ROSELLE

Springvale

ROSELLE

TOWNHOMES

springvale

WELCOME TO THE VIBRANT NEIGHBOURHOOD

MELBOURNE CBD
29km

CHADSTONE

MONASH FREEWAY

MONASH UNIVERSITY CLAYTON CAMPUS

SPRINGVALE MARKET PRECINCT

SPRINGVALE LIBRARY

SPRING VALLEY PARK

HOA NGHIEM BUDDHIST TEMPLE

WAT KHMER MELBOURNE

SPRINGVALE TRAIN STATION

ATHOL ROAD PRIMARY SCHOOL

CAMBODIAN BUDDHIST ASSOCIATION OF VICTORIA

9.5km
MORDIALLOC BEACH

7.7km
MOORABBIN AIRPORT

ROSELLE
Springvale

NORTH

Luxury living with everything at your doorstep.

Indulge in a Luxurious Living Experience at Roselle - *a new way of refined townhome living.*

Welcome to Roselle, poised to become one of Melbourne's most sought-after residential addresses. Located in the heart of the vibrant cultural community of Springvale, our architecturally designed townhomes offer the highest standards of luxury.

Satisfy your palate with an impressive selection of market shopping, shopping centres, and dining opportunities. Roselle was thoughtfully designed to complement and enhance the local community, providing residents with stylish and comfortable living in one of Melbourne's most sought-after neighbourhoods.

ROSELLE
springvale

PERFECTLY BALANCED FOR YOUR ELEGANT LIFESTYLE



ARTIST IMPRESSION

Indulge in the epitome of luxury living at Roselle: an exceptional community located in the heart of Springvale. Enjoy thoughtfully designed offering world-class facilities and convenient access to the city and beaches. Come, experience the sophistication and refinement of Roselle.

SEAMLESS LIVING SPACES DESIGNED TO DELIGHT

ROSELLE | DESIGN

Roselle seamlessly blends tradition and modernism to create light filled, sophisticated living environments.

The stunning townhouses are designed to fit harmoniously with the rich cultural architecture of the area while embracing the best of contemporary design. Every aspect of the masterplan has been carefully considered to create a community that offers the very best in modern living.

A sense of airiness and tranquillity flows throughout the space, providing a peaceful and calming atmosphere for residents.
Neutral colour tones and palettes have been thoughtfully chosen, serving as a canvas for personalisation and self-expression.



ARTIST IMPRESSION

Unmatched luxury in every detail.

