

TOWNHOMES IN
COLLABORATION WITH

SOHO
LIVING

— WOLLERT —

MASON



QUARTER



Welcome to Mason Quarter

Cedar Woods and SOHO Living are proud to present this collection of contemporary townhomes set in the newly defined suburb of Wollert, just 25km from Melbourne's CBD.

Mason Quarter is a place where life is designed from the ground up, to be hassle-free. Situated just 400m from the proposed town centre of Wollert, stepping out for life's necessities will be easy.

SOHO Living build contemporary townhomes that are welcoming and aesthetically complement the Mason Quarter community. They create sleek, energetic spaces that unify residents and bring them closer to their surroundings.

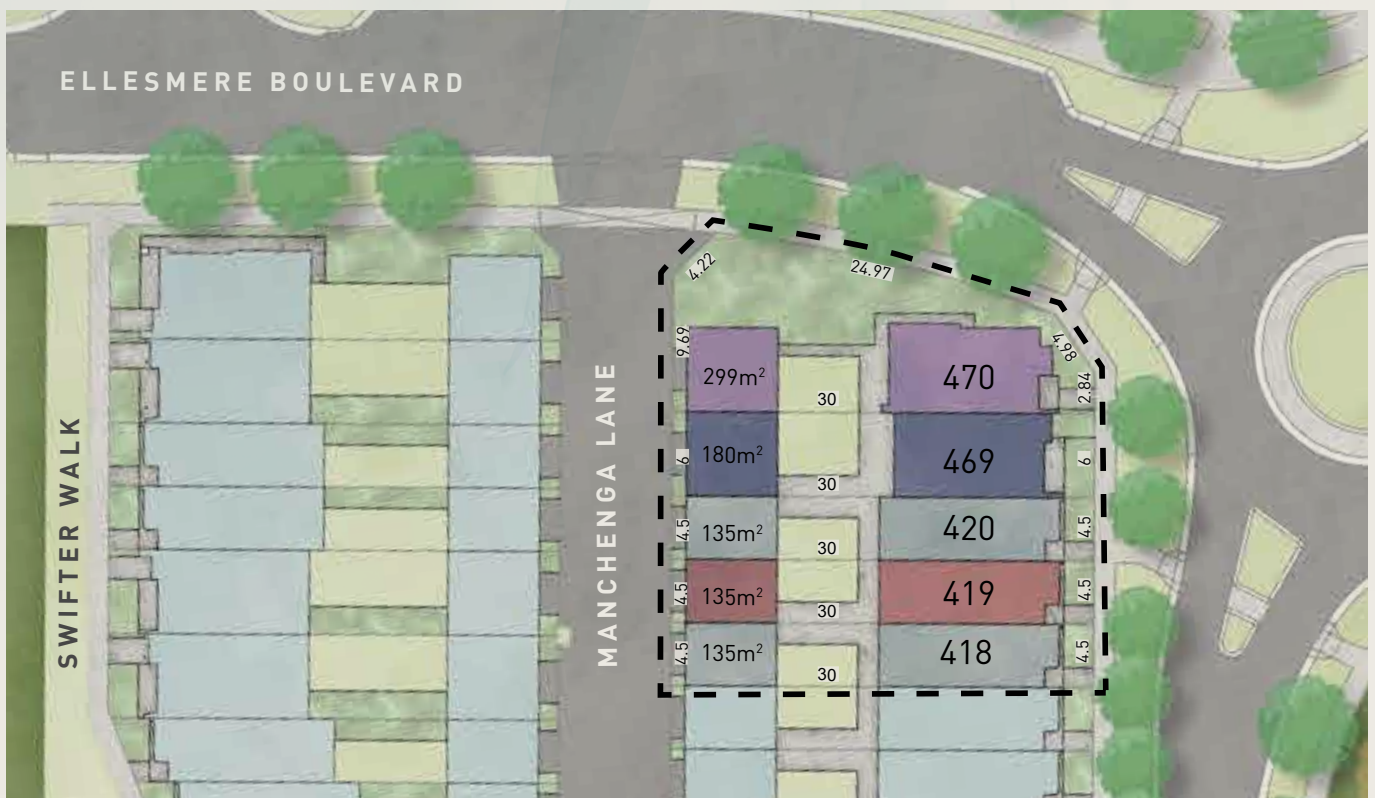
Cedar Woods and SOHO Living are driven by a desire to build a quality home you will be proud of the moment you first walk through the door.

