

THE  
*wiltshire*  
RELEASE

WILLIAMS  
WALK

by Villawood Properties

*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.



**SOHO**  
LIVING

*Close to nature yet within easy reach of Melbourne's CBD, Williams Walk brings you everything you need for a life well lived, right on your doorstep.*



**Life well-lived**

All images and drawings are for illustrative purposes.

# Your new life awaits you



All images and drawings are for illustrative purposes.

***Find all the essential  
elements of a good life  
at Williams Walk.***

**The Wiltshire Release features a stunning  
range of SOHO Living's Berkley townhome design.**

A two-storey, 3 or 4 bedroom home with a generous array of premium features, inclusions and immense style. The standout of this home design is its open-plan living area, creating the perfect space to entertain friends and family. The Berkley townhome features a spacious master bedroom with walk-in robe and ensuite while the rest of the house will love their bedrooms with built-in robes. With beautiful finishes, this townhome collection represents quintessential modern living.

# Berkley

19.51 SQUARES

3 BED – TYPE C  
LOTS 171 & 172



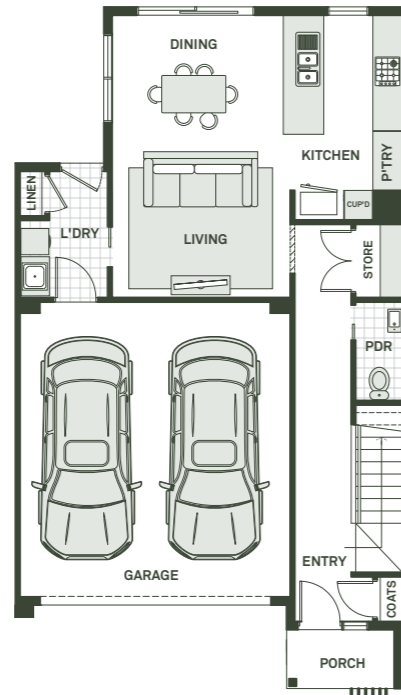
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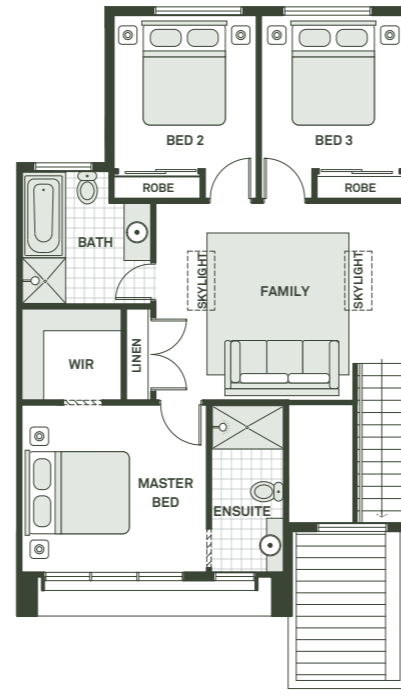
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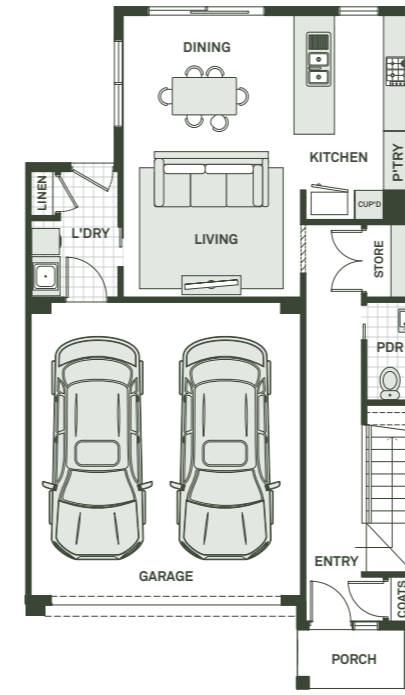
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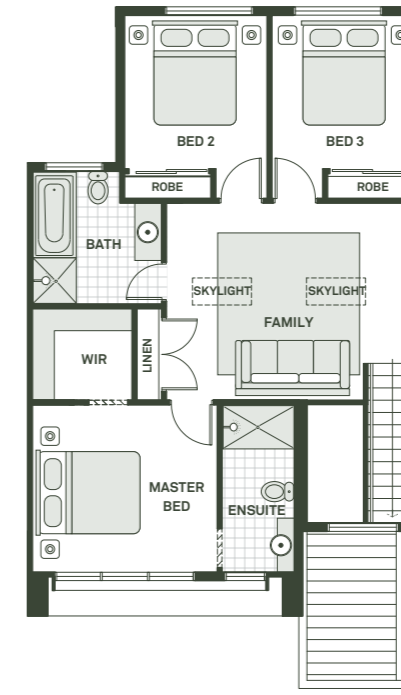
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

