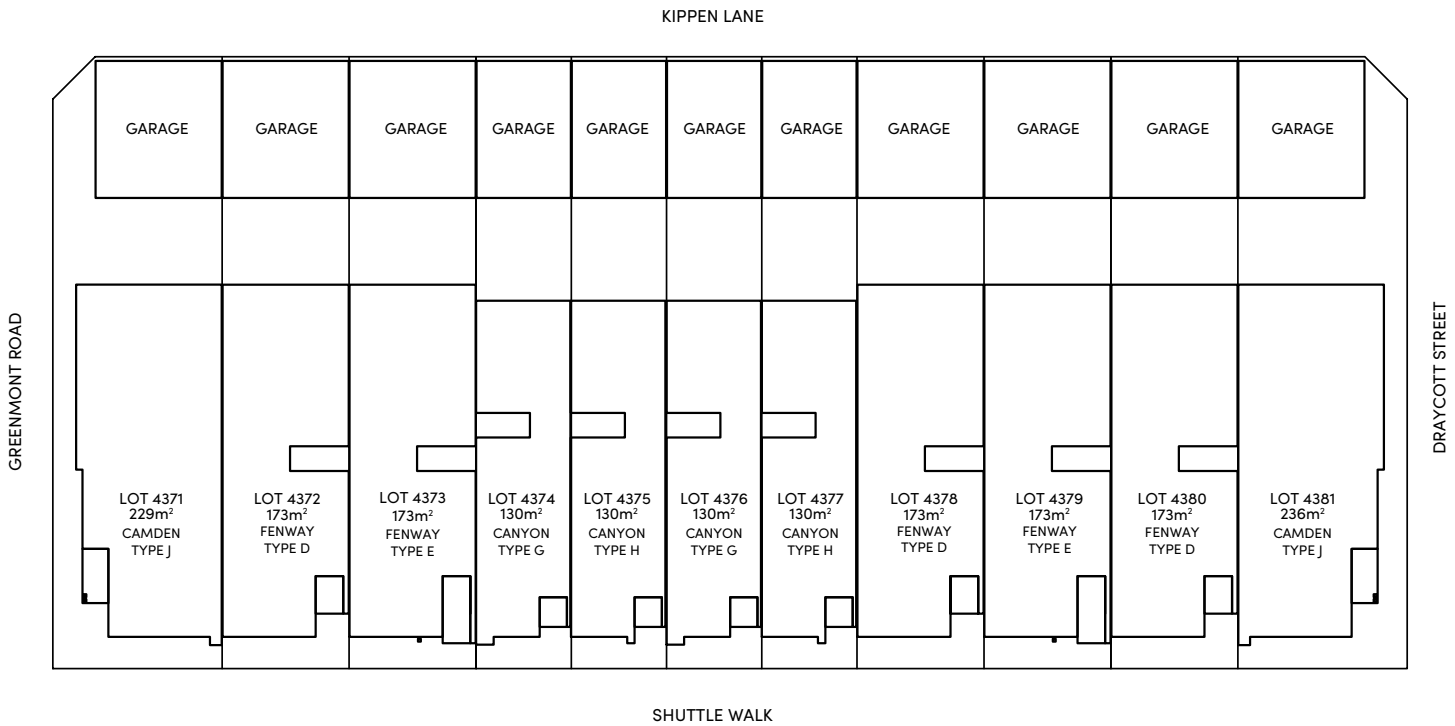


Welcome to Jubilee, an established and vibrant community in Wyndham Vale, at the heart of Melbourne's fast-growing West.

At Jubilee you'll find an abundance of space, nature and everything you need. From land, house and land, townhomes and apartments to sports fields, parks, playgrounds, wetlands, child care, schools, shops, wellness spaces and Australia's first private indoor water park. All of this combined with great connections and surroundings of exceptional nature.

This is a place to celebrate living. Celebrate community, vitality, diversity, nature, energy, convenience, choice, family and a brighter future.

A vibrant community full of personality and a place for living life to its fullest, your way.



Artist impression. Images are for illustrative purposes only.