Introducing Townhomes by SOHO Living

This first release features a collection of five boutique SOHO Living townhomes at Mason Quarter.

Education, shopping, dining, leisure and transport are on your doorstep in this exciting new suburb part of Melbourne's most vibrant and developing regions.

SOHO Living aim to build elegant and contemporary homes where residents will find convenient, trendy and comfortable living. These homes will enhance a sense of pride and belonging in where you live.



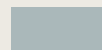
LEGEND



CURRENT RELEASE



BENTLEY OAKLAND - D



BENTLEY OAKLAND - E



CLIFTON OAKLAND - G



CLIFTON OAKLAND CRN - H








FIRST RELEASE

Developed by others

Future Government Primary school

Masterplan Key

-  Local Parks
-  Proposed Sports reserves
-  Proposed Parks & Reserves
-  Retained River Red Gum
-  Mason Quarter boundary

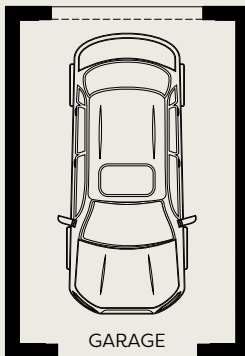


Bentley Oakland E

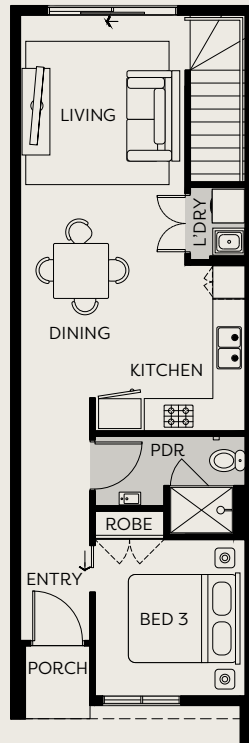
Lot 418, 420

3 2.5 1

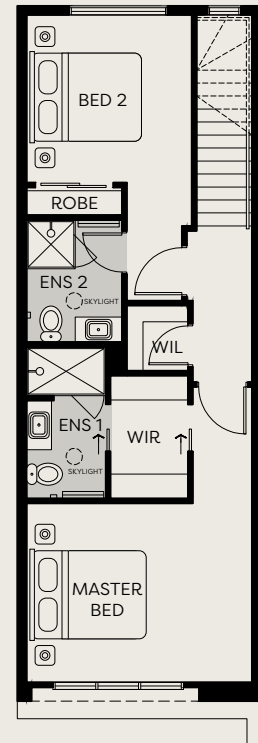
Ground Floor	57.08 sqm
First Floor	57.01 sqm
Garage	29.11 sqm
Porch	1.68 sqm
Grand Total	144.88 sqm



GARAGE



GROUND FLOOR



FIRST FLOOR

These floorplans are generic only and may be mirrored. Purchasers must carefully review the plan and specifications in the contract of sale prior to purchase. The information, dimensions and specifications on this floor plan are believed to be correct but it is not guaranteed and may change without notice. Any illustrations are an artist's impression and are subject to change

