



arcadia

townhome collection

the

SOHO Living

difference

SOHO Living is a contemporary residential home builder and property developer focused on building architecturally designed homes and townhomes that you will be proud to call your own. Our mission is to create communities and dynamic spaces where individuals can grow and thrive.

Thinking outside the box is what we do best, which is why our developments always result in stylish and versatile homes in neighbourhoods that are built to last. Regardless of your stage in life, there's a SOHO Living development that's right for you.

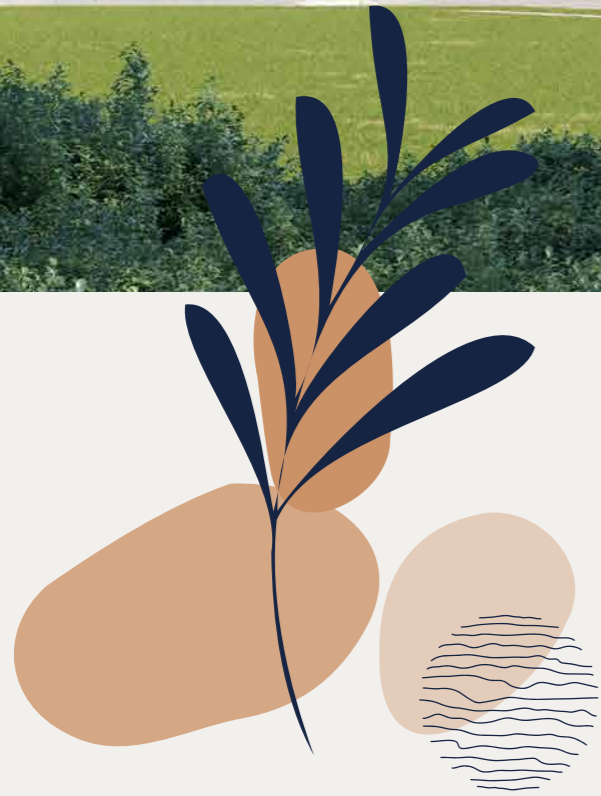
When you choose SOHO Living, you are assured a high standard of service that is unparalleled in the industry. We pride ourselves on the exceptional quality of our designs, builds and finishes that are guaranteed to exceed homebuyer expectations every time.

By investing in a SOHO Living home, you are investing in your best possible future. With a wide selection of townhomes and homes available, we can make your home ownership dreams a reality. Find out for yourself why SOHO Living are one of Australia's fastest growing builders and experience firsthand the SOHO Living difference.





Artist Impression



arcadia

townhome collection

Find your forever home

Berwick Waters is a forward-thinking community designed to nurture active and growing families. Surrounded by stunning natural landscapes and every modern convenience, you might never want to leave. The best thing is you may never have to.



