

Meadows

Townhome Collection

A QUALITY **SOHO** PROJECT
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.



Artist Impression

Meadows

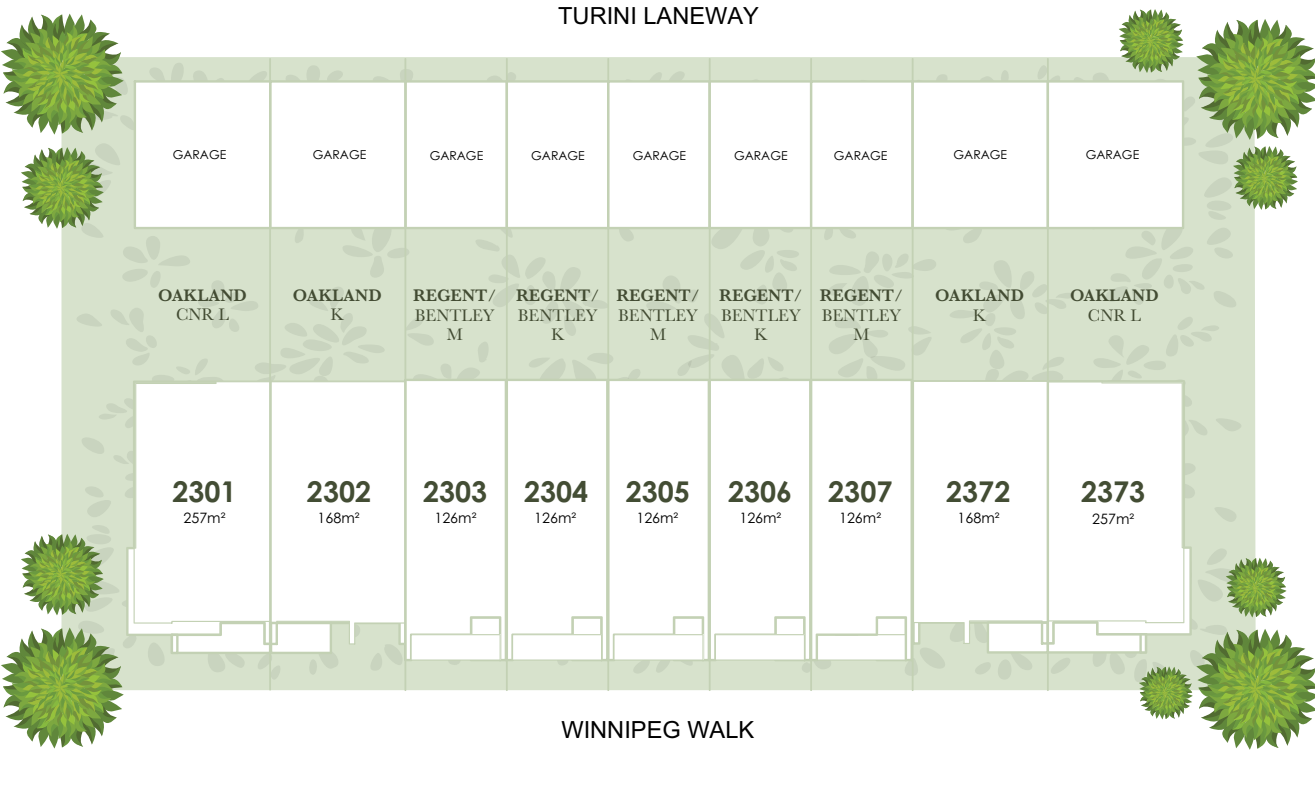
Townhome Collection



Keep moving forwards your new home in the heart of Clyde

Nestled within the thriving suburb of Clyde in Victoria, Evergreen offers a vibrant community where land parcels are now available for purchase. This visionary development aims to create a well-connected destination for all generations to relish, and it has a special feature to offer.

With plans for top-tier schools, convenient shopping, lush parks, and inviting community facilities, Evergreen is designed to cater to every aspect of modern life. It's not just a place to live; it's a vision of a harmonious and fulfilling life in Clyde, Victoria. Welcome to Evergreen, where your dreams of a vibrant and well-connected lifestyle take root, and an essential feature of this community is that these townhomes will be facing the waterway reserve, adding a beautiful natural element to the area.