# Berkley

19.49 SQUARES

3 BED – TYPE D  
LOTS 170 & 173



3



2.5



2



# Berkley

19.52 SQUARES

4 BED\* – TYPE C  
LOTS 171 & 172



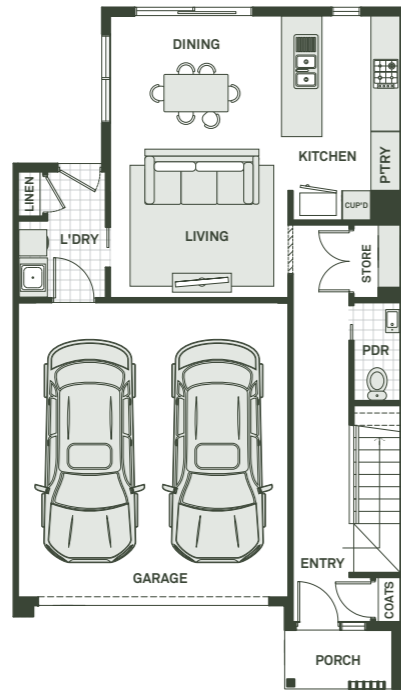
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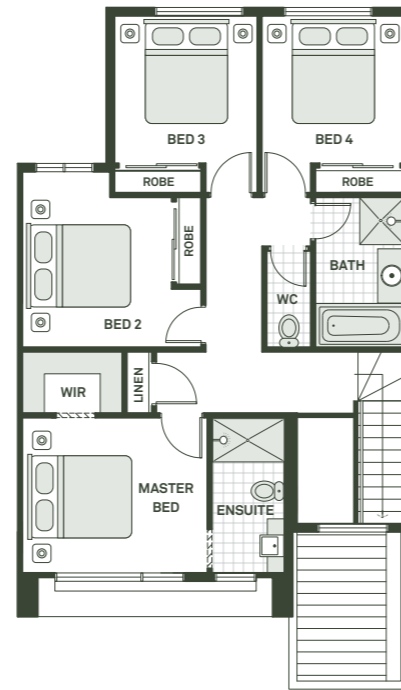
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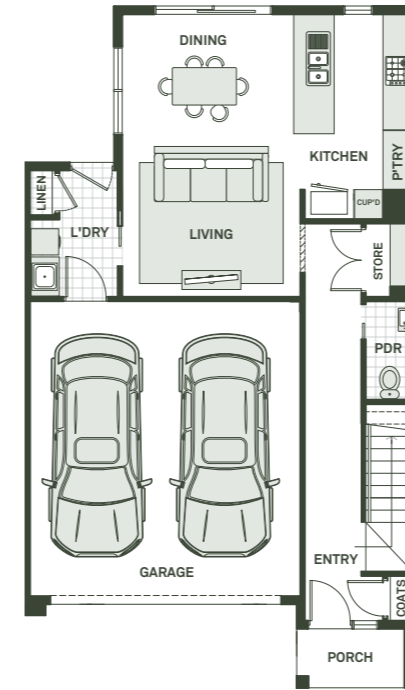
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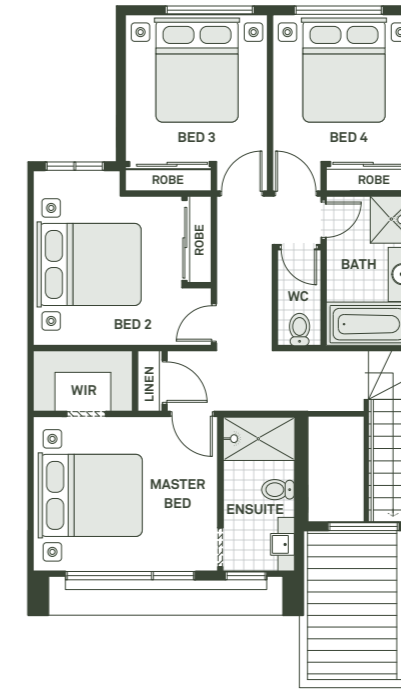
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

# Berkley

19.5 SQUARES

4 BED\* – TYPE D  
LOTS 170 & 173



4



2.5



2



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.

\*4 bedroom upgrade option, additional costs apply.

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\*4 bedroom upgrade option, additional costs apply.

