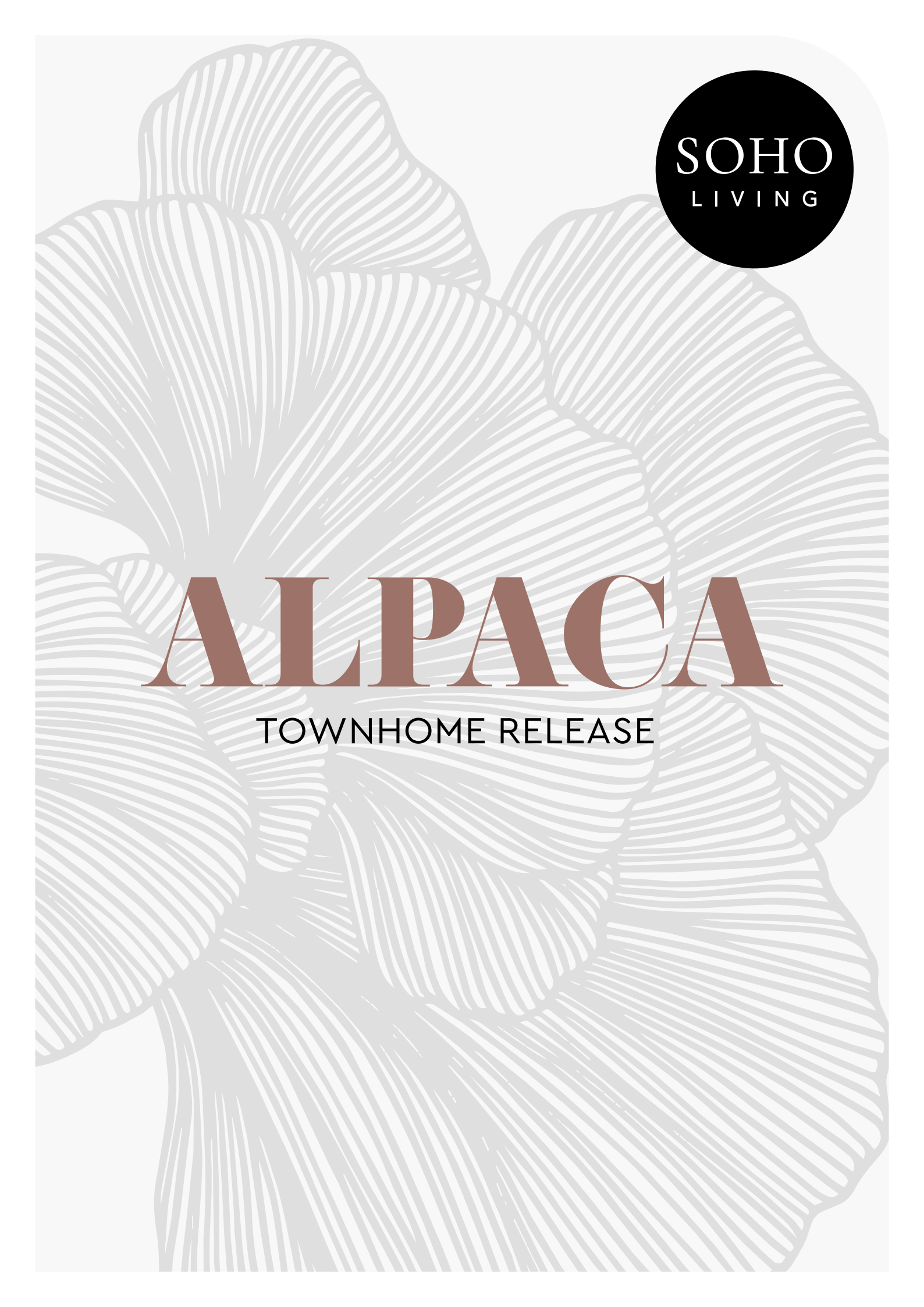


A black circular logo with the text "SOHO" in a large serif font and "LIVING" in a smaller sans-serif font below it.

SOHO
LIVING

The background of the entire page is a large, stylized illustration of alpaca wool in shades of light gray, with fine lines representing the texture of the fibers.