The information contained in this promotional material including statements, figures, images, and representations are indicative only, are current on the date of publication, and may change without notice. Images may include artist impressions and computer-generated images that are for general illustration purposes only, which may not be to scale and may differ from the final built form. Actual lots, stages, facilities, amenities, infrastructure, and their configuration are subject to statutory approval and may change. All persons should seek their own independent legal, financial, and real estate advice. This document is not a contract and is not binding. Please ask your new homes consultant for detailed home designs specific drawings for full extent of inclusions, features, pricing and specifications of your preferred SOHO Living home design, colour scheme and or facade. All information contained within this brochure is accurate at time of September 2023. SOHO Living Australia Pty Ltd is a Registered Building Practitioner. Builder Licence Number CDB-U 50036

Oakland CNR L

Lot 2301 | 2373* 18.8 SQ

3 2.5 2

Oakland CNR L

Lot 2301 | 2373* 18.8 SQ

4 2.5 2

Oakland K

Lot 2302 | 2372* 18.3 SQ

3 2.5 2

Oakland K

Lot 2302 | 2372* 18.3 SQ

4 2.5 2



Artist Impression



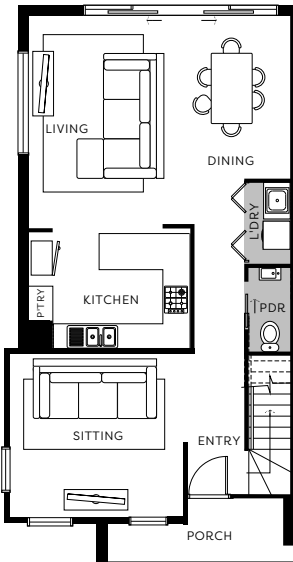
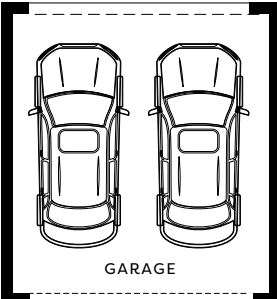
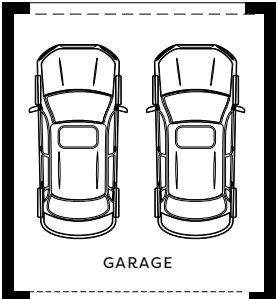
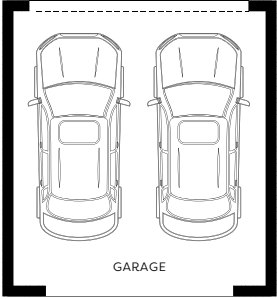
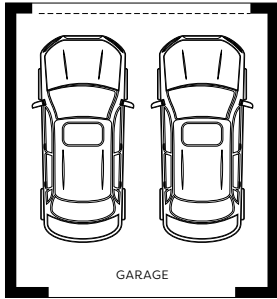
Artist Impression



