

# *tilden*

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.



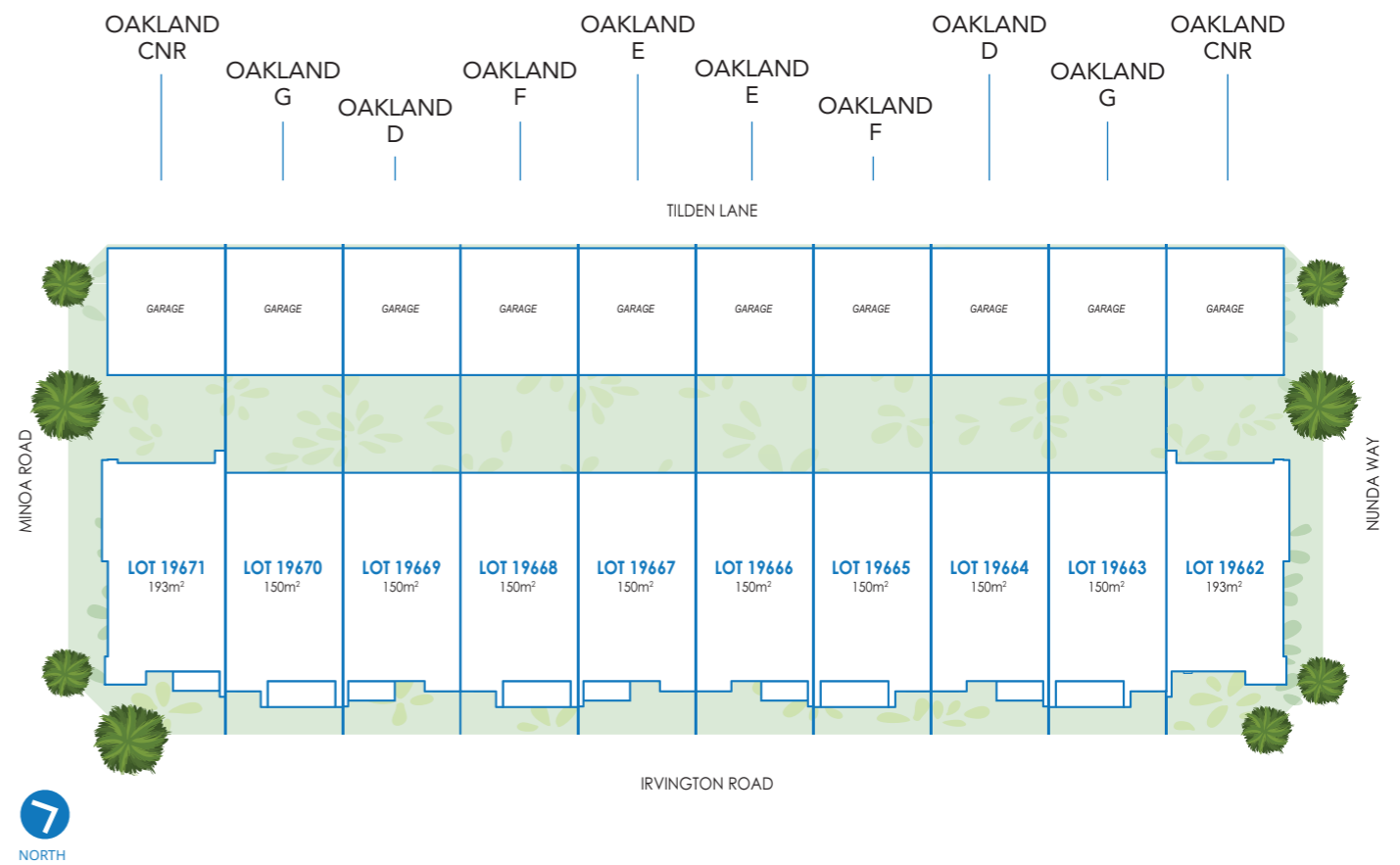
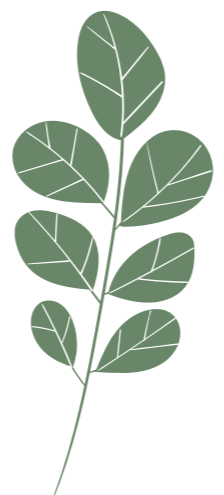


Artist Impression

## THE MANOR LAKES *Lifestyle*

Manor Lakes in Melbourne's west offers the perfect location for those looking to live an active and connected lifestyle in an established yet growing neighbourhood.