Artist Impression

madison

TYPE A

22 SQ | LOT 430 & 435

4 2.5 2



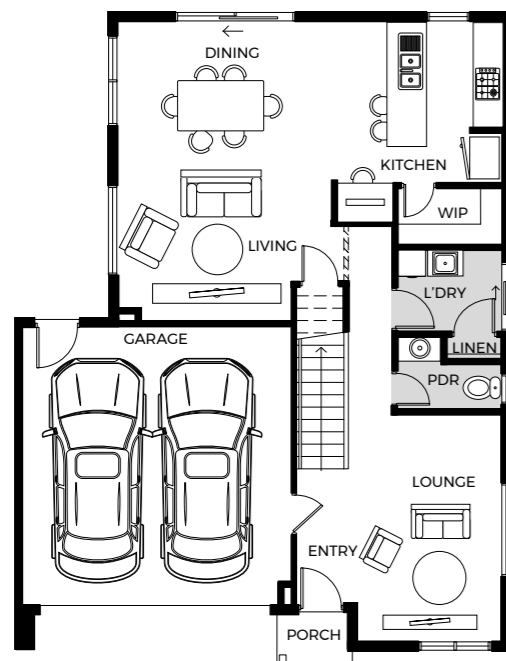
Artist Impression

hunter

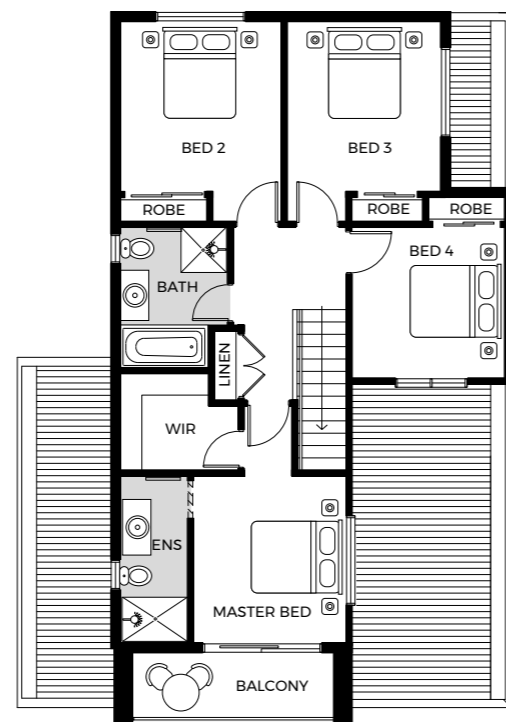
TYPE A

22 SQ | LOT 431 & 434

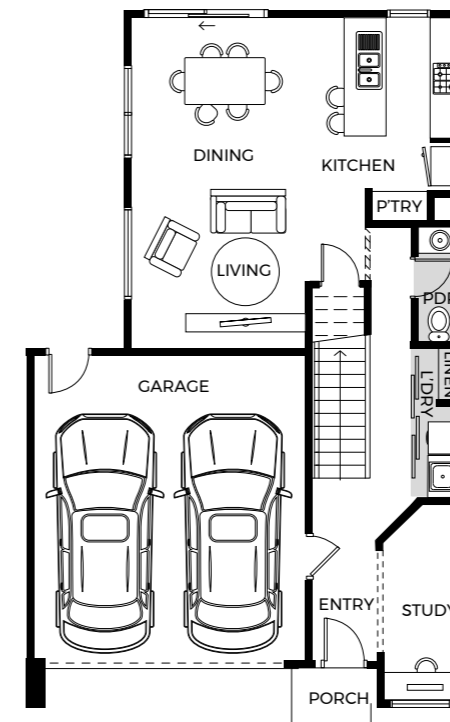
4 2.5 2



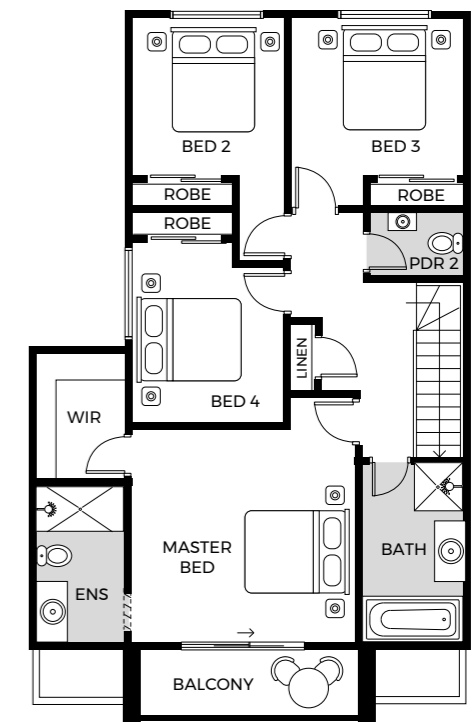
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