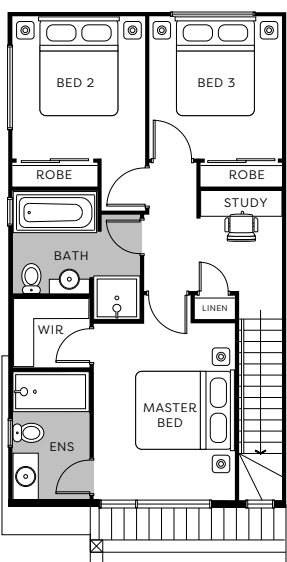
Artist Impression



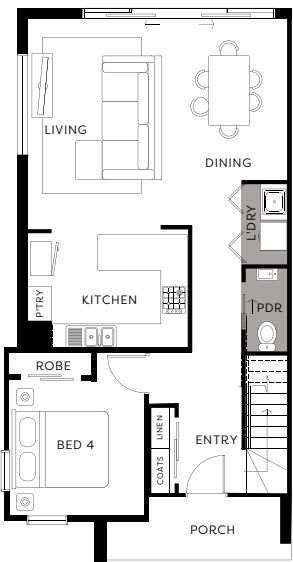
Artist Impression



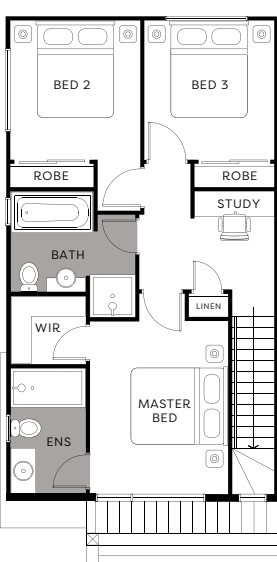
Ground Floor



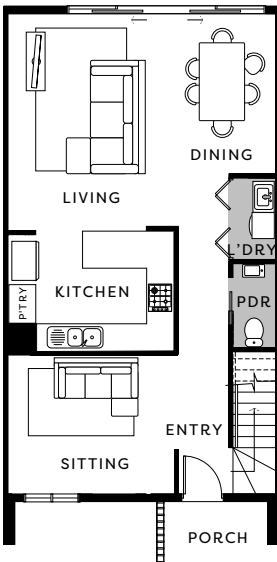
First Floor



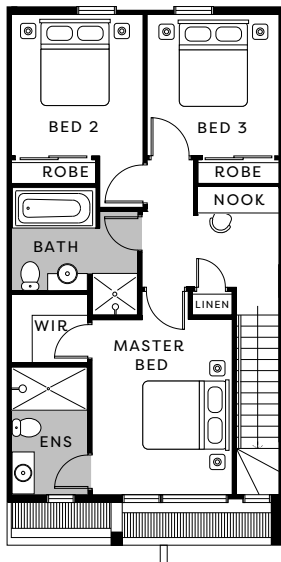
Ground Floor



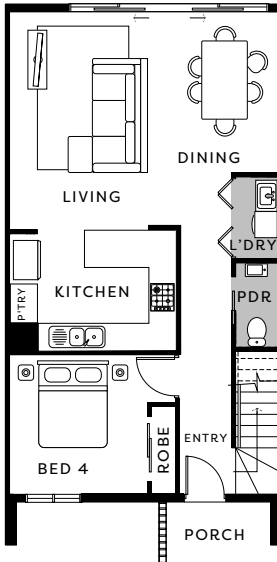
First Floor



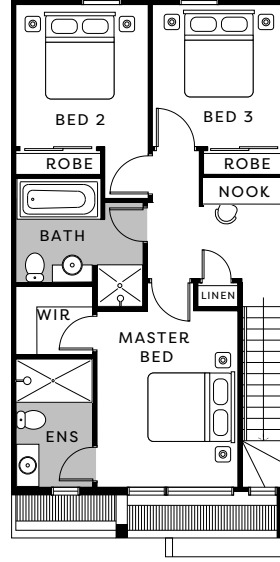
Ground Floor



First Floor



Ground Floor



First Floor

These plans and information are indicative only and may vary without notice. Furniture or vehicles are not included in the sale of these lots. The images depicted here are indicative only. Facade finishes and colours may vary.
2373 - Reversed

These plans and information are indicative only and may vary without notice. Furniture or vehicles are not included in the sale of these lots. The images depicted here are indicative only. Facade finishes and colours may vary.
2372 - Reversed

Regent M

Lot 2303 | 2305 | 2307 14 SQ

2 2.5 1

Bentley M

Lot 2303 | 2305 | 2307 15.6 SQ

3 3 1

Regent K

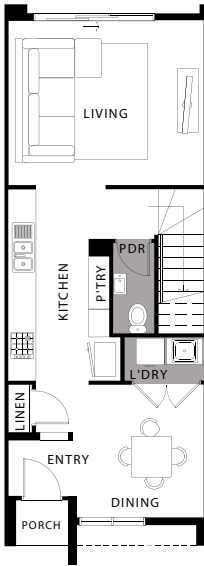
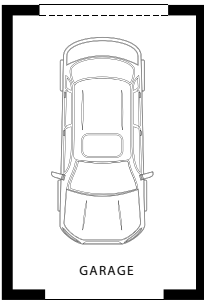
Lot 2304 | 2306 14 SQ