The community boasts established schools, transport, parks, a central lake, playgrounds, shopping centre and is a mere 37kms from Melbourne's Central Business District.



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# OAKLAND CNR

18.65Q

LOT 19671 & 19662\*



3 2.5 2

# OAKLAND G

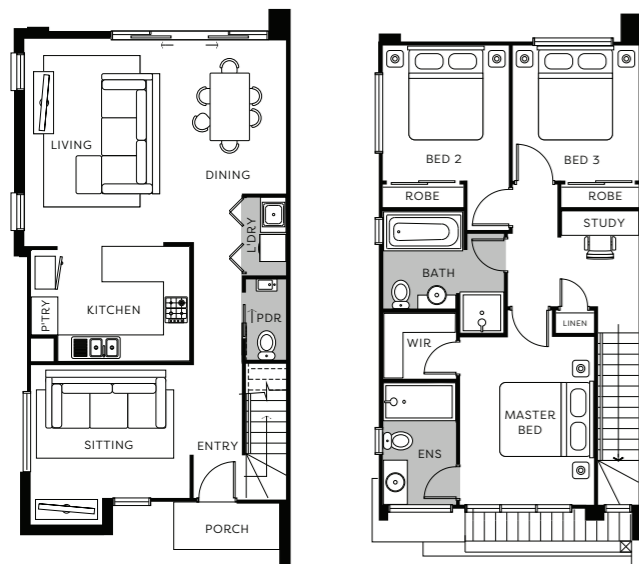
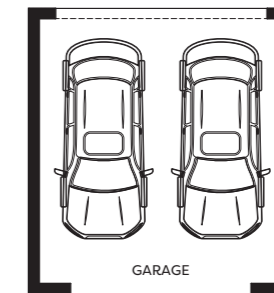
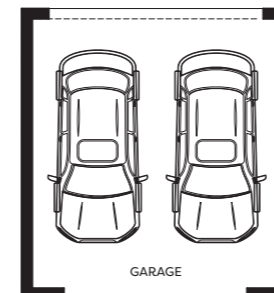
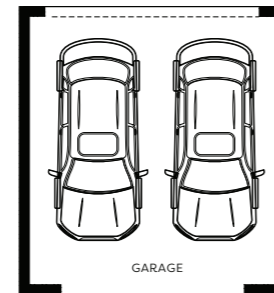
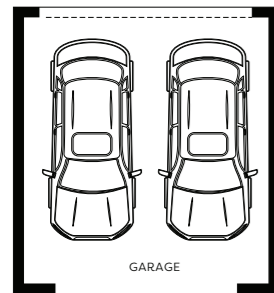
18.65Q