Lot 418

Lot 419

Lot 420



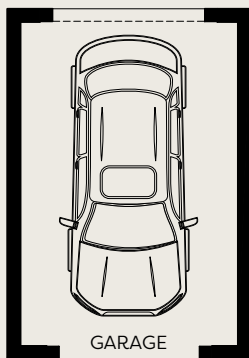
Artist Impression

Bentley Oakland D

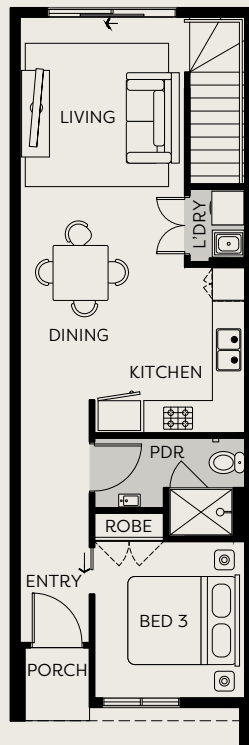
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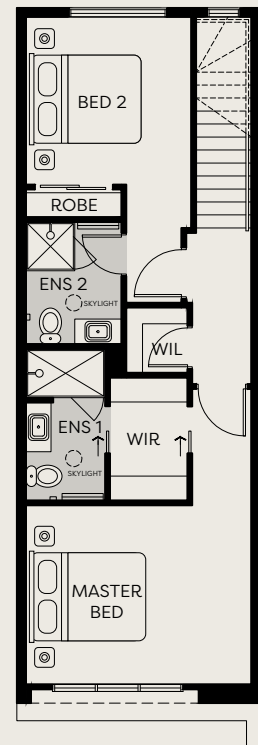
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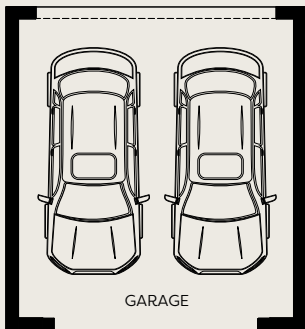


Clifton Oakland G

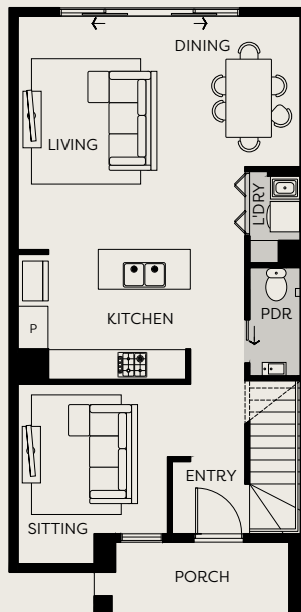
Lot 469 (mirrored)

3 2.5 2

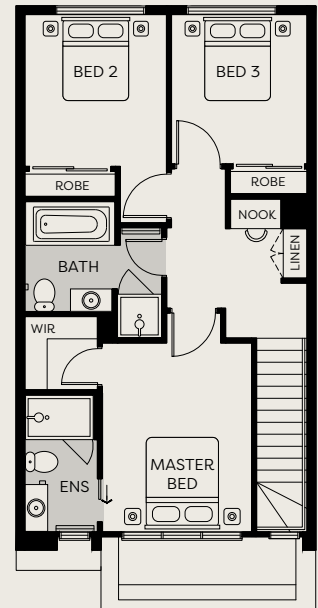
Ground Floor	66.33 sqm
First Floor	64.48 sqm
Garage	39.00 sqm
Porch	4.39 sqm
Balcony	4.39 sqm
Grand Total	179.13 sqm



GARAGE



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Lot 469



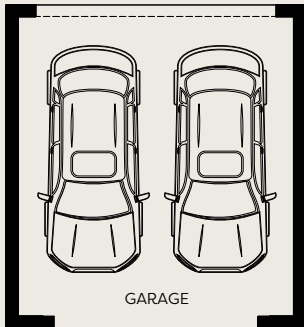
Artist Impression

Clifton Oakland G

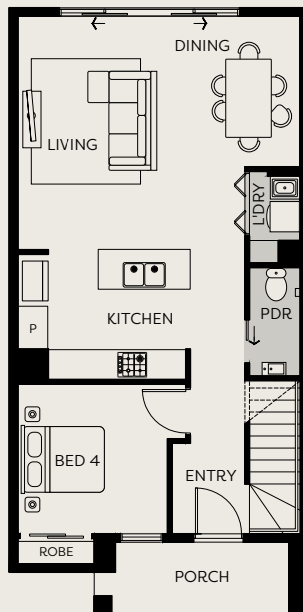
Lot 469 (mirrored)

4 2.5 2

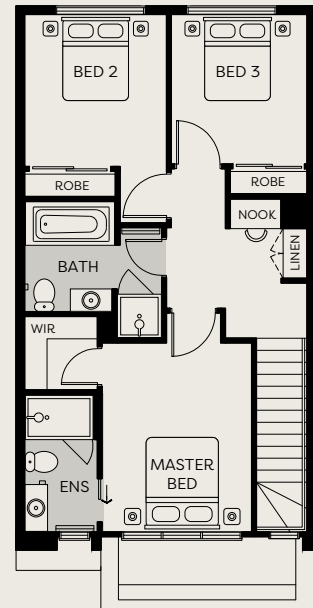
Ground Floor	66.33 sqm
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Garage	39.00 sqm
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Balcony	4.39 sqm
Grand Total	179.13 sqm