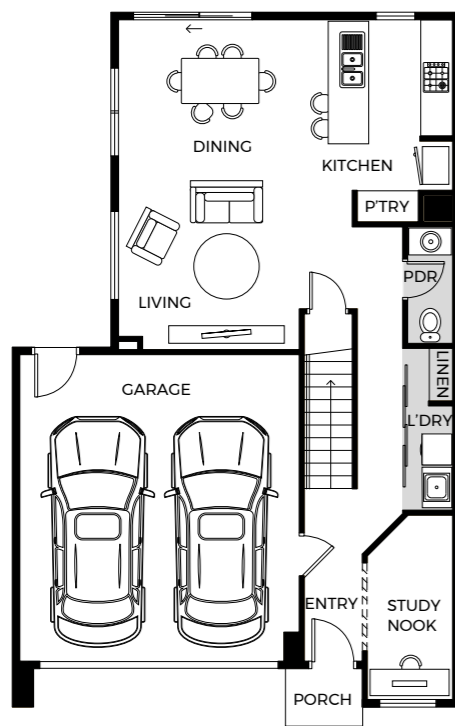
FIRST FLOOR



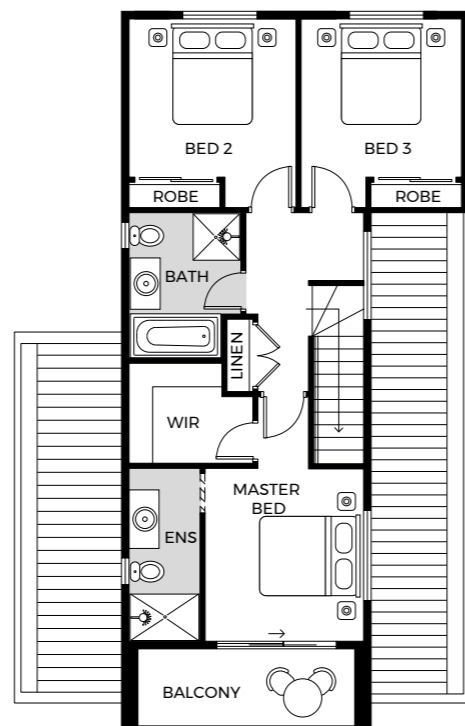
finch
TYPE A

19 SQ | LOT 432 & 433

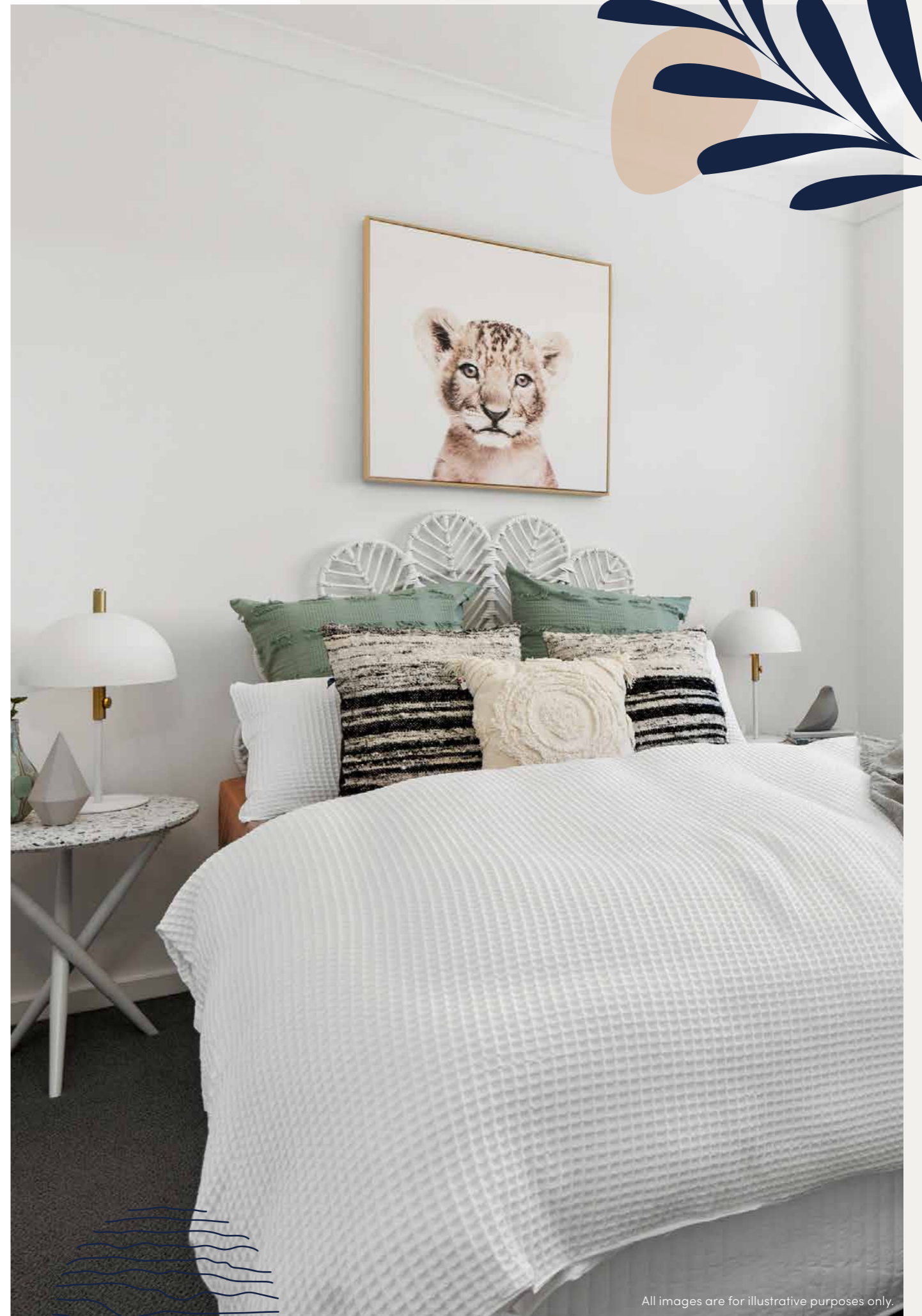
3 2.5 2



GROUND FLOOR



FIRST FLOOR



All images are for illustrative purposes only.