ALPACA

TOWNHOME RELEASE

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.



Alpaca Release, Sunbury



The Place to Start Living

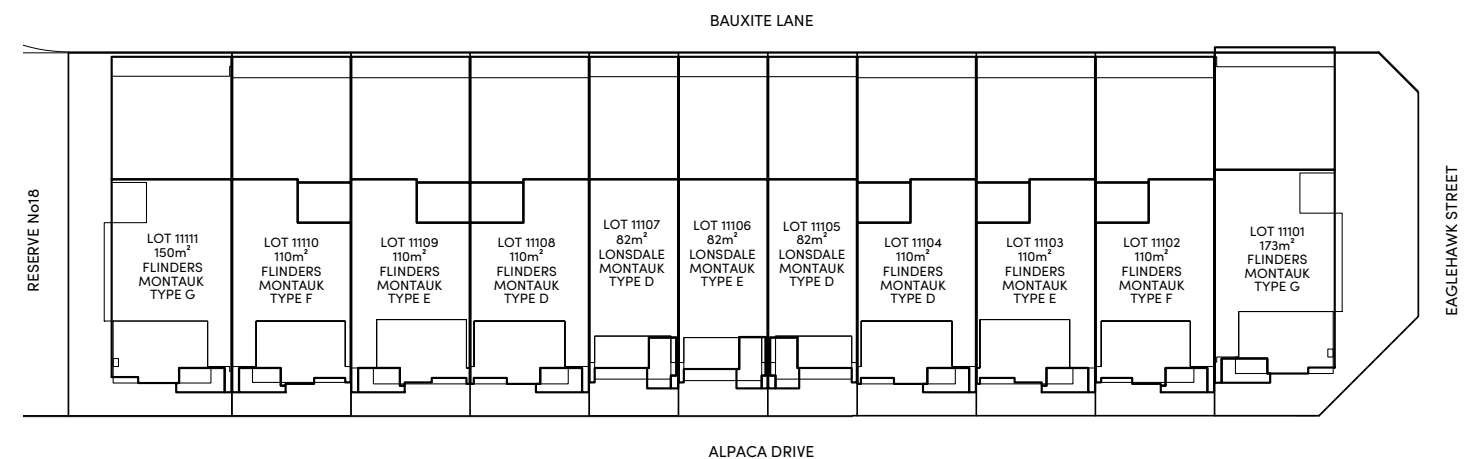
This limited release of architecturally designed townhomes brings together lifestyle, value and everyday convenience in one considered offering.

Designed for first home buyers, downsizers and investors, each home simplifies modern living without compromise. With a fixed-price, full turn-key approach, everything is included—offering complete clarity with no hidden surprises.

Set within a well-connected, growing community and delivered with faster build times, this is a smart opportunity to secure a home that's ready when you are.

Redstone.

villawood
properties



Artist impression. Images are for illustrative purposes only.