# Berkley Cnr

19.71 SQUARES

3 BED – TYPE E  
LOTS 169 & 174



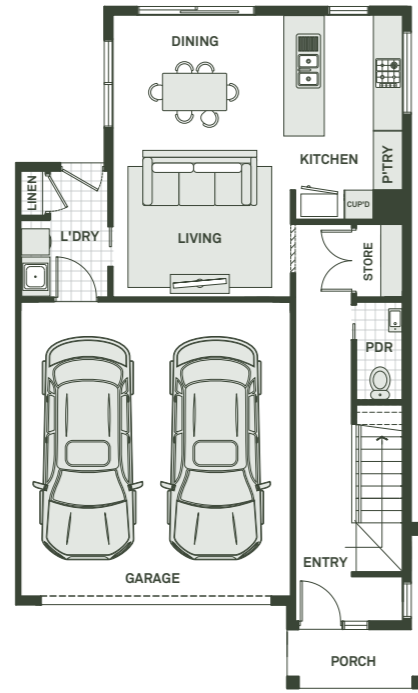
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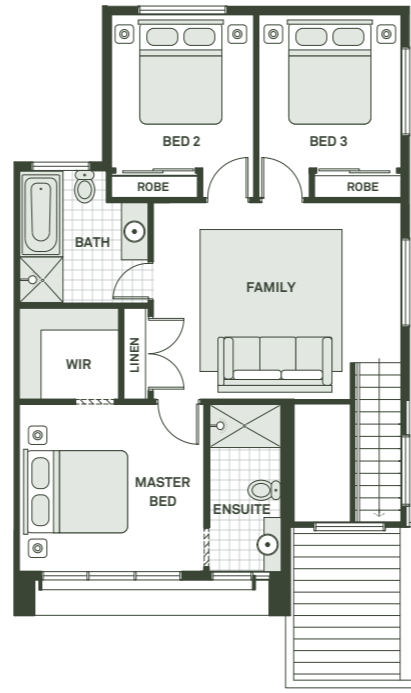
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2



GROUND FLOOR



FIRST FLOOR

# THE *wiltshire* RELEASE

A stunning range of chic townhomes by SOHO Living in a well-connected neighbourhood.

Build your dream home in The Wiltshire Release, with a variety of lots to choose from and flexible floorplans to suit, offering you the choice to upgrade to 4 bedroom living.

Each home comprises of ground floor living, dining and kitchen areas, ideal for entertaining, whilst upstairs is home to bedrooms and master bathroom, making for the perfect area to retreat.