2 2.5 1

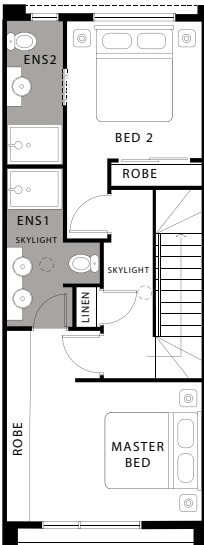
Bentley K

Lot 2304 | 2306 15.6 SQ

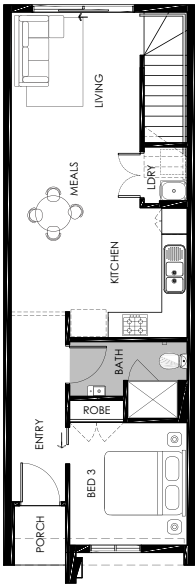
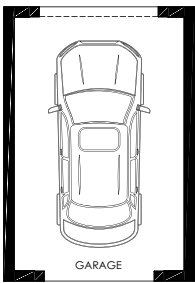
3 3 1



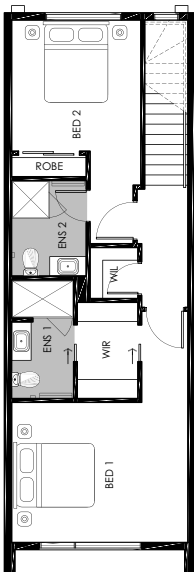
Ground Floor



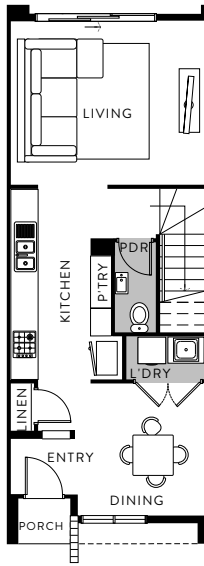
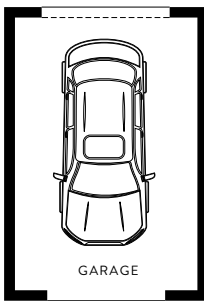
First Floor



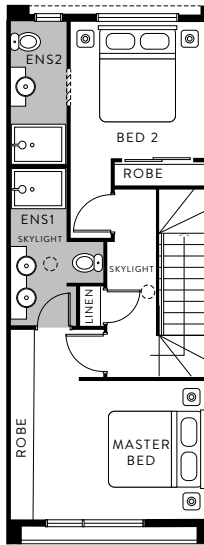
Ground Floor



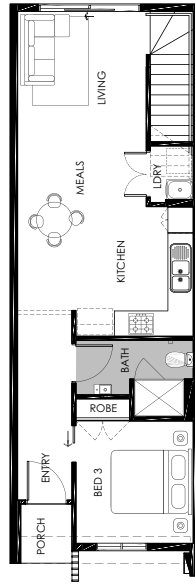
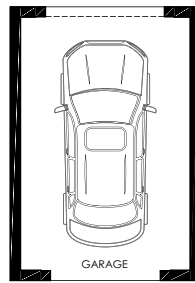
First Floor



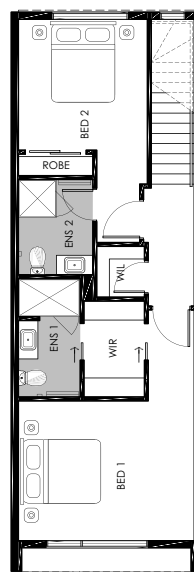
Ground Floor



First Floor



Ground Floor



First Floor

These plans and information are indicative only and may vary without notice. Furniture or vehicles are not included in the sale of these lots. The images depicted here are indicative only. Facade finishes and colours may vary.