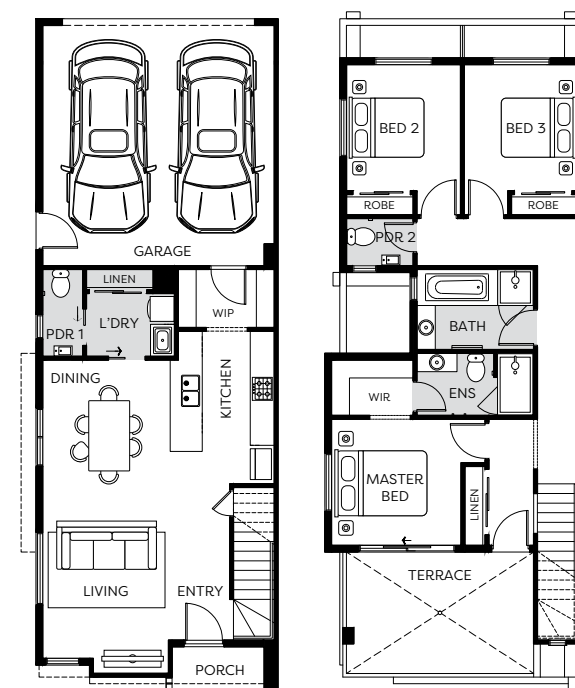
Flinders

MONTAUK CNR - TYPE G

3 BED | 2.5 BATH | 2 CAR

Lot No. 11111 & 11101*

Home Size 20.51 SQ



GROUND FLOOR

FIRST FLOOR

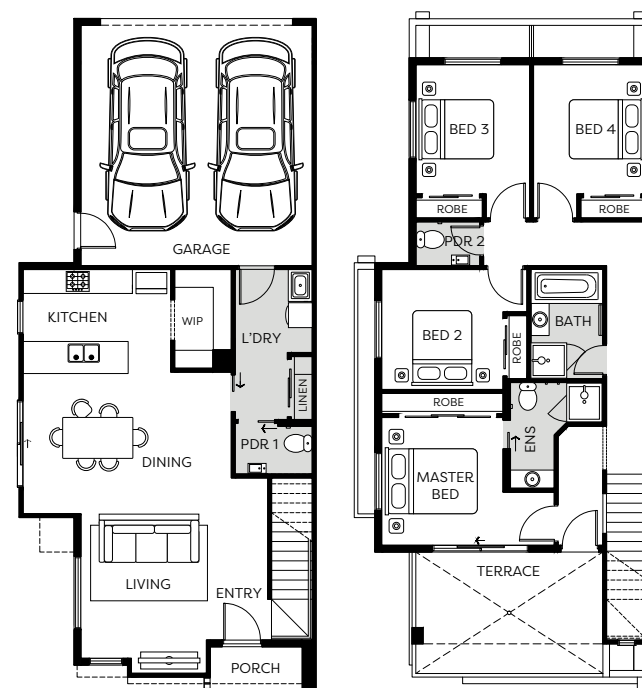
Flinders

MONTAUK CNR - TYPE G

4 BED | 2.5 BATH | 2 CAR

Lot No. 11111 & 11101*

Home Size 22.10 SQ



GROUND FLOOR

FIRST FLOOR



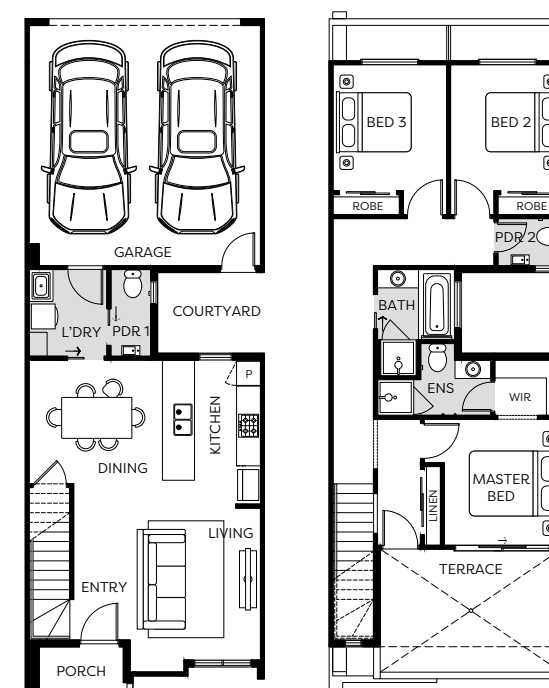
Flinders

MONTAUK TYPE F

3 BED | 2.5 BATH | 2 CAR

Lot No. 11110 & 11102*

Home Size 20.39 SQ



GROUND FLOOR

FIRST FLOOR