LOT 19670 & 19663\*

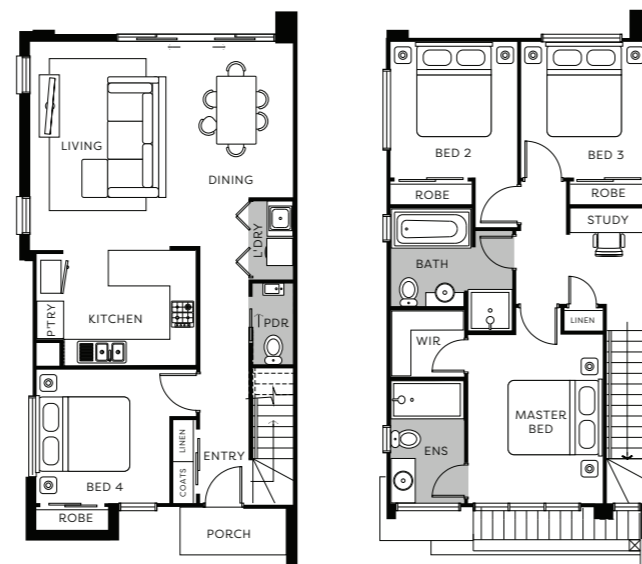


3 2.5 2

4 2.5 2



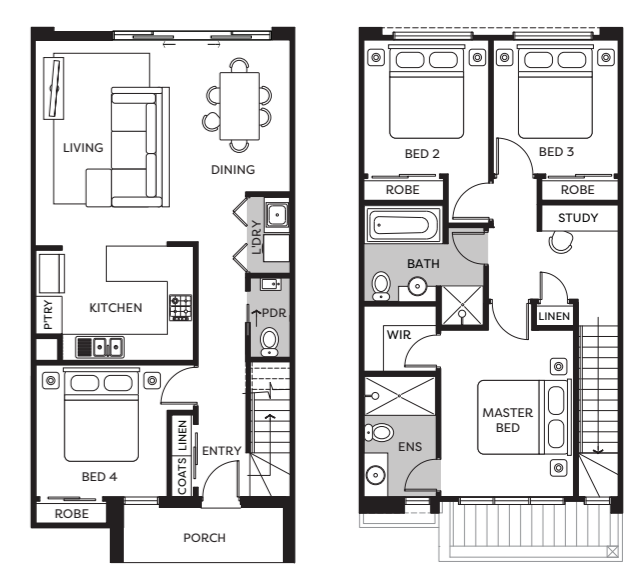
Ground Floor First Floor



Ground Floor First Floor



Ground Floor First Floor



Ground Floor First Floor

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# OAKLAND D

18.3SQ

LOT 19664 & 19669\*



3 2.5 2

# OAKLAND F

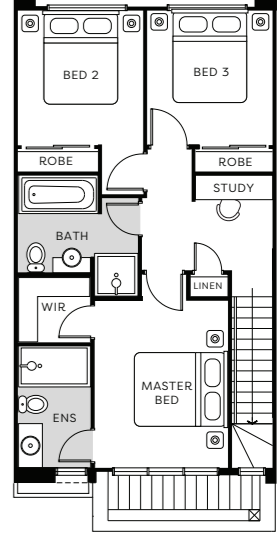
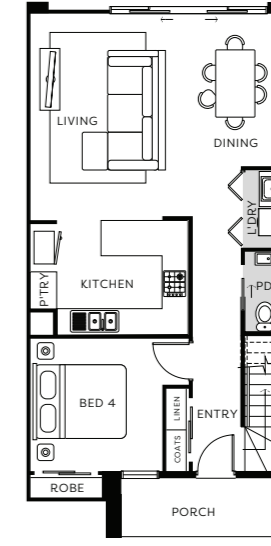