These plans and information are indicative only and may vary without notice. Furniture or vehicles are not included in the sale of these lots. The images depicted here are indicative only. Facade finishes and colours may vary.

THE SOHO LIVING

Smart Turnkey 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.

Paint

Internal and External: Two coats.

Woodwork and Skirting: Two coats.

Heating

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.

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 abovement 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 and 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 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, Internal Courtyard 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, Activity and Staircase.

Timber Laminate: Selected from SOHO Living colour scheme timber look 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 through concrete 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.

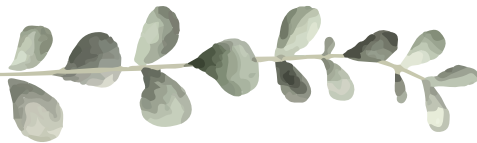
THE SOHO LIVING Colour Schemes



Coastal



- ① 2590mm Ceilings to ground floor
- ② Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- ③ Fisher & Paykel Dishwasher
- ④ 20mm Caesarstone benchtop with waterfall edge (Snow)
- ⑤ 200mm Gooseneck tap & 1.75L sink insert
- ⑥ Premium Splashback
- ⑦ Overhead laminex cupboards (Bleached Elm)
- ⑧ Laminex cabinetry (Calm White)
- ⑨ Quality Timber Laminate Flooring (Rustic Oatmeal)
- ⑩ LED Downlights
- ⑪ Watty Paint (Watty White)



Echo



- ① 2590mm Ceilings to ground floor
- ② Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- ③ Fisher & Paykel Dishwasher
- ④ 20mm Caesarstone benchtop with waterfall edge (Sleek Concrete)
- ⑤ 200mm Gooseneck tap & 1.75L sink insert
- ⑥ Premium Splashback (Calacatta Gold Tile)
- ⑦ Overhead laminex cupboards (Calm White)
- ⑧ Laminex cabinetry (Calm White)
- ⑨ Quality Timber Laminate Flooring (Rye Matt)
- ⑩ LED Downlights
- ⑪ Watty Paint (Designer White)