site plan

LOT 435
287M²
MADISON
TYPE A

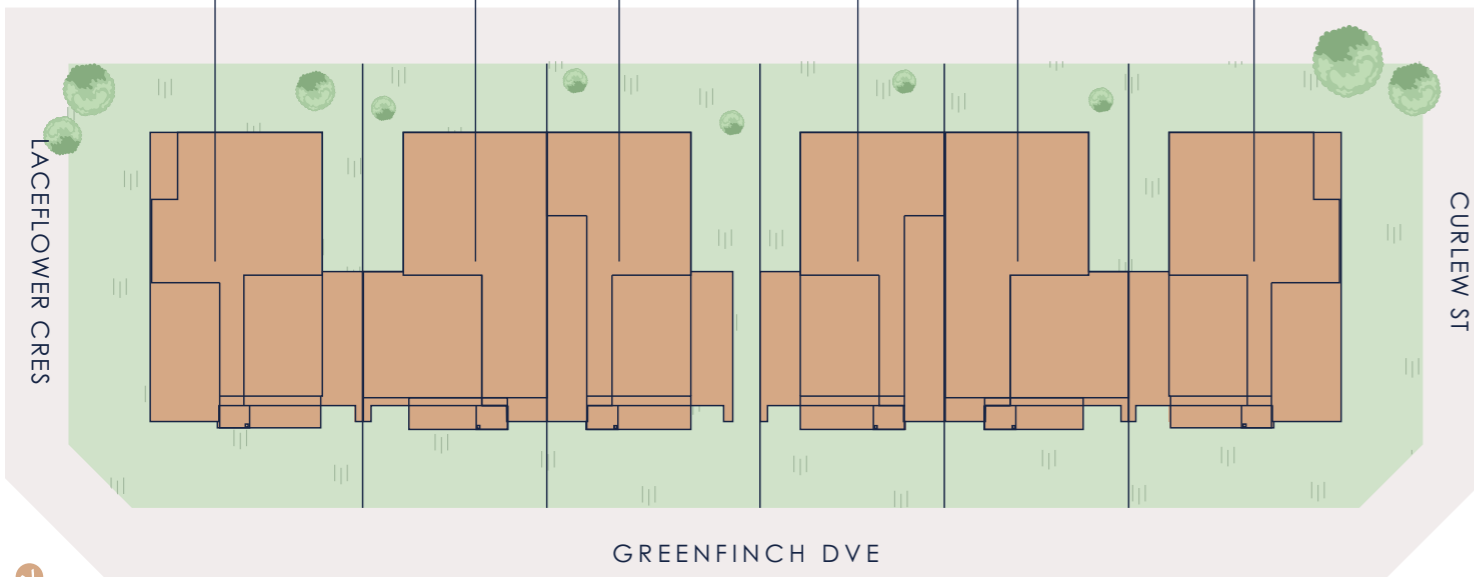
LOT 433
211M²
FINCH
TYPE A

LOT 431
183M²
HUNTER
TYPE A

LOT 434
183M²
HUNTER
TYPE A

LOT 432
183M²
FINCH
TYPE A

LOT 430
287M²
MADISON
TYPE A



Artist's Impression.

This brochure is intended to provide general information only and does not constitute an offer to supply. All photographs, plans, maps and drawings are illustrative only and may not be to scale. Lot size dimensions, easements, landscape treatments, final road layout, public utility and service infrastructure locations and zoning are subject to change and conditional on authority approval. Prospective buyers should make and rely on their own enquiries, refer to their contract for full terms and conditions, and obtain independent advice including legal and financial advice.



All images are for illustrative purposes only.

SOHO Living Turnkey Inclusions



All images are for illustrative purposes only.

HOT WATER SYSTEM

Hot water unit in accordance with estate design guidelines.

KITCHEN

SMEG oven 600mm.
SMEG cooktop 600mm 4 burner stainless steel gas cooktop.
SMEG rangehood 600mm stainless steel.
SMEG 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 above mount 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: 45 litre single inset bowl stainless steel without top bypass.

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.

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.

Alarm: Reliance 8 with 3 sensors keypad at entrance.

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.

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: Colorbond sectional door in flat line profile.

Remote Control: Remote control unit to front garage door with 2 handsets.

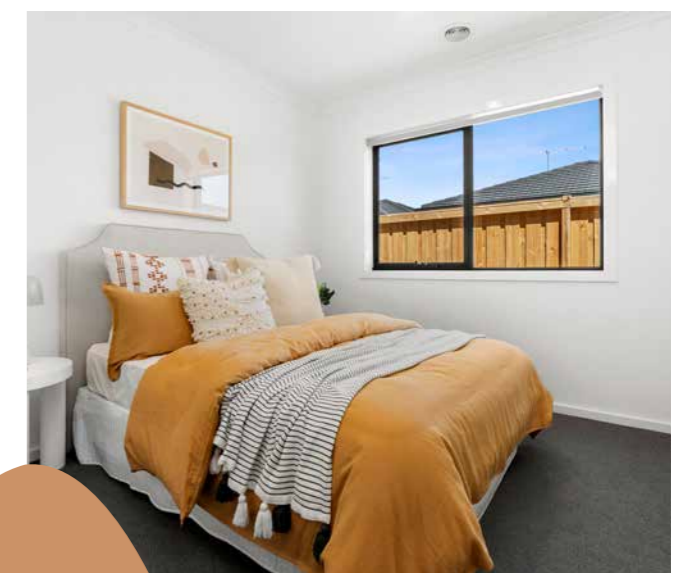
OUTDOOR

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.