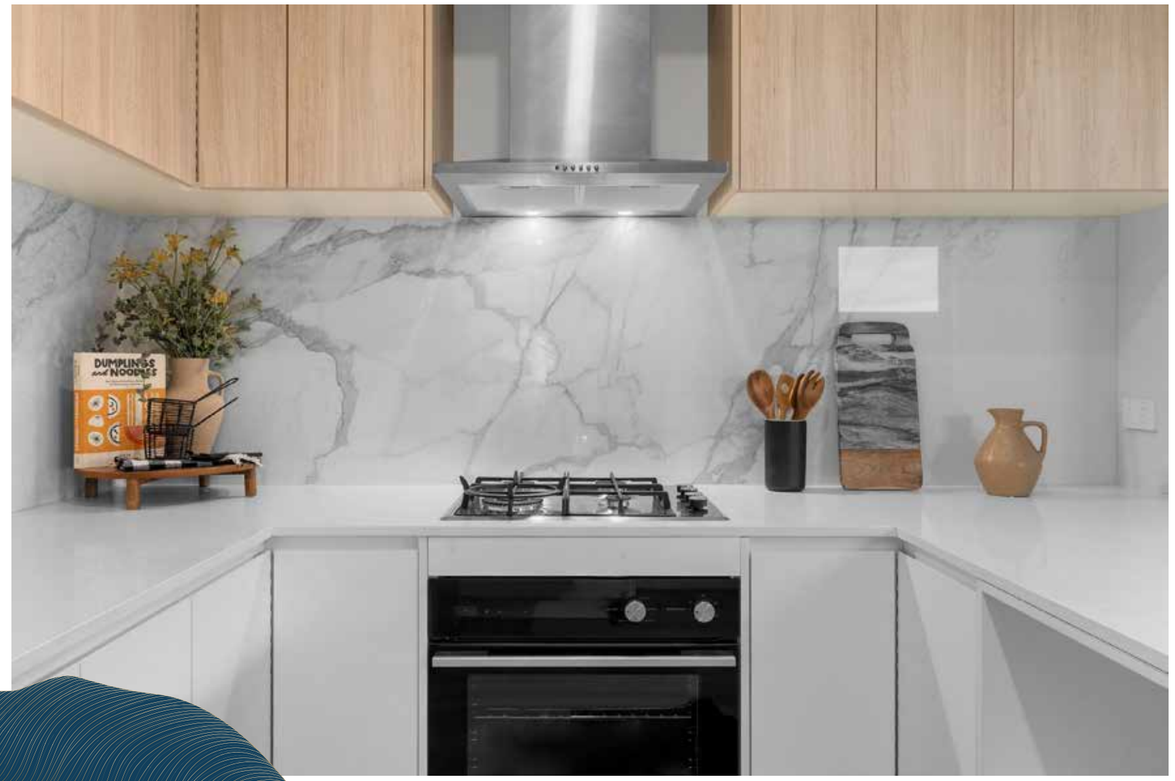
ARTIST IMPRESSION

Neutral colour palettes for a peaceful and calming environment.

ARTIST IMPRESSION

Exceptional fittings for
a luxurious living experience.

ARTIST IMPRESSION



EVERY DETAIL MASTERED TO PERFECTION

At Roselle, we understand that your home is a reflection of your personality and style. That's why our townhomes offer a selection of six carefully curated, on-trend colour palettes to choose from.

Our design team has carefully chosen only the highest-quality inclusions to ensure that every build is of exceptional quality. From smart bench tops to stylish bathrooms, we have meticulously selected premium finishes for our homes. Our European-inspired kitchens are polished to perfection with top-of-the-line fittings and fixtures that meet the highest standards of modern living.

We believe that your home should be an oasis of luxury, and that's why we've gone to great lengths to ensure that every detail is exquisite. Our townhomes come with all the key fittings and fixtures carefully chosen to match your preferred colour scheme, while harmonious details ensure a seamless blend between the spaces.



INCLUSIONS

Internal Features	**Ceiling Height**	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.
	Room Doors	Flush panel Honeycomb Core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.
	Room Door Furniture	Passage set. Provide Alba Chrome levers through Chrome finish.
	Mouldings	Skirtings – 67x18mm square edge primed MDF. Architraves – 67x18mm square edge primed MDF.
	Plaster	Ceiling Plaster. 10mm plasterboard finish.
	Wall Plaster	Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.
	Blinds	Holland blinds to bedrooms and living areas.
	Fly Wire	Fly Wire screens to all openable windows.
Paint	**Internal & External**	Two coats.
	Woodwork & Skirting	Two coats.
Heating & Cooling	Panel heating unit installed to living areas and bedrooms (excludes wet areas and area's with split systems) as per manufacturers/suppliers recommendations for home size. Reverse cycle split system (heating and cooling) to living and master bedroom.	
Hot Water System	Hot water unit in accordance with estate design guidelines.	
Kitchen	Fisher & Paykel oven 600mm.	
	Fisher & Paykel cooktop 600mm 4 burner stainless steel gas cooktop.	
	Fisher & Paykel rangehood 600mm stainless steel.	
	Fisher & Paykel dishwasher 600mm.	
	Sink: Stainless steel double bowl sink.	
	Tap: Mixer gooseneck in chrome finish.	
	Bench Top: Engineered stone benchtop 20mm. Choose colour from SOHO Living colour scheme.	
	Splashback: Selected as per SOHO Living colour scheme. Regent design white subway tiles.	
Bathroom, Ensuite, Powder Room & WC	**Mirror**	Polished edges to full width of vanities sitting on 200mm tile splashback.
	Basin	Ceramic abovemount 440mm round, 120mm high, No tap hole low profile square inset basin (white), chrome waste 1 tap hole/overflow.
	Vanity Unit	Floating vanity unit on tiled pedestal.
	Bench Top	Engineered stone benchtop 20mm. Choose colour from SOHO Living colour scheme.
	Bath	1525/1675mm acrylic bath (white) in tiled podium. (Design Specific)
	Shower Bases	Ceramic tiled shower base. Selection from SOHO Living colour scheme range with Stainless Steel Centre Waste.
	Shower Screens	1950mm high semi frameless with pivot door and clear laminated glass.
	Taps and Outlets	Ensuite Shower hand shower on rail.
		Bathroom Shower – Shower hand shower on rail.
		Bath (Wall Mounted) – Straight wall bath outlet and wall mixer.
		Basin (Wall Mounted) – Wall mixer.
	Accessories	Toilet roll holders chrome, double towel rails.
	Toilet Suite	China toilet suite in white with soft close seat.