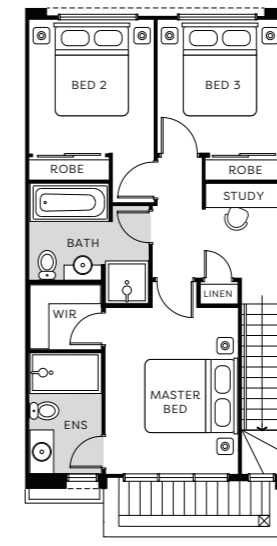
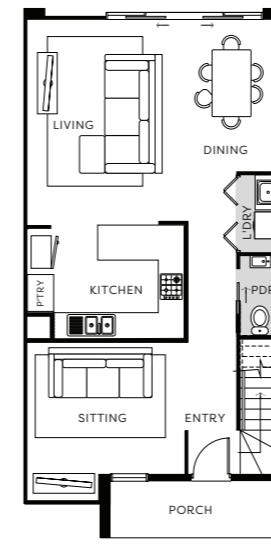
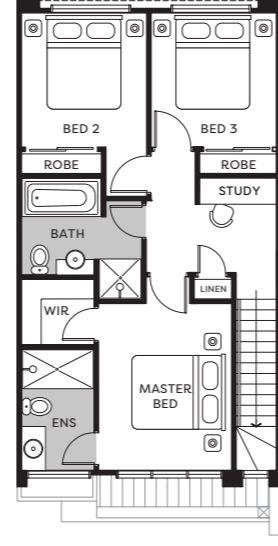
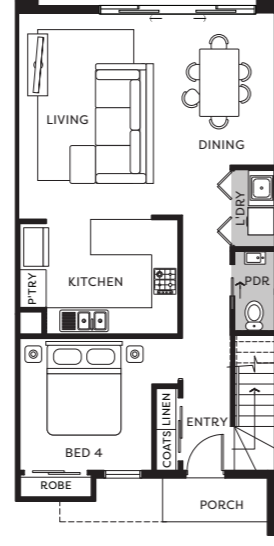
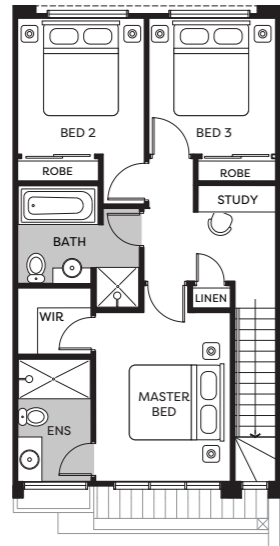
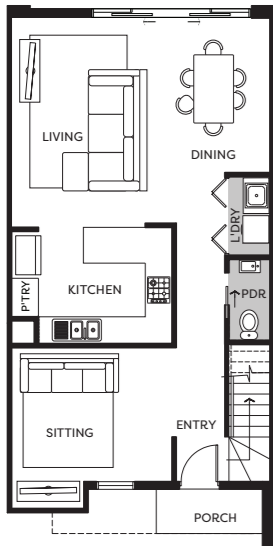
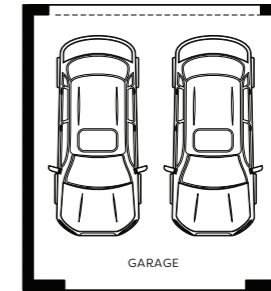
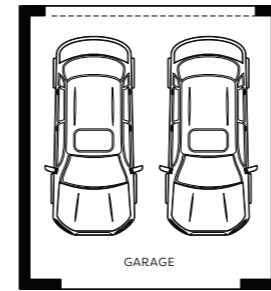
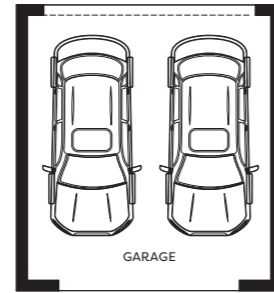
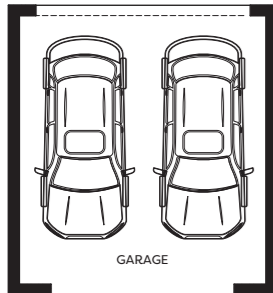
18.6SQ