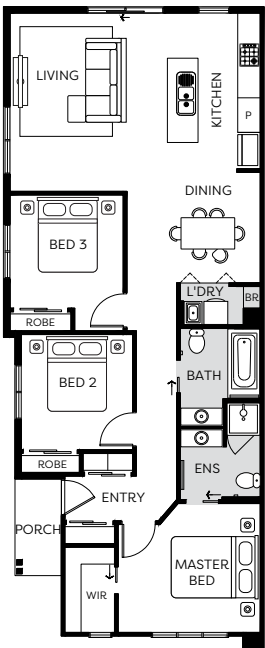
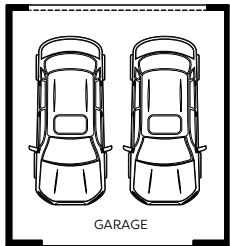
Camden

CORNER TYPE J

3 BED | 2 BATH | 2 CAR

Lot No. 4371 & 4381*

Home Size 15.97 SQ



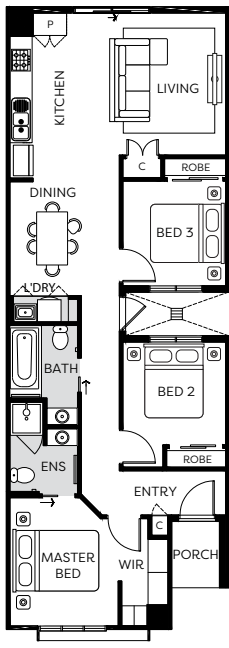
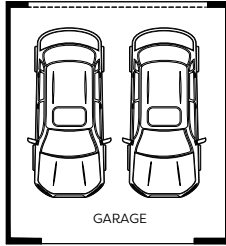
Fenway

TYPE D

3 BED | 2 BATH | 2 CAR

Lot No. 4372, 4378 & 4380

Home Size 14.29 SQ



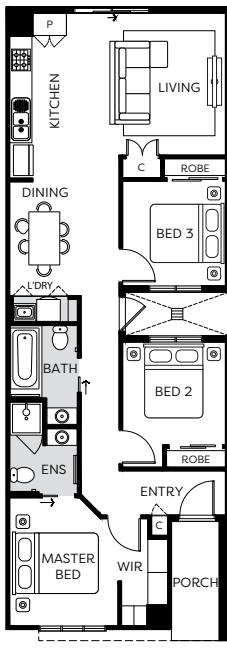
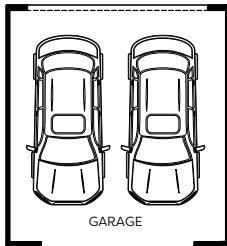
Fenway

TYPE E

3 BED | 2 BATH | 2 CAR

Lot No. 4373 & 4379

Home Size 14.52 SQ



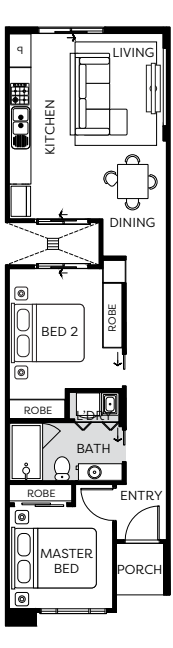
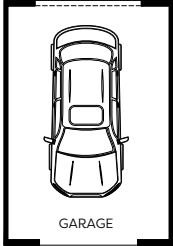
Canyon

TYPE G

2 BED | 1 BATH | 1 CAR

Lot No. 4374 & 4376

Home Size 10.37 SQ



*Lot 4381 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.

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.



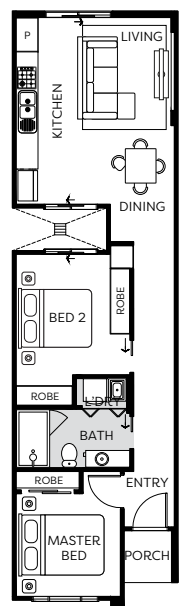
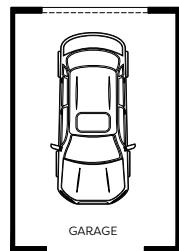
Canyon

TYPE H

2 BED | 1 BATH | 1 CAR

Lot No. 4375 & 4377

Home Size 10.34 SQ



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.