# Berkley Cnr

19.71 SQUARES

4 BED\* – TYPE E  
LOTS 169 & 174



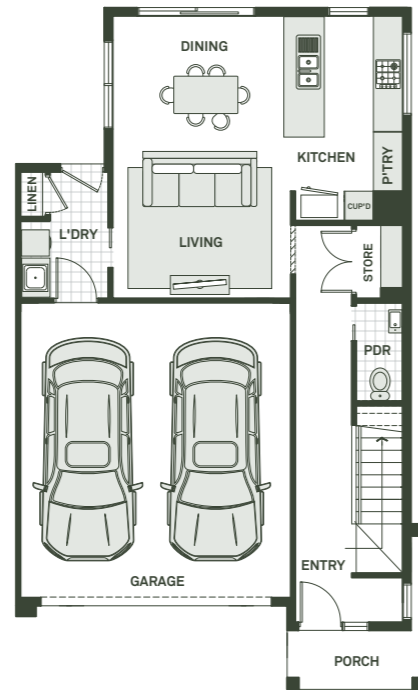
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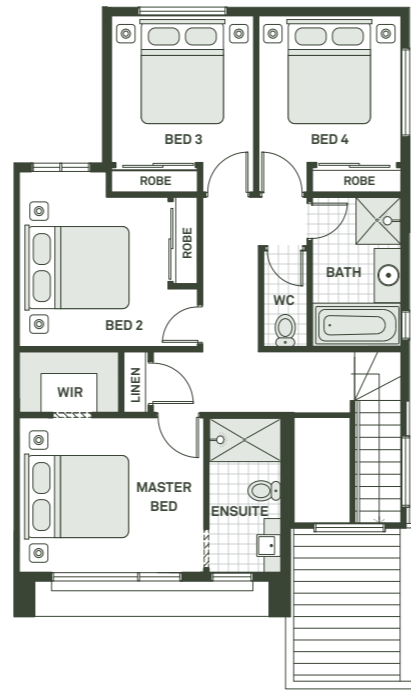
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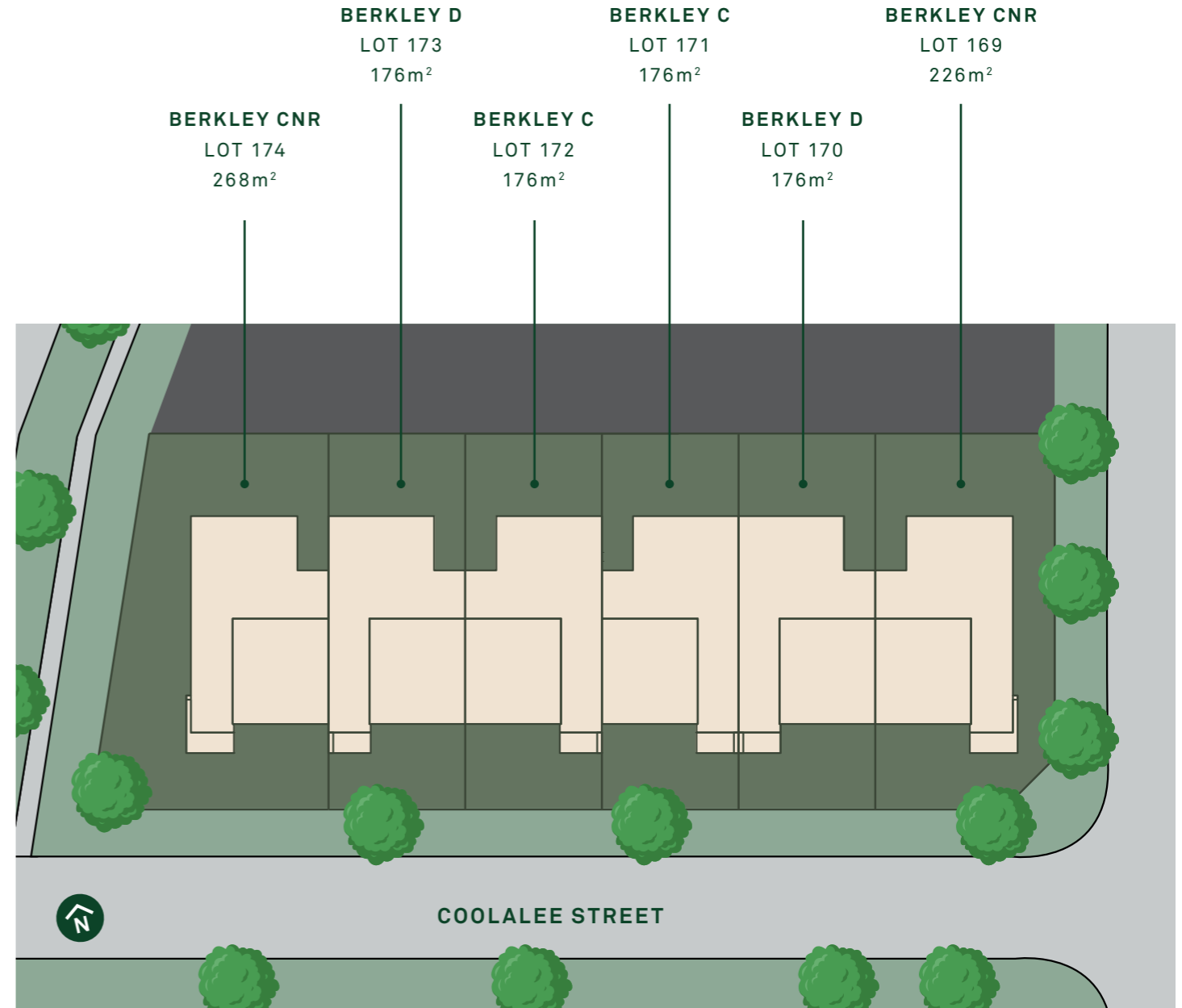
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GROUND FLOOR



FIRST FLOOR



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\*4 bedroom upgrade option, additional costs apply.

# SMART *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

European inspired oven 600mm.

European inspired cooktop 600mm 4 burner stainless steel gas cooktop.

European inspired rangehood 600mm stainless steel.

European inspired 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.