Laundry	**Trough**	Design specific.
	Base Cupboard	800mm wide fully lined modular cabinet, refer to working drawings.
	Bench Top	Laminate with square edge.
	Tapware	Sink mixer in chrome finish.
Electrical	**Internal Light Points**	Recessed LED downlight in white non-metallic polyamide housing with diffuser.
	External Light Points	(2 No) flood light wall mounted light fitting.
	Power Points	White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision, where a single power point is provided.
	Smoke Detector	Hardwired 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.
	Safety Switch	Residual Current Devices safety switch and circuit breakers to meter box.
Plumbing	(2 No) garden taps, one located to the front water meter and one adjacent the external Laundry door.	
Tiling	**Ceramic Floor Tiles**	Selected from SOHO Living colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, and Powder room.
	Ceramic Wall Tiles	Selected from SOHO Living colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath.
Floor Coverings	**Carpet**	Selected from SOHO Living colour scheme to Bedrooms, WIR, Lounge, Study, Activity and Staircase.
	Timber Laminate	Selected from SOHO Living colour scheme timber oak laminate flooring to Entry, Kitchen, WIP, Meals, Family, Living, Rear Hallway, Lounge and Study.
Storage	**Shelving**	Robes – One white melamine shelf and hanging rail.
		Walk in Robe – One white melamine shelf and hanging rail.
		Pantry/Linen – Four white melamine shelves.
		Broom – One white melamine shelf (Design specific).
Stairs (Double Storey Homes)	Plaster dwarf walls to stairs and void areas with painted timber handrail (refer to staircase layout).	
Car Accommodation	**Garage Door**	2100mm high x 4800mm wide Colorbond sectional door in flat line profile.
	Remote Control	Remote control unit to front garage door with 2 handsets.
Outdoor	**Landscaping**	Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.
	Fencing	1800mm high timber paling/Colorbond including wing fence and gate to suit estate design covenants.
	Paving	Coloured concrete to driveway and front path.
	Letterbox	Pre cast concrete letterbox with colour to match house.
	Clothesline	Fold out clothesline in rear yard.
About us	Member of Master Builders Association & Housing Industry of Australia.	
	10-year structural guarantee.	
	SOHO Living reserves the right to amend specification without prior notice. Products may vary depending on availability. Imagery for illustrative purposes.	

ARTIST IMPRESSION

YOUR GATEWAY TO THE BEST OF MELBOURNE'S URBAN AND NATURAL WONDERS

Nestled in the prime location of Springvale, Roselle offers the ultimate living experience, boasting an extensive transportation network that is well-served by three major train stations - Springvale Station, Sandown Park Station, and Noble Park Station, all just a 5-minute drive away. Major freeways provide easy access to the heart of the city, making Roselle an ideal base for those who crave the energy and excitement of Melbourne's vibrant CBD, just a 40-minute drive away.

With Victoria's famous natural wonders including the Dandenong Ranges, Mornington Peninsula, and pristine beaches just a short drive away, Roselle is the perfect base for outdoor enthusiasts seeking to explore and enjoy nature.

Immerse yourself in the best of both worlds at Roselle, where urban sophistication and natural beauty converge to create the ultimate living experience. Indulge in a lifestyle that is elevated, refined, and tailored to meet your every need.