LOT 19668 & 19665\*



3 2.5 2

4 2.5 2



Ground Floor First Floor

Ground Floor First Floor

Ground Floor First Floor

Ground Floor First Floor

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# OAKLAND E

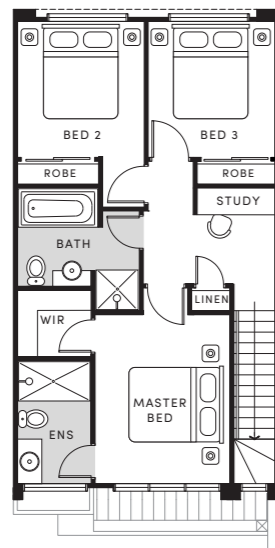
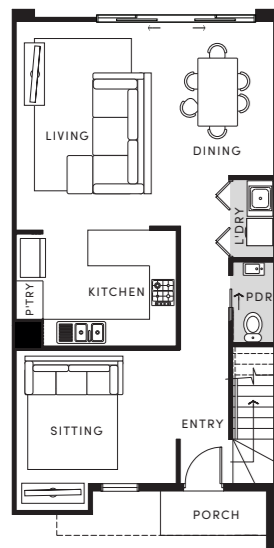
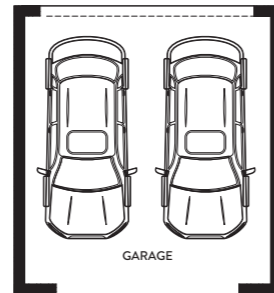
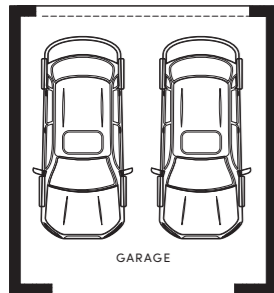
18.3SQ

LOT 19666 & 19667\*



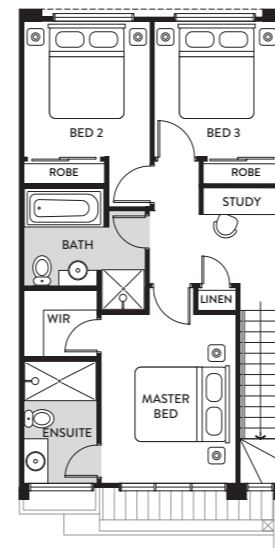
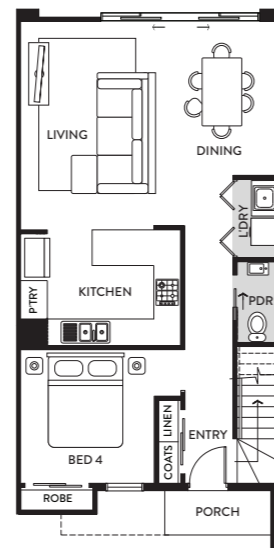
3 2.5 2

4 2.5 2



Ground Floor

First Floor



Ground Floor

First Floor

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## 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 ACCOMODATION