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 and External: Two coats.

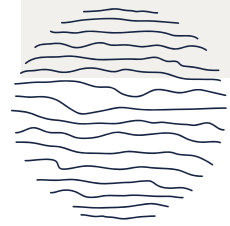
Woodwork and Skirting: Two coats.

HEATING

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.

Reverse cycle split system (heating and cooling) to living.

SOHO Living Colour Schemes



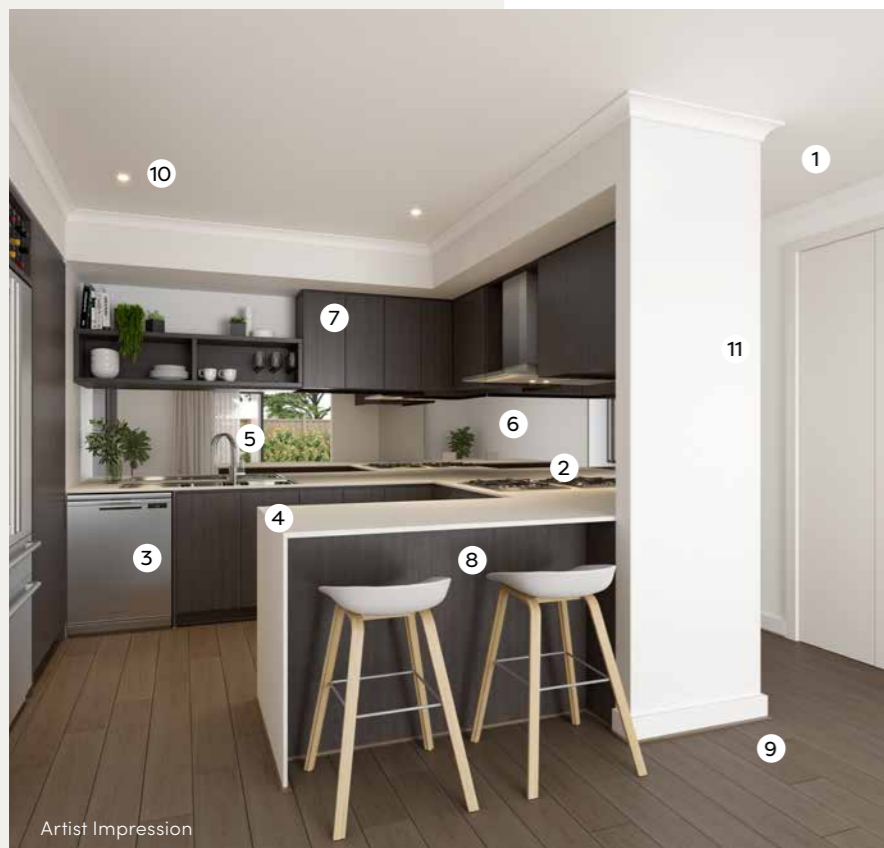
All images are for illustrative purposes only.

colour scheme 2



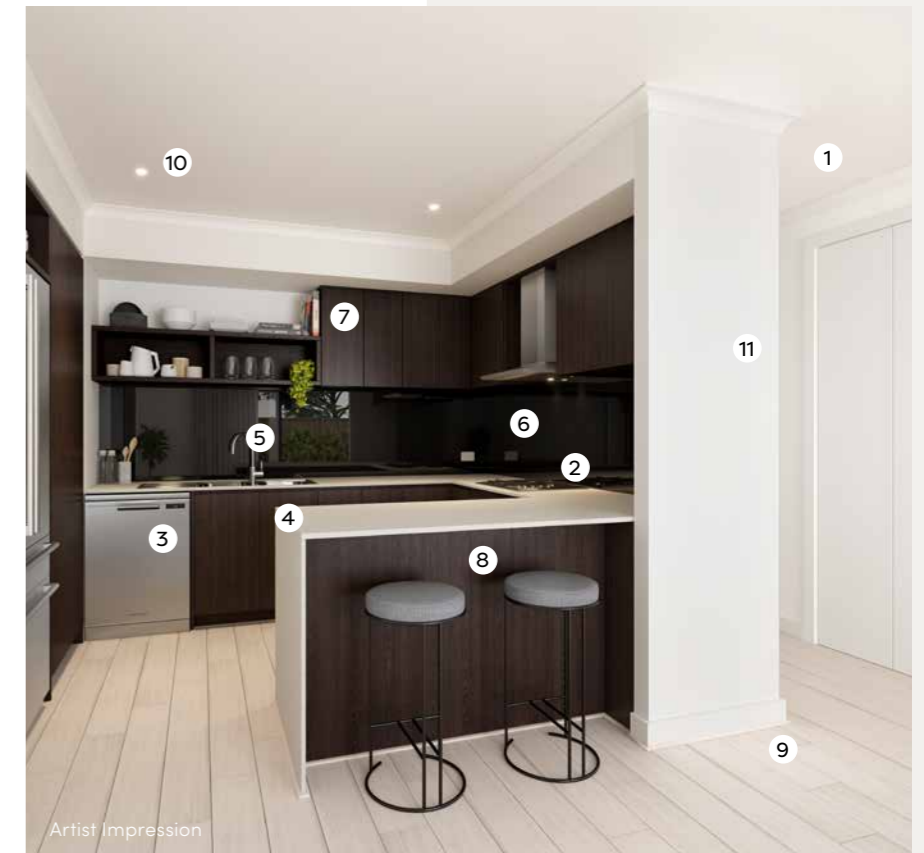
- 1 2590mm Ceilings to ground floor
- 2 SMEG 600mm Rangehood & cooktop, 600mm SMEG Oven
- 3 SMEG Dishwasher
- 4 20mm Essastone benchtop with waterfall edge (Nickel)
- 5 200mm Gooseneck tap & 1.75L sink insert
- 6 Premium Splashback (Grey mirror)
- 7 Overhead laminex cupboards (Oyster Grey)
- 8 Laminex cabinetry (Oyster Grey)
- 9 Quality Timber Laminate Flooring (Buckwheat)
- 10 LED Downlights
- 11 Watty! Paint