Urban



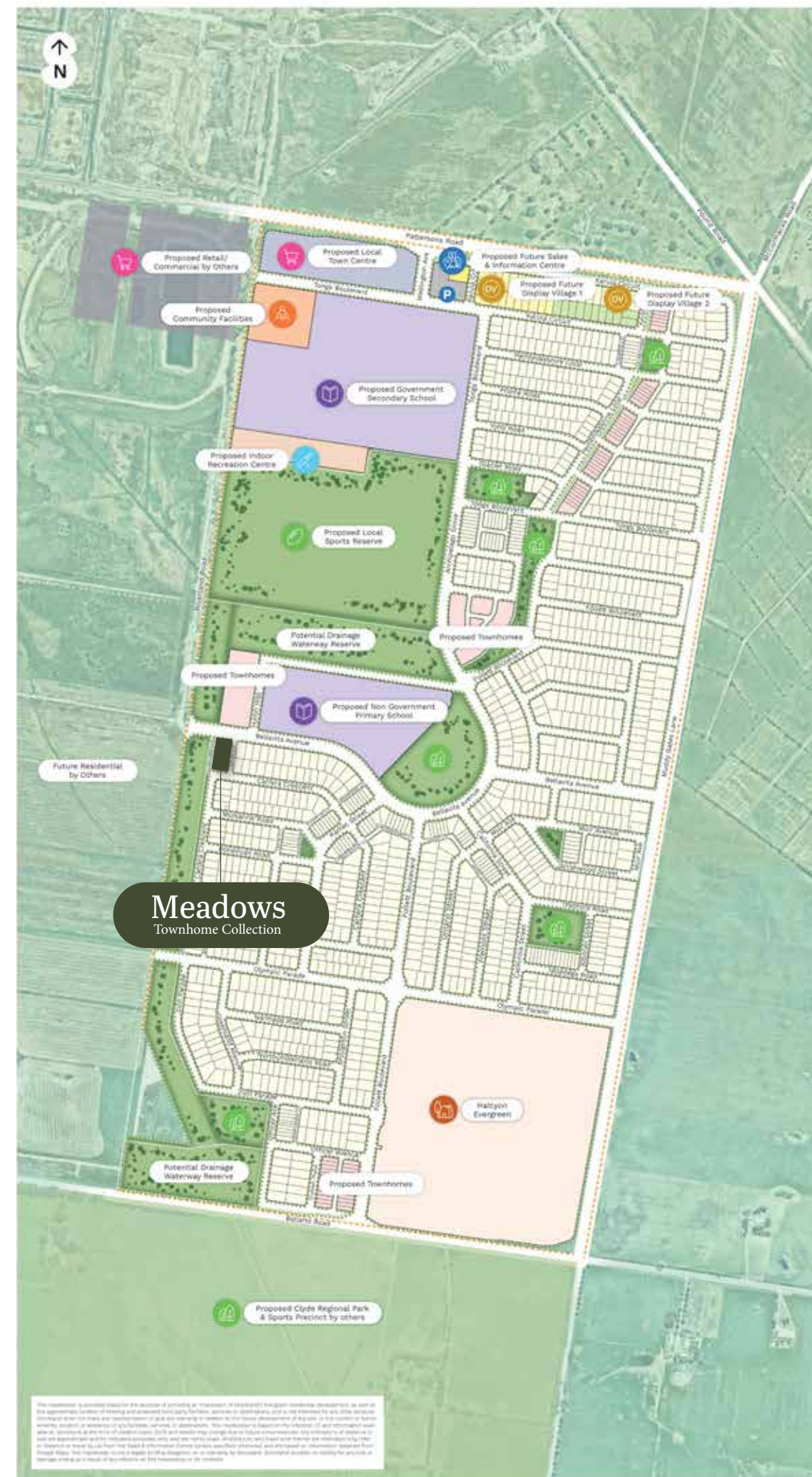
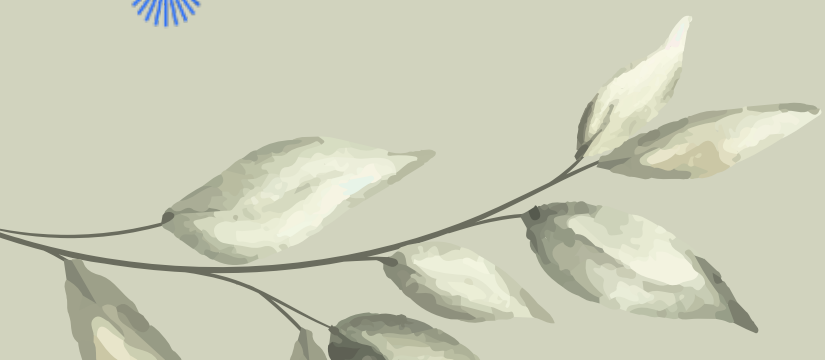
- ① 2590mm Ceilings to ground floor
- ② Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- ③ Fisher & Paykel Dishwasher
- ④ 20mm Caesarstone benchtop with waterfall edge (Oyster)
- ⑤ 200mm Gooseneck tap & 1.75L sink insert
- ⑥ Premium Splashback (White Penny Round)
- ⑦ Overhead laminex cupboards (Rural Oak)
- ⑧ Laminex cabinetry (Storm Cloud-140)
- ⑨ Quality Timber Laminate Flooring (Rustic Maize)
- ⑩ LED Downlights
- ⑪ Watty Paint (Winter Mushroom)



MEET The Developer

Inspired by possibility

For more than 70 years, Stockland have been creating and curating communities with people at the heart of the places they create. As one of Australia's largest diversified property groups, they are building on their legacy, helping more Australians achieve the dream of home ownership and creating places and spaces full of energy, soul and life – from residential and land lease communities through to retail town centres, workplaces and logistics assets. Their purpose – a better way to live – is central to everything they do.