**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.

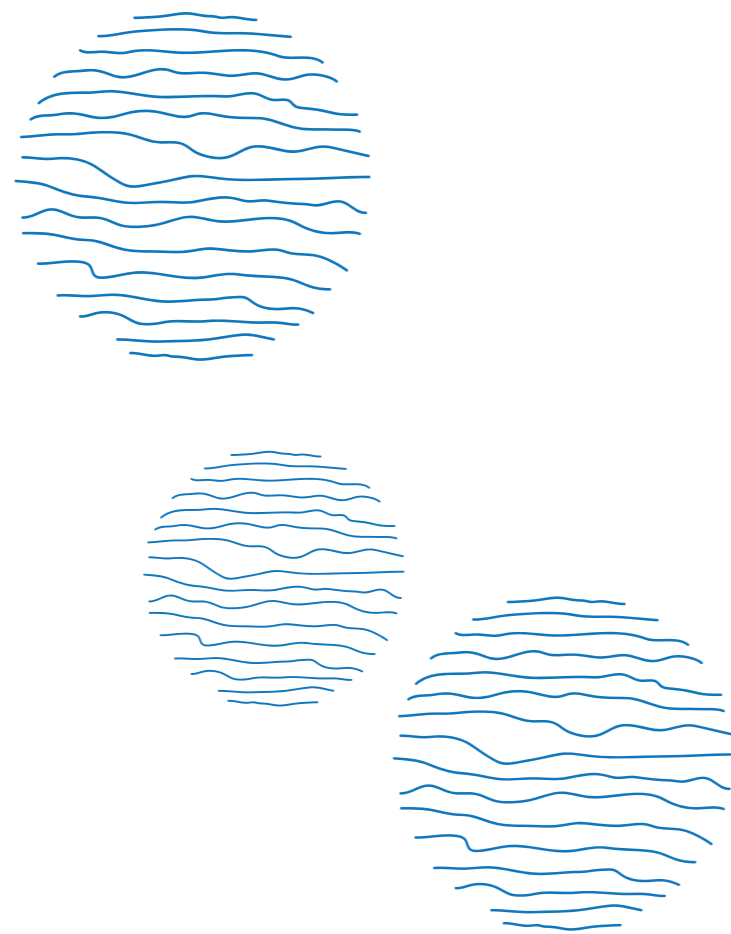


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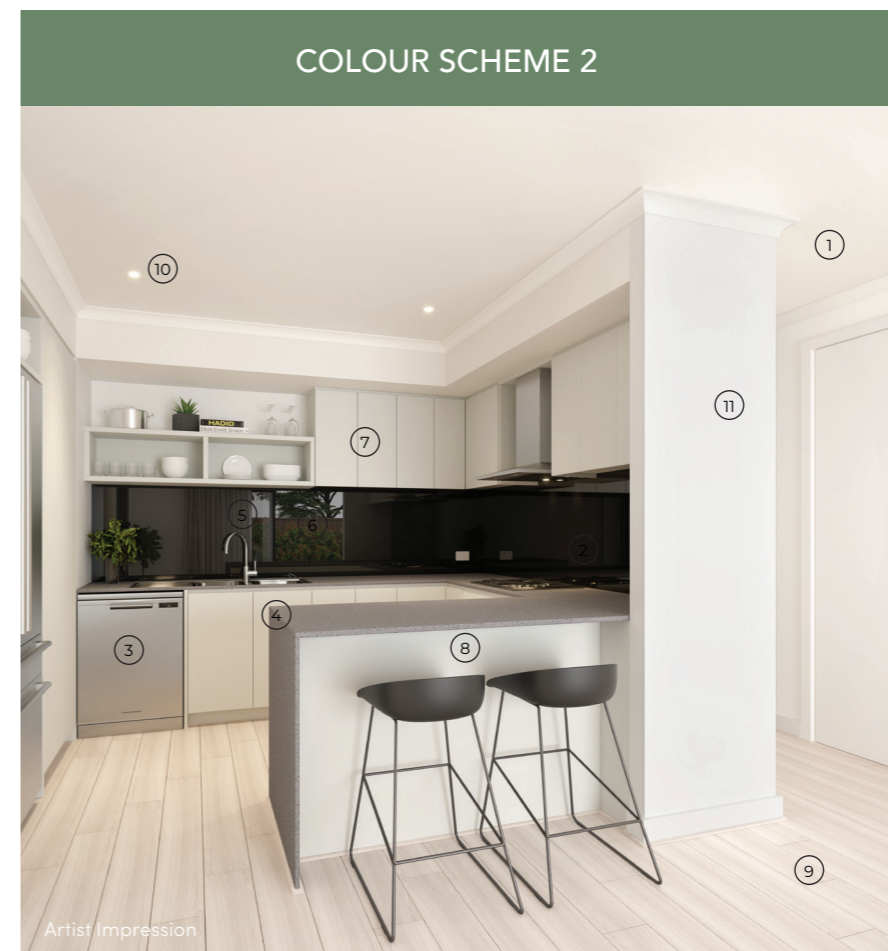