colour scheme 1



- 1 2590mm Ceilings to ground floor
- 2 SMEG 600mm Rangehood & cooktop, 600mm SMEG Oven
- 3 SMEG Dishwasher
- 4 20mm Caesarstone benchtop with waterfall edge (Osprey)
- 5 200mm Gooseneck tap & 1.75L sink insert
- 6 Premium Splashback (Silver mirror)
- 7 Overhead laminex cupboards (Nocturne Oak)
- 8 Laminex cabinetry (Nocturne Oak)
- 9 Quality Timber Laminate Flooring (Rye)
- 10 LED Downlights
- 11 Watty! Paint

colour scheme 3



- 1 2590mm Ceilings to ground floor
- 2 SMEG 600mm Rangehood & cooktop, 600mm SMEG Oven
- 3 SMEG Dishwasher
- 4 20mm Caesarstone benchtop with waterfall edge (Osprey)
- 5 200mm Gooseneck tap & 1.75L sink insert
- 6 Premium Splashback (Grey mirror)
- 7 Overhead laminex cupboards (Nocturne Oak)
- 8 Laminex cabinetry (Nocturne Oak)
- 9 Quality Timber Laminate Flooring (Rustic Buckwheat)
- 10 LED Downlights
- 11 Watty! Paint

colour scheme 4

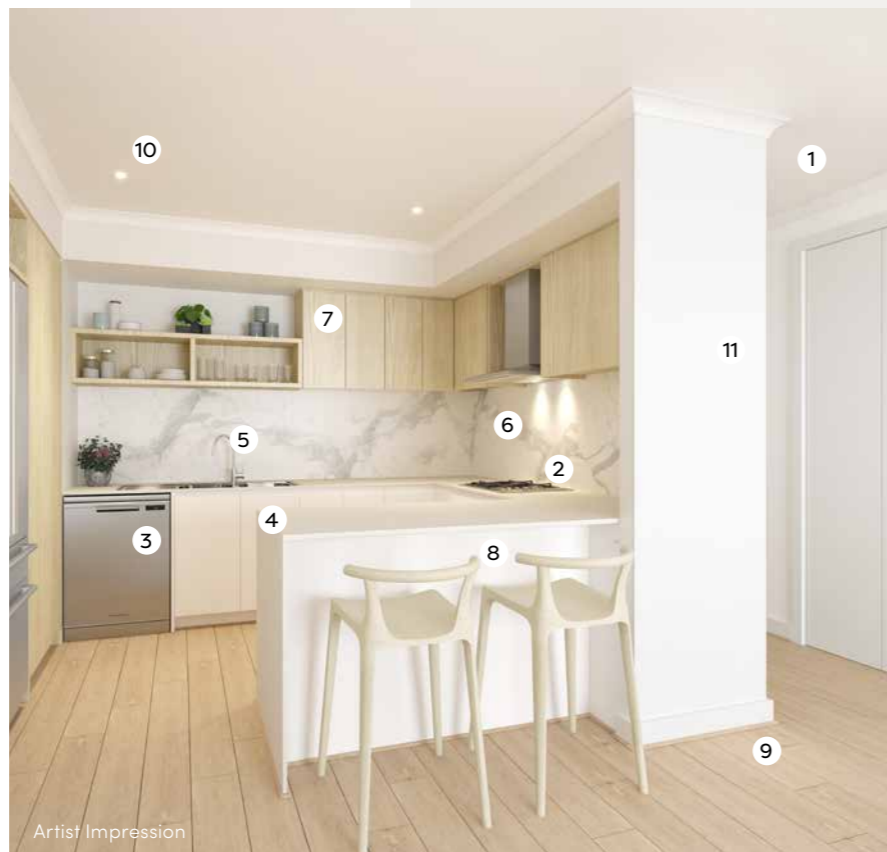


- 1 2590mm Ceilings to ground floor
- 2 SMEG 600mm Rangehood & cooktop, 600mm SMEG Oven
- 3 SMEG Dishwasher
- 4 20mm Caesarstone benchtop with waterfall edge (Oyster)
- 5 200mm Gooseneck tap & 1.75L sink insert
- 6 Premium Splashback (White Penny round)
- 7 Overhead laminex cupboards (Rural Oak)
- 8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

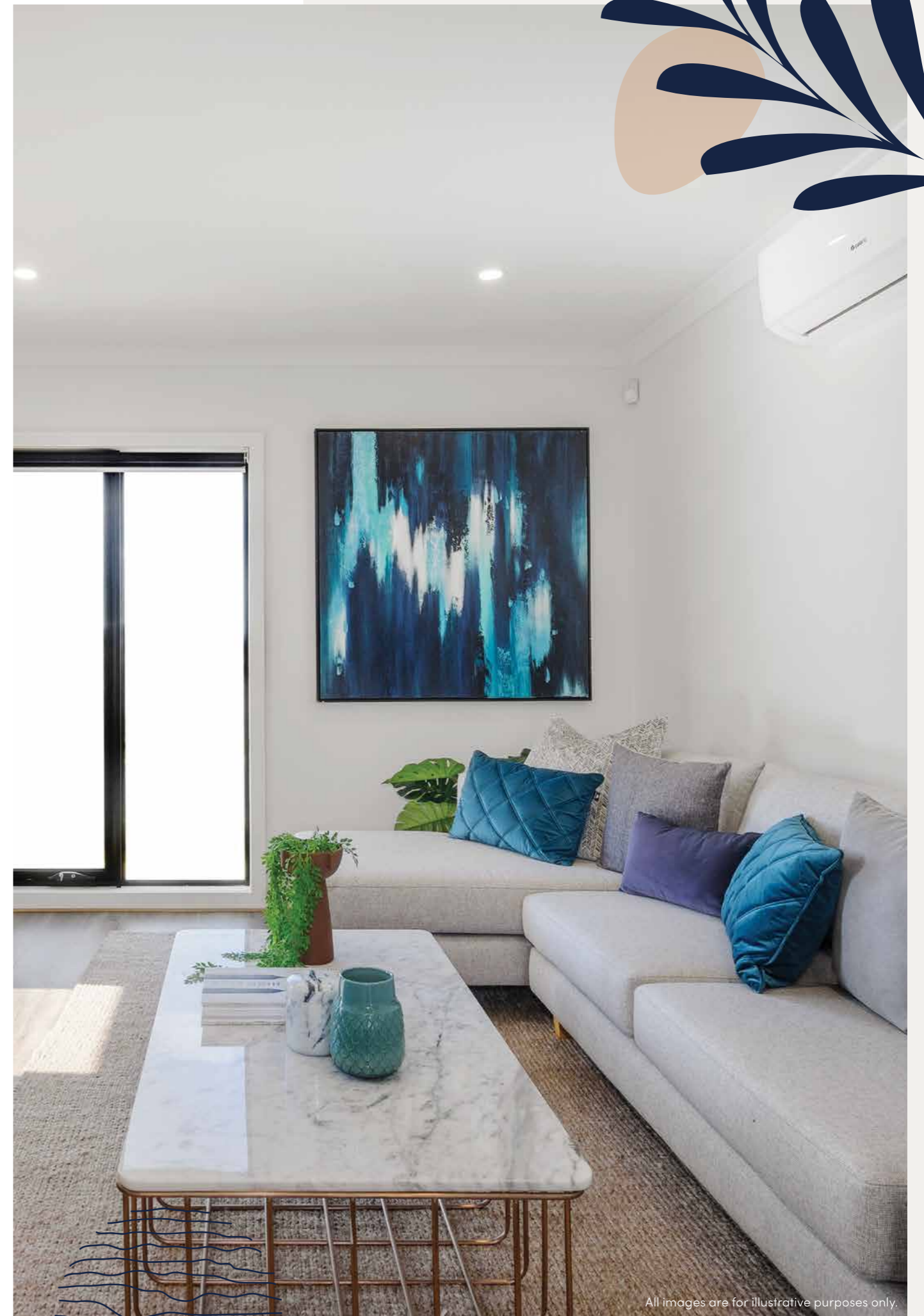
Artist Impression

colour scheme 5

- 1 2590mm Ceilings to ground floor
- 2 SMEG 600mm Rangehood & cooktop, 600mm SMEG Oven
- 3 SMEG 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



Artist Impression



All images are for illustrative purposes only.