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 abovement 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 (excludes 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.
- 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

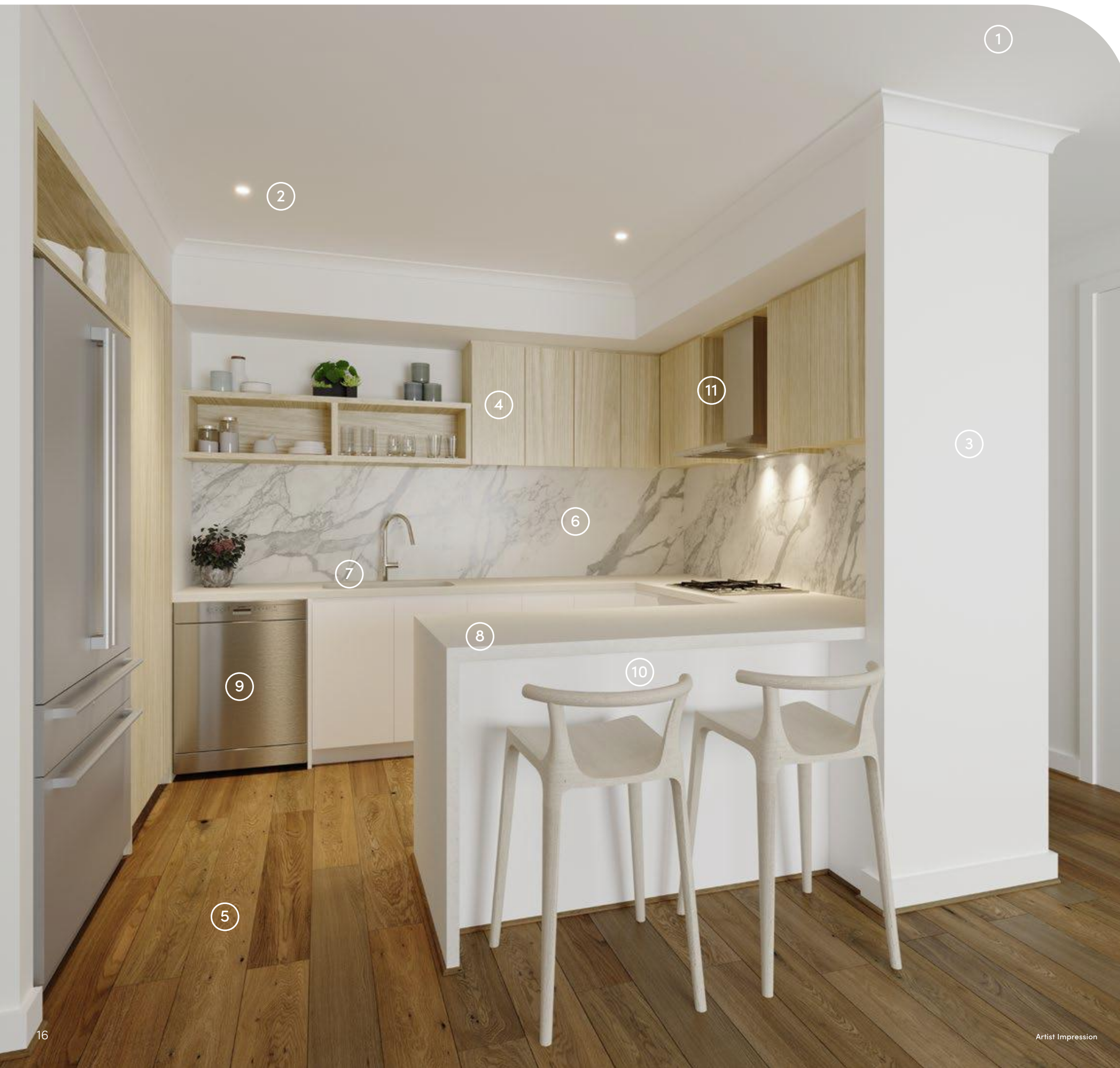
- Two garden taps, one located to the front water meter and one adjacent to the external Laundry door or at the rear (Design Specific).
- Hot water unit in accordance with estate design guidelines.