THE SOHO LIVING

# Colour Schemes

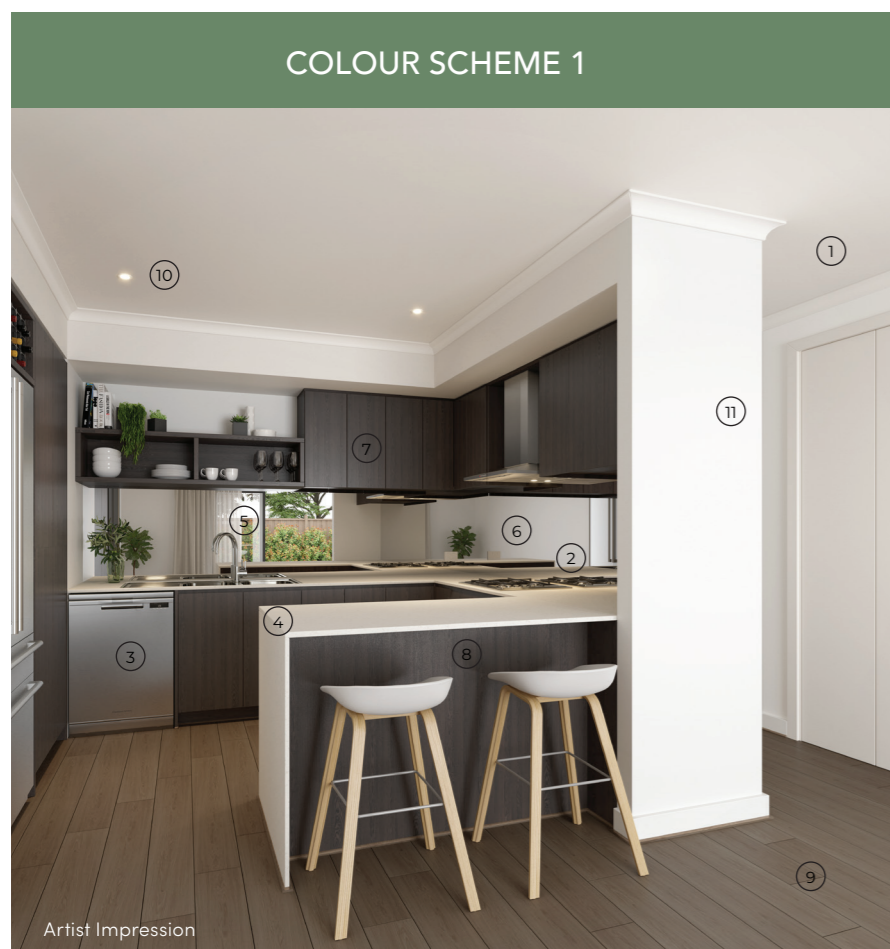


## COLOUR SCHEME 2



- 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 (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