- Shopping and Amenities**
 - Proposed Local Town Centre
 - Shopping on Clyde – 3.2km
 - Coles Clyde North – 5.3km
 - Salewa Rise Shopping Centre – 5.6km
 - Woolworths Clyde North – 6.8km
 - Bunnings Clyde North – 7km
 - Coles Chindorrie – 5.2km
 - Oranbourne Park Shopping Centre – 9.2km
 - Eden Rise Village Shopping Centre – 10.9km
 - Coles Lifestyle Centre – 10.8km
 - Westfield Fountain Gate – 10.8km
 - Public Transport and Accesses**
 - Lyndbrook Station – Clyde bus stop 887 – 2.9km
 - Future Clyde Train Station – 8.4km
 - Oranbourne Train Station – 10km
 - Princes Freeway Entrance – 12.5km
 - Hennells Link Freeway Entrance – 33.2km
 - Melbourne CBD – 18km
 - Leisure Centres**
 - Proposed Indoor Recreation Centre
 - Kingwin Clyde North – 5.4km
 - Casely Fields – 8.2km
 - Casely RACE Aquatics Centre – 7.4km
 - Amstel Club – 10.7km
 - Settlers Run Golf & Country Club – 13.5km
 - Oranbourne Golf Club – 14.3km
 - Education and Childcare Centres**
 - Agnes Childcare – 3.9km
 - Kids on Clyde Child Care – 5km
 - One Early Education Group Clyde North – 6.2km
 - Clyde North YMCA Early Learning Centre – 6.1km
 - Headstart Early Learning Centre – 6.7km
 - Angels Montessori Child Care – 8.8km
 - Barnhill Park Primary School – 4.2km
 - Clyde Secondary College – 4.9km
 - St Thomas & Assisi Catholic Primary – 5.5km
 - St Peter's College Clyde North – 5.7km
 - Clyde Creek Primary School – 8km
 - Oranbourne East Secondary College – 11.8km
 - Casely Grammar School – 8.5km
 - Hillcrest Christian College Clyde North – 12.6km
 - Nassau High School – 12.8km
 - St Margaret's & Berwick Grammar – 14.4km
 - Community Centres**
 - Proposed Community Facilities
 - Barnhill Community Centre Clyde North – 4.4km
 - Salewa Rise Community Hub – 6.5km
 - Parks and Open Spaces**
 - Proposed Pocket Parks and Green Reserve
 - Proposed Local Sports Reserve
 - Edgemoor Valley Living Place Park – 2.7km
 - Clyde Grand Reserve – 5.5km
 - Royal Botanic Gardens Oranbourne – 10km
 - Cities and Beaches**
 - Seaford Beach – 23km
 - Healing Beach – 33km
 - Murrumbidgee – 38km
 - Murrumbidgee Beach – 38km
 - Melbourne CBD – 18km
 - Phillip Island – 103km
 - Medical Centres**
 - Casely Medical Centre Clyde – 5.3km
 - Clyde North Medical Centre – 8.4km
 - Enfield Medical Centre – 6.7km
 - Murrumbidgee Health Hospital – 12.3km
 - Murrumbidgee Regional Health Service – 18.2km
 - Proposed Future Display Villages 1 & 2**
 - Proposed Future Sales & Information Centre**
- Legend**
- Proposed Townhomes
 - Proposed Future Display Village 1
 - Proposed Future Display Village 2
 - Proposed Over 50s Community
 - Proposed Schools
 - Proposed Community Centre
 - Proposed Local Town Centre
 - Off-road Shared Walk/Bike Path



Stockland

Evergreen

SOHO
LIVING

The information contained in this promotional material including statements, figures, images, and representations are indicative only, are current on the date of publication, and may change without notice. Images may include artist impressions and computer-generated images that are for general illustration purposes only, which may not be to scale and may differ from the final built form. Actual lots, stages, facilities, amenities, infrastructure, and their configuration are subject to statutory approval and may change. All persons should seek their own independent legal, financial, and real estate advice. This document is not a contract and is not binding. Please ask your new homes consultant for detailed home designs specific drawings for full extent of inclusions, features, pricing and specifications of your preferred SOHO Living home design, colour scheme and or facade. All information contained within this brochure is accurate at time of September 2023. SOHO Living Australia Pty Ltd is a Registered Building Practitioner. Builder Licence Number CDB-U 50036