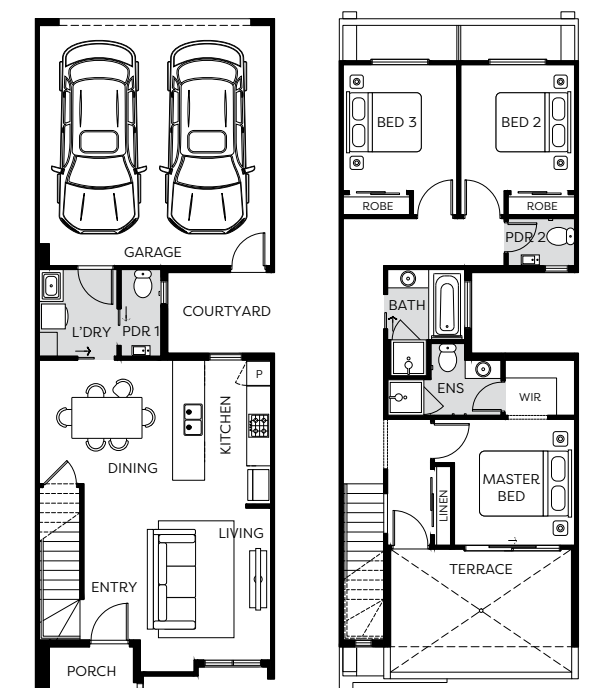
Flinders

MONTAUK TYPE E

3 BED | 2.5 BATH | 2 CAR

Lot No. 11109 & 11103*

Home Size 19.84 SQ



GROUND FLOOR

FIRST FLOOR

* Lot 11101 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.

* Lot 11102 & 11103 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.

Flinders

MONTAUK TYPE D

3 BED | 2.5 BATH | 2 CAR

Lot No. 11108 & 11104

Home Size 19.84 SQ



Artist impression.

Lonsdale

MONTAUK TYPE D

2 BED | 2.5 BATH | 1 CAR

Lot No. 11107 & 11105*

Home Size 14.97 SQ



Artist impression.