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

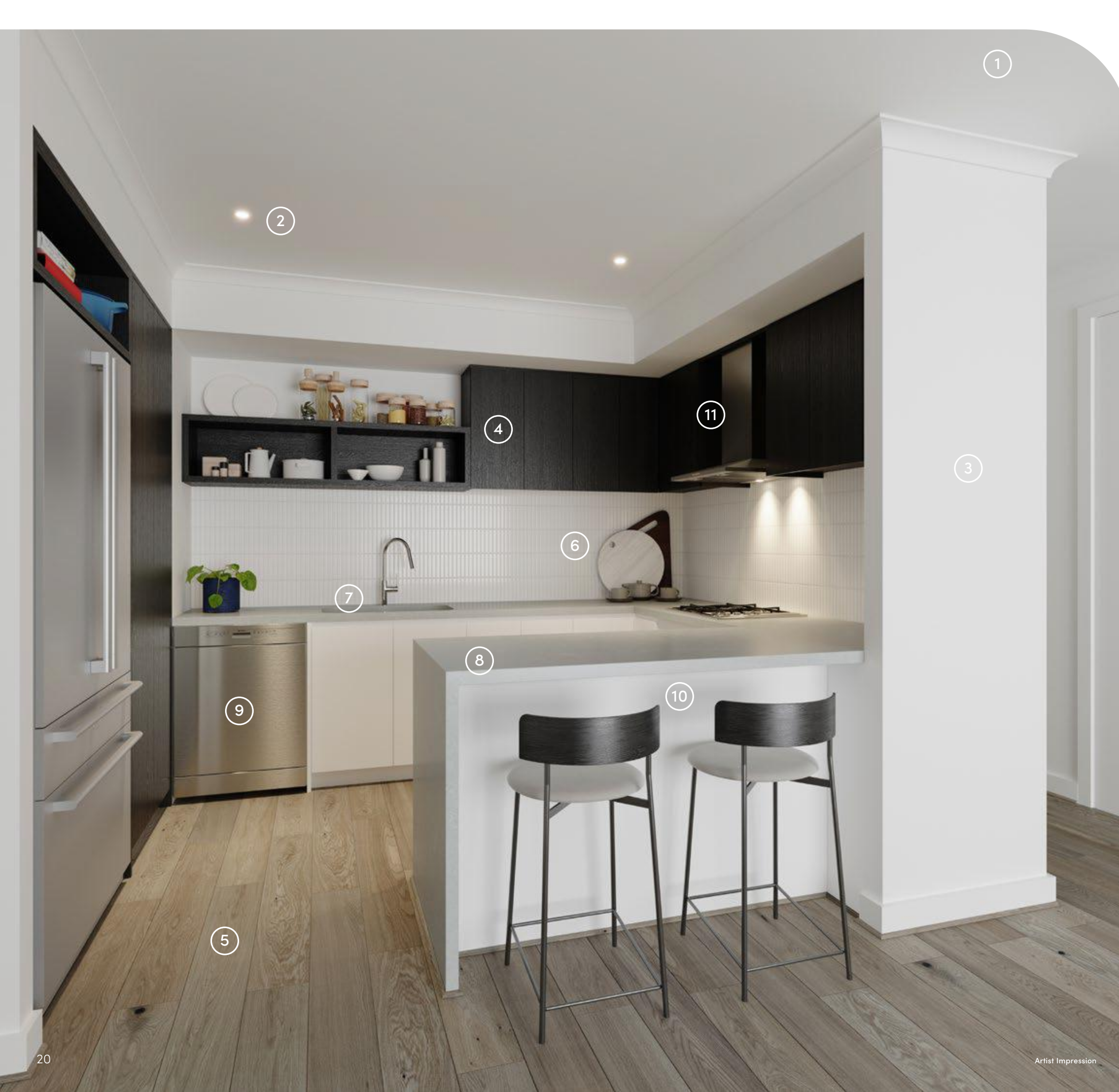
1. 2590mm ceilings to ground floor
2. LED Downlights
3. Paint 'SOHO White'
4. Overhead Cabinets 'Bleached Elm'
5. Quality Timber Laminate Floor 'Rustic Oatmeal'
6. Premium Splashback 'Grander Atlantis White Silk'
7. Chrome pull out tap & stainless steel double undermount sink
8. 40mm Caesarstone Mineral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