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Lot 470



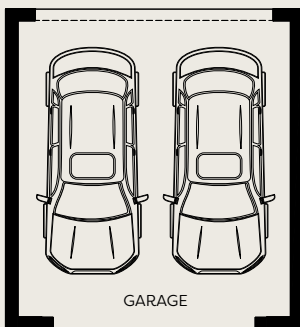
Artist Impression

Clifton Oakland Corner H

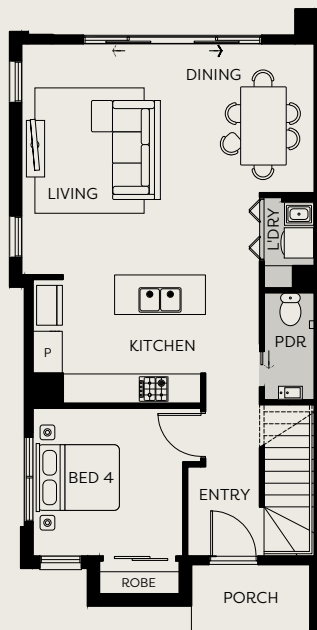
Lot 470

4 2.5 2

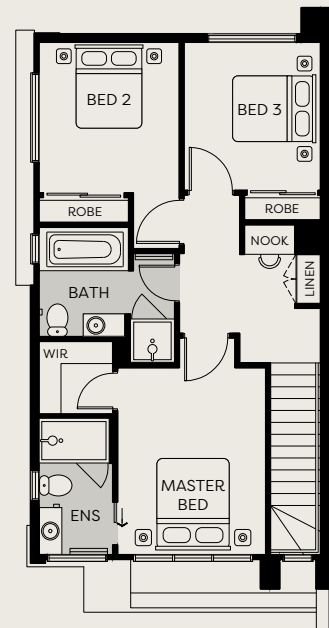
Ground Floor	68.92 sqm
First Floor	64.45 sqm
Garage	39.00 sqm
Porch	3.25 sqm
Grand Total	175.62 sqm



GARAGE



GROUND FLOOR



FIRST FLOOR

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Anything but standard

Packed with style and convenience our
Contemporary Living range impresses from
the outset with its easy living.

With anything but standard level of finishes and street appeal, these SOHO Living townhomes offer turnkey and hassle-free options, backed with a 10 year structural guarantee.

Housing options that won't break the budget, with high quality inclusions designed to move you straight in.

Inclusions

About SOHO Living

- Member of Master Builders Association & Housing Industry of Australia.
- 10-year structural guarantee.

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, (2 No) 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, gas, sewer and storm water included.
- Telephone conduit and draw cable from the supply pit.
- Telephone and electricity fees by owner.
- NBN ready.

External Features

- External: Light weight cladding.
- Render: Acrylic texture coating render. Colour to be selected from SOHO Living colour scheme.
- Infills Over Windows: Infill over windows and doors (Design Specific).
- Roof Cover: Colorbond/Concrete Roof Tiles (Design Specific)
- Roof Plumbing: Metal gutter, fascia and flashings to be Colorbond finish.
- Roof Pitch: 22.5 degree (Design Specific).
- Front Entry Door: Stain colour to be selected from SOHO Living colour scheme.
- Windows: Powder coated aluminum awning windows or timber to front façade only (façade design dependent).
- Powder coated aluminum windows to side and rear elevations only.
- Sliding Doors: Aluminum powder coated sliding door. Colour to be selected from SOHO Living colour scheme.
- Locks to all openable windows and sliding doors keyed alike.

Framing

- Walls: Stabilised timber 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.
- Roof: Engineer designed stabilised timber roof trusses at 600mm centres.

Insulation

- Insulation batts to home to comply with 6 Star Energy Rating.

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. Chrome levers throughout 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 areas 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. Selected as per 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 abovemount 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. Selected as per SOHO Living colour scheme.
- Bath: 1525/1675mm acrylic bath (white) in tiled podium. (Design Specific)
- Shower Bases: Ceramic tiled shower base. Selected as per SOHO Living colour scheme 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: Up to 800mm wide fully lined modular cabinet or Stainless steel 42L Tub and Cabinet (Design Specific). 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 to the external Laundry door or at the rear (Design Specific).

Tiling

- Ceramic Floor Tiles: Selected from