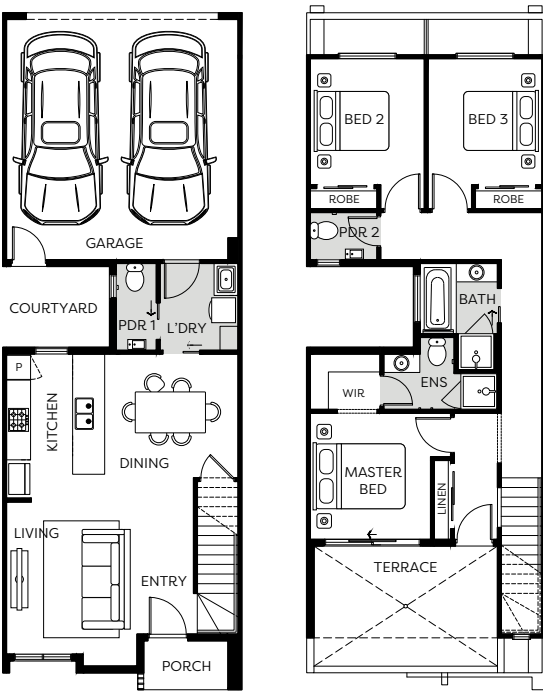
Lonsdale

MONTAUK TYPE E

2 BED | 2.5 BATH | 1 CAR

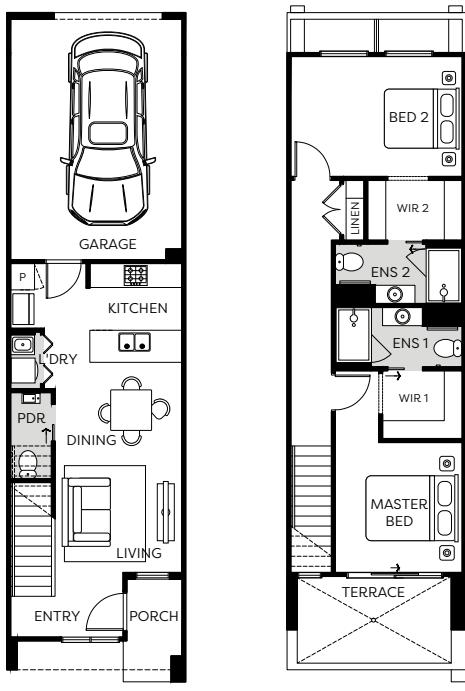
Lot No. 11106

Home Size 14.97 SQ



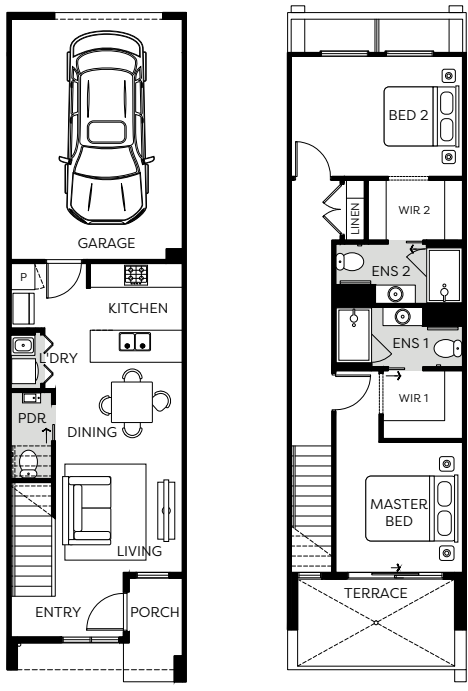
GROUND FLOOR

FIRST FLOOR



GROUND FLOOR

FIRST FLOOR



GROUND FLOOR

FIRST FLOOR



Images are for illustrative purposes only.

* Lot 11105 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.

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.



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)



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 above-mount 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 abovemount basin



Images are for illustrative purposes only.

Masterplan

Key

- | | |
|---------------|---------------|
| Sales Office | Wetlands |
| Fitness Trail | Shopping |
| Parklands | Club Redstone |
| Bicycle Path | Education |
| Train Station | Bus Stop |

Neighbourhoods

- | | | |
|---------------|-------------------------|-----------------------|
| Northvale | Panorama | Display Village |
| Macedon Views | Town Centre | Redstone Sales Office |
| Valley View | Town Centre Retail Area | Other Developments |
| Eastview | | |

This masterplan was prepared April 2026 for the information of prospective purchasers only and is subject to change. Construction of the Local Town Centre and Future Primary School may be ongoing at time of settlement of your lot. Purchasers must make and rely on their own enquiries. To the extent of inconsistency between this masterplan and the conditions of the Contract For Sale of Land relating to the lots, the Contract for Sale takes precedence in all instances. The location of roads and drainage structures, utility services, including sewer lines shown on the plan are based on design information only. The final position of utility services 'as constructed' may vary from these locations. The depiction of landscaping, footpath paving, street tree planting, the embellishment of parks, playgrounds and alike on the plan is indicative only and are subject to change. The depictions on the plan do not necessarily reflect final designs which require the input and approval of various authorities. Mirvac does not give any warranty or make any representations, expressed or implied about the completeness or accuracy of any information in this document or provided in connection with it. This document is not binding on Mirvac and is not intended to be relied upon. Mirvac expressly disclaims any and all liability relating to, or resulting from, the use of, or reliance on, any information contained in this document by any persons. Prepared as at August 2026.



Sunbury Township 4km ↓
Train Station 4km ↓

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Life on the Hill

Nature on the hill

Living at Redstone is about being all around nature. With kilometres of direct Jacksons Creek frontage, more parks and green open space than anywhere else in Sunbury and views as far as the eye can see.

Convenience on the hill

A major town centre with everything you need and more on the doorstep of every home means living the type of easy life we've all come to expect. And Sunbury's charming township is just down the road too.

Community on the hill

The exclusive Redstone Residents' Club will be the heart of this active and tight knit community. A place of pride for everyone who lives here and the envy of visitors to this naturally gifted address.