ROSELLE | LOCATION



| SPRINGVALE STATION



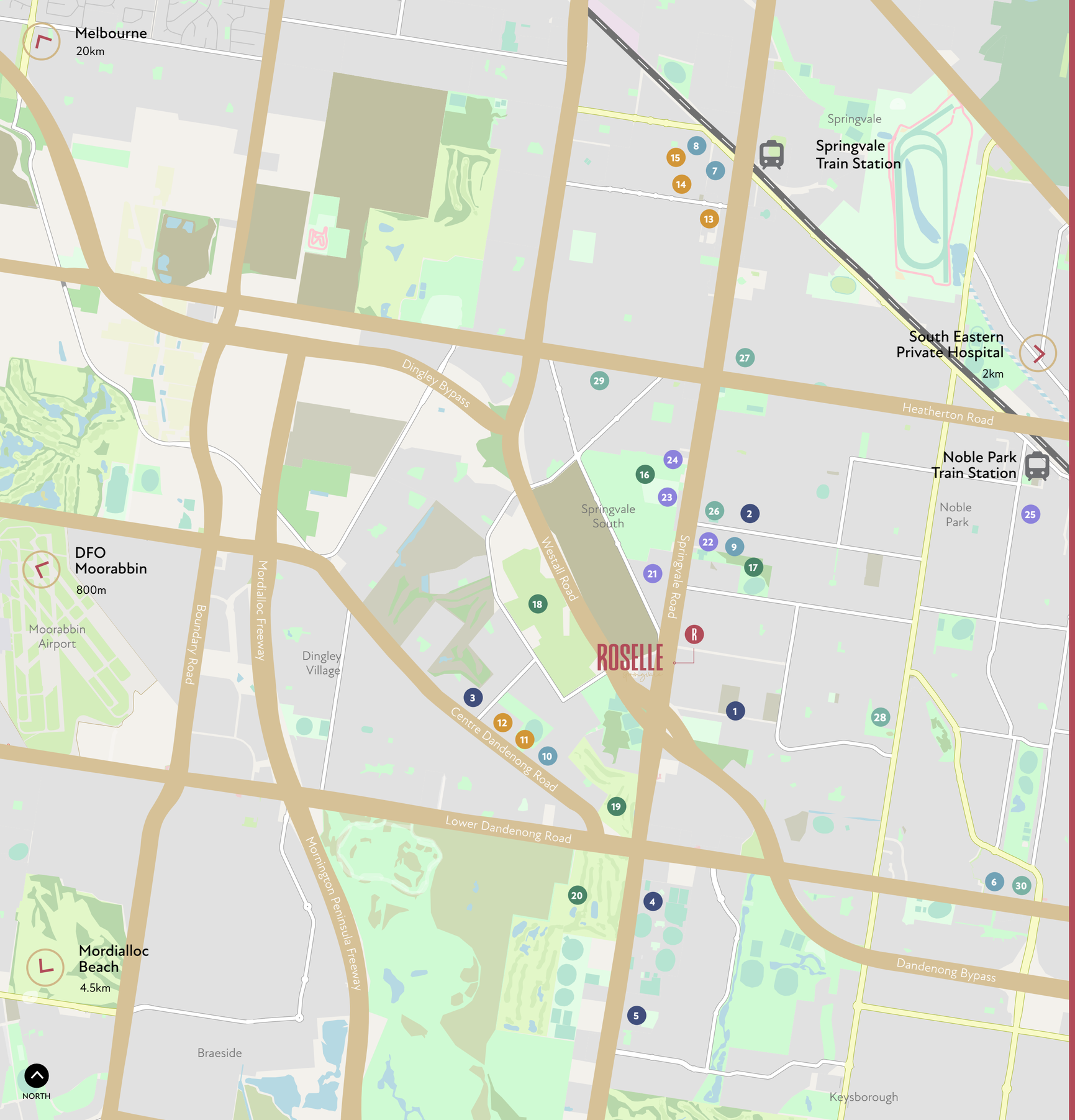
| CITY HALL



| HOA NGHIEM BUDDHIST TEMPLE



| SOUTH EASTERN PRIVATE HOSPITAL



Discover the Best of Springvale
Living at Roselle

Education & Childcare

1. Keysborough Primary School
2. Athol Road Primary School
3. Dingley Primary School
4. Haileybury, Keysborough Campus
5. Lighthouse Christian College

Shopping

6. Parkmore Shopping Centre
7. Binh Minh Asian Groceries
8. Springvale Market Precinct
9. Athol Road Shopping Centre
10. Dingley Village Shopping Centre

Cafes & Restaurants

11. Strange Servant
12. The Bangkok Eatery
13. Bun Bun Bakery
14. Golden Lake Cake and Roast
15. Hoa Tran Restaurant

Nature & Recreation

16. Spring Valley Park
17. Alex Wilkie Nature Reserve
18. Spring Road Reserve
19. Spring Park Public Golf Course
20. Southern Golf Club

Places of Worship

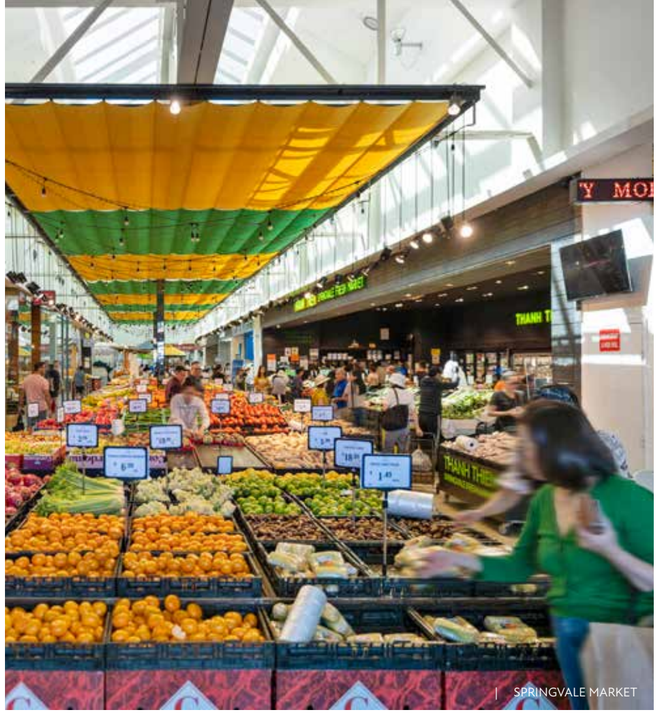
21. Bright Moon Buddhist Society
22. Springvale South Church of Christ
23. Wat Khmer Melbourne
24. Hoa Nghiem Buddhist Temple
25. Noble Park Mosque