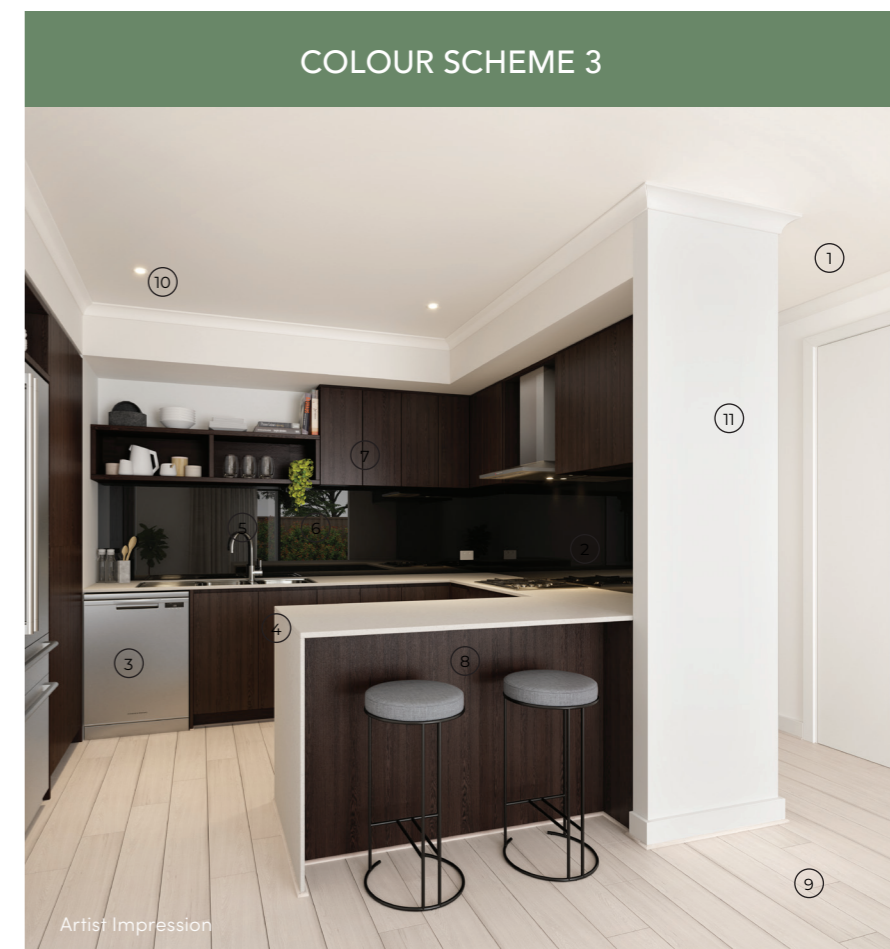
## COLOUR SCHEME 1



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

Artist Impression

## COLOUR SCHEME 3



- 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 (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

Artist Impression



## COLOUR SCHEME 4



- 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

## COLOUR SCHEME 6



- 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 (Nickel)
- 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

## COLOUR SCHEME 5



- 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



Bathroom Colour Scheme 6 | Artist Impression

A NEW NEIGHBOURHOOD

# Is in the making

The Village is a pedestrian friendly, boutique neighbourhood within Manor Lakes that has been designed around people.

With Maywood Village Green at its heart, it will become a place for social events that will bring the community together.

The Village will be a walkable neighbourhood with signature tree lined streets and walking paths that have been designed to create a modern village type feel where neighbours become friends.



*tilden*  
Townhome Collection

Artist's Impression.

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MEET

# The Developer

*"As a family owned business, we understand our customers and their desire for affordable homes with all the modern facilities."*  
Bert Dennis, Founding Chairman  
Dennis Family Corporation



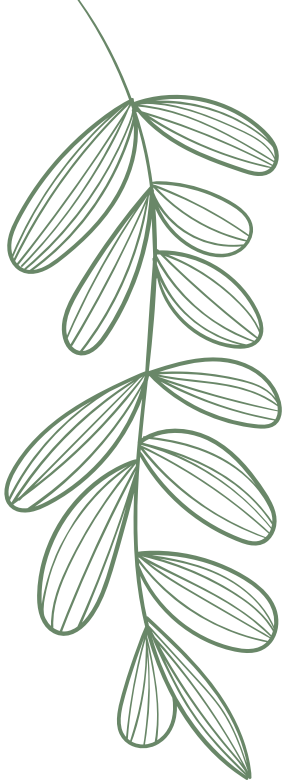
The Dennis Family Corporation is one of Australia's largest privately owned residential developers and home builders.

We draw on decades of experience to create inclusive residential community developments where residents can enjoy an active lifestyle. Our extensive industry knowledge, combined with strong networks within the property development and housing industries, enables us to work effectively with government, authorities and the community to create state of the art surroundings for residents.

With estates to fit every budget and lifestyle, you are sure to find your perfect space within one of our communities.



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Sales & Information Centre  
218 Manor Lakes Boulevard  
(Corner of Ison Road and Manor Lakes Boulevard)  
Open Daily 10am to 5pm

Sales Centre: 1300 334 524  
Email: [info@manorlakes.com.au](mailto:info@manorlakes.com.au)

[www.manorlakes.com.au](http://www.manorlakes.com.au)

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ANOTHER DENNIS FAMILY COMMUNITY

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