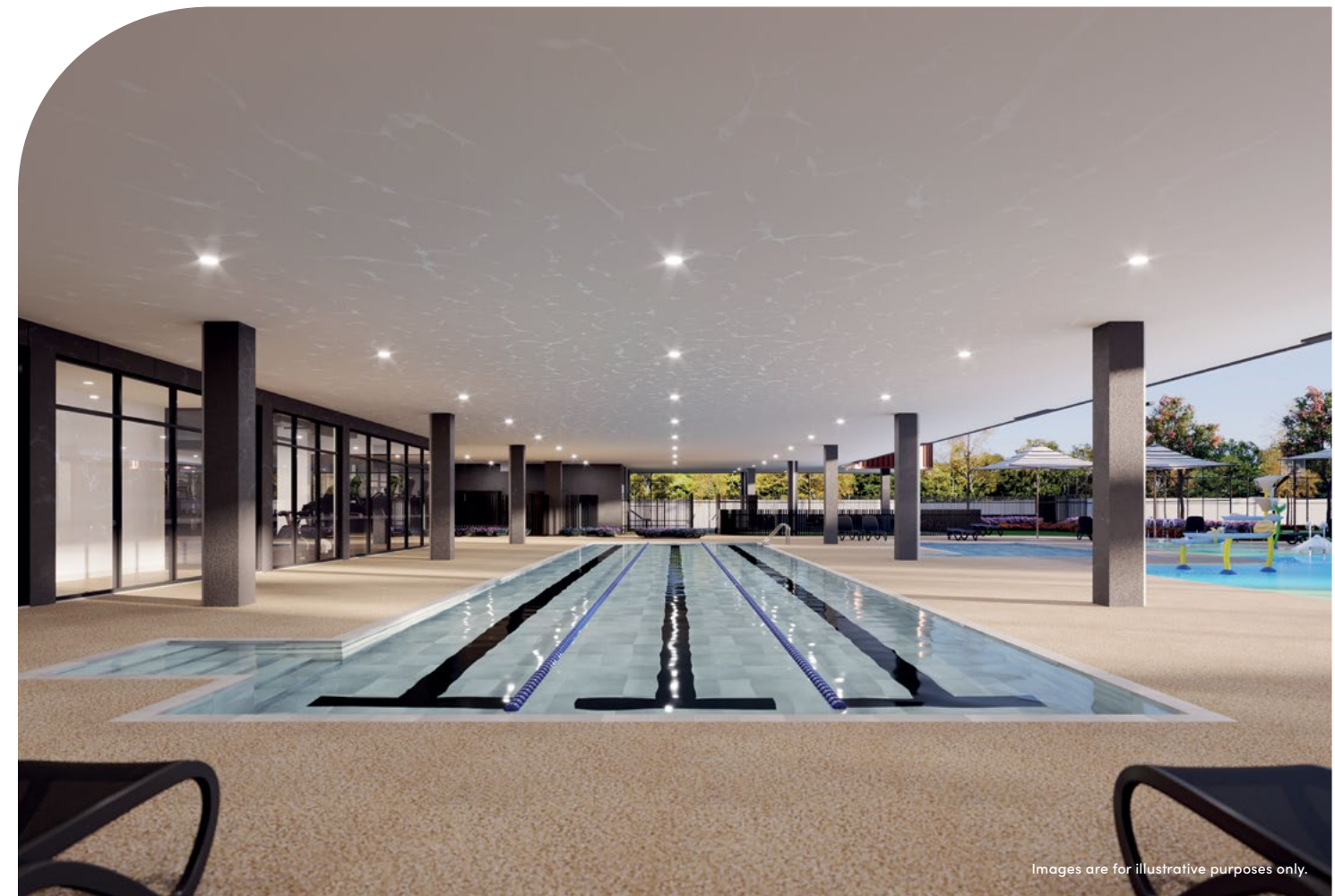
Redstone offers an elevated lifestyle where nature, convenience & community come together seamlessly.

Set across gently undulating land, it allows more residents than anywhere else to enjoy truly 360-degree enviable outlooks, from Mount Macedon to the Melbourne city skyline.

With kilometres of Jacksons Creek frontage and an abundance of parks and open space, Redstone is designed to connect people with the outdoors. Everyday ease is built in, with a future major town centre on your doorstep and the charm of Sunbury just minutes away.

At its heart, the exclusive Redstone Residents' Club will bring people together—fostering a vibrant, close-knit community and creating a place residents are proud to call home

Redstone.





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Artist Impression. Images are for illustrative purposes only.

37 years at the Forefront of Australia's Developers

Thirty-seven years along its remarkable journey, Villawood Properties is one of Australia's leading greenfields developer. Its reputation, built on a record of innovative quality, community care and delivery, has set benchmarks for developers across the country.

The Villawood Spirit mantra is simple but profound: It's About Life. This means building long-lasting ties and groups, friendships and networks. It's not just about houses and blocks of land. It is about helping build greater purpose into people's lives, about watching each other's backs and caring for one another.

villawood
properties



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