Health

26. Athol Road Medical Centre
27. Union Medical Centre
28. Henderson Medical Clinic
29. Springvale South Medical Centre
30. Keysborough Medical Centre

EXPERIENCE THE ALL-INCLUSIVE LIFESTYLE AT ROSELLE

At Roselle, we understand that an unparalleled living experience encompasses not only stunning townhomes and beautiful surroundings but also easy access to a wealth of amenities. Our location in Springvale offers a variety of conveniences that cater to every aspect of modern living, from retail therapy to culinary delights, top-rated education to comprehensive healthcare. Experience the convenience and comfort of Roselle's all-inclusive lifestyle, where everything you need is just a short drive away.



| SPRINGVALE MARKET



STRANGE SERVANT



| SPRINGVALE CENTRAL



DISCOVER SPRINGVALE'S VIBRANT CULINARY SCENE

Savour a culinary haven at our doorstep!
With cultural dining, cozy cafes, and supermarkets around.

Our residents can indulge in an endless array of gastronomic offerings, with cultural dining options, cozy cafes, supermarkets, and shopping centres all within a 7-minute drive. The Springvale Market Precinct offers an authentic and immersive experience, with a range of fresh Vietnamese and other Asian produce, such as fresh meat, seafood, fruits, vegetables, herbs, spices, and household goods, as well as artisanal products on offer.

A NEIGHBOURHOOD PERFECT FOR FAMILIES

Growing families will appreciate the wealth of childcare and schooling options available at Roselle, with highly rated schools nearby. The Athol Road Primary School and Keysborough Primary School are just a 12-minute walk away, while the prestigious Haileybury College is conveniently located a short 3-minute drive away.



HAILEYBURY, KEYSBOROUGH CAMPUS

ROSELLE | LOCATION



A TRANQUIL ESCAPE FOR NATURE LOVERS

Nature lovers will value the proximity to numerous parks and green spaces such as the Spring Valley Park, located just a brief 15-minute walk away. The gorgeous and perfectly kept surroundings of the area offer an ideal setting for a leisurely stroll or a picnic with friends and family.

A COMMUNITY YOU WILL BE PROUD TO CALL HOME

A master-planned community with endless possibilities.

From the moment you set foot in Roselle, you'll be struck by the sense of belonging that permeates every inch of this master-planned community. The meticulously curated streetscapes and public spaces provide the perfect setting for residents to connect, forging friendships that last a lifetime.

Perhaps the greatest feature of Roselle is the sense of pride and ownership that comes with living in such an esteemed community. Here, residents take immense pride in their homes, their neighbourhood, and their community, creating a cycle of growth and prosperity that benefits everyone who calls Roselle home.



| SPRINGVALE MARKET PRECINCT

SOHO
LIVING

SOHO Living is a prestigious and innovative residential builder and property developer that takes pride in crafting architecturally stunning homes and townhouses that will instill a sense of pride in their owners.

Our goal is to foster communities and dynamic living spaces where individuals can prosper and flourish. We excel in thinking outside the box, resulting in beautiful and adaptable homes in neighbourhoods that are built to stand the test of time. Regardless of your life stage, we have a SOHO Living development that will perfectly cater to your needs and aspirations.

When you choose SOHO Living, you can expect an unrivalled level of service that sets us apart in the industry. We hold ourselves to the highest standards of quality and integrity, ensuring that our designs, builds, and finishes always surpass homebuyer expectations. With a wide array of luxurious townhomes and houses to choose from, we have everything you need to turn your dream of owning a beautiful home into a reality.

Join the ranks of satisfied customers who have experienced first-hand the exceptional service and attention to detail that sets SOHO Living apart as one of Australia's fastest-growing builders. Discover the SOHO Living difference for yourself today and make the best possible investment in your future.



Harmonious architecture and enduring materials.

ARTIST IMPRESSION

ROSELLESPRINGVALE.COM.AU

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