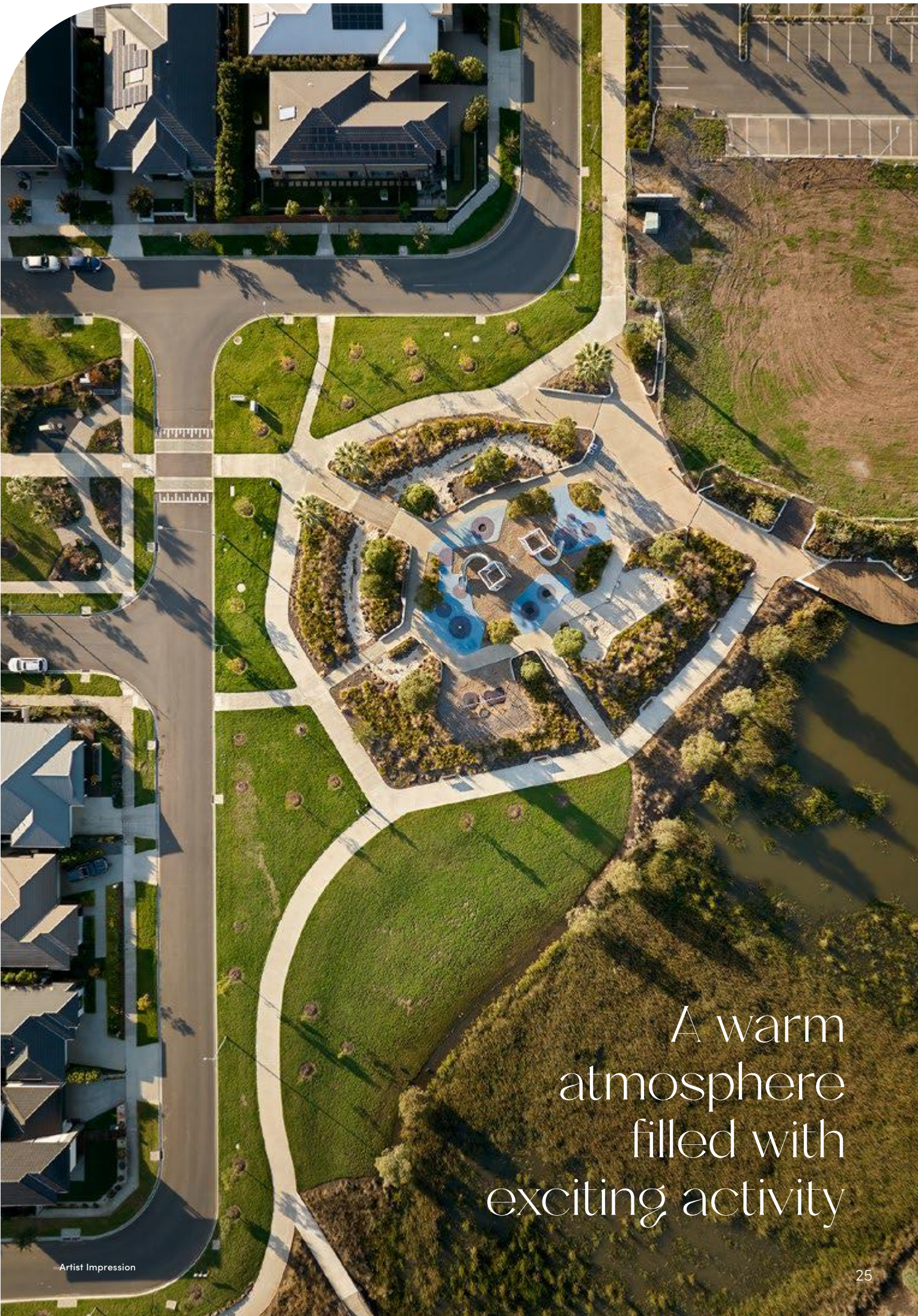
1. 2590mm ceilings to ground floor
2. LED Downlights
3. Paint 'Floral White'
4. Overhead Cabinets 'Classic Oak'
5. Quality Timber Laminate Floor 'Rustic Maize'
6. Premium Splashback 'Safi White Structured Gloss'
7. Chrome pull out tap & stainless steel double undermount sink
8. 40mm Caesarstone Mineral 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

Location



Artist impression. While best endeavours have been used to provide information that is true and accurate at the time of publication, Lotus Living, Lotus Oaks Developments Pty Ltd, associated, and related entities, accept no responsibility and disclaim all liability in respect to any errors and/or inaccuracies it may contain. The content, renders, images and information in this brochure are indicative only, is subject to Statutory Authority approval and the information is intended for general information purposes only and should not be relied upon by any person as being accurate. Prospective purchasers and their advisors should make their own independent inquiries to verify the information contained herein. For full T&Cs and complete Disclaimer details visit myjubilee.com.au/terms-of-use. All information is true and accurate as at August 2024.

- ✂ Avalon Airport (26min)
- ➔ Melbourne CBD (35min)
- ✂ Melbourne Tullamarine Airport (40min)



A warm atmosphere filled with exciting activity

Artist Impression

A well-connected community with a real sense of belonging

Jubilee's vibrant and diverse neighbourhoods support you and your family to get started and grow, to strengthen and secure. You'll be part of an engaged, thriving and safe community where everyone feels like they belong, where your connections to the environment inspire and empower you to make plans and achieve dreams. Here you'll discover an abundance of convenient amenities at your doorstep providing you with everything you need and more.



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Club Jubilee Aquatic Centre.





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