Berwick Waters

Berwick Waters is a forward-thinking community designed to nurture active and growing families. Surrounded by stunning natural landscapes and every modern convenience, you might never want to leave. The best thing is you may never have to.

Positioned by the proposed Town Centre, Promenade Village is a vibrant hub at the heart of Berwick Waters. Here is a place for those who want to be in the thick of everything but aren't willing to settle for an inner-city shoe box. Within easy walking distance of a variety of shops, cafes, eateries, schools and playgrounds, it's perfect for those looking to build a home in a bustling area with a real sense of community.

Along with life's essentials, you're never far from parks with picnic areas and play equipment, sports ground facilities or the sprawling wetlands with a network of hike and bike paths. The village green here even extends across multiple reserves. The future Town Centre Park and Wetlands Park are within view of each other, so it's easy to move between the two on your morning jog or daily walk.

Amongst enviable surroundings, here is a place where you can raise a family without having to sacrifice your lifestyle. Achieving the ultimate balance between convenience and calm, the dream of owning your own home is not all that you'll be close to here at Promenade Village

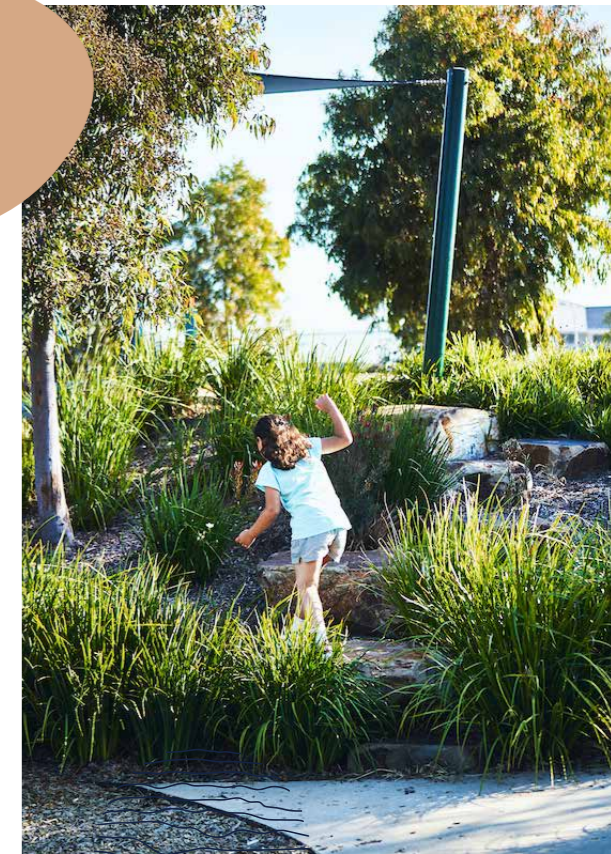
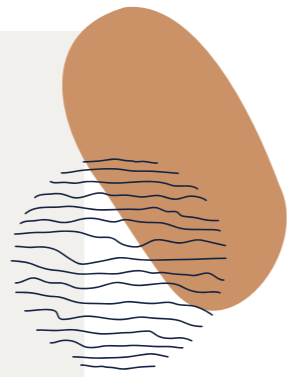
Of course, location is key and Berwick Waters is just a short drive from the bustling Berwick main street with its cafes, bars and restaurants. So even when it comes to going out, you can also do that locally.

Ask our almost 4,000 residents what's so special about Berwick Waters and they'll be very happy to tell you. It's the pride you feel inside when you live in a place like this. The pride of the south-east.

Trusted Partners

Frasers Property Australia and Mondous Property Australia have joined together to create a lasting community. With combined experience and passion over 100 years in creating planned residential environments and commercial developments, Frasers Property Australia and Mondous Property Australia is an excellent partnership.

Backed by one of the world's leading real-estate businesses with S\$30 billion of assets under management across five continents, Frasers Property Australia is global in scale, yet local at heart. After almost a century of creating homes and places for tens of thousands of Australians, experience tells us that what matters the most is the simple joy of living in a place you're proud to call home.



arcadia

townhome collection



SOHO

LIVING



**berwick
waters::**

This brochure is intended to provide general information only and does not constitute an offer to supply. All photographs, plans, maps and drawings are illustrative only and may not be to scale. Lot layout, lot size dimensions, easements, landscape treatments, final road layout, public utility and service infrastructure locations and zoning are subject to change and conditional on authority approval. Prospective buyers should make and rely on their own enquiries, refer to their contract for full terms and conditions, and obtain independent advice including legal and financial advice. Licence No. DB-U22873.