## 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.

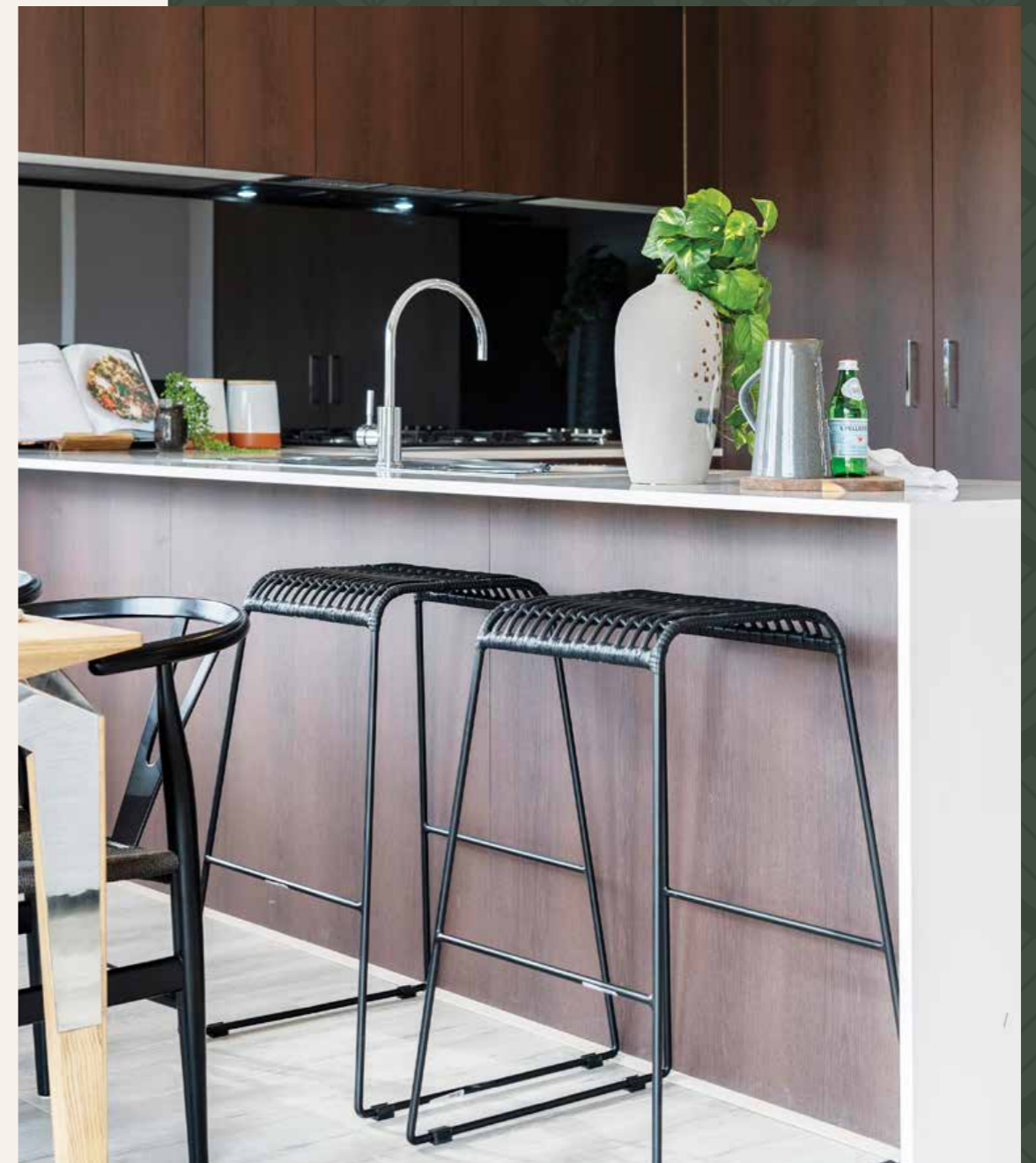
**Bath:** 1525/1675mm acrylic bath (white) in tiled podium. (Design Specific)

**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, double towel rails and soap dish holders to showers.

**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).

**Robe Doors:** Single Storey – 2040mm high flush panel hinged doors.

## 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.



All images and drawings are for illustrative purposes.

Discover a well-connected neighbourhood with extensive parks, reserves, gardens and bushland nearby.

# THE *wiltshire* RELEASE

With two new Town Centres planned close by, the urban vibe is never far away. Yet neither is the beauty of nature, with some of the north west's premier natural attractions within easy reach, including Melton Botanic Gardens, Pinkerton Forest and the Werribee River.

## PRIME LOCATION

Close to nature yet within easy reach of Melbourne's CBD, Williams Walk brings you everything you need for a life well lived, right on your doorstep.

## THE FREEDOM TO LIVE YOUR WAY

Explore a new, healthier way to live and enjoy a whole new sense of freedom with a wealth of natural attractions nearby.

## NATURAL SURROUNDINGS

Uncover a wealth of natural advantages – from the Werribee River, to the Pinkerton Forest and beyond.





**CONTACT US**

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Visit Williams Walk  
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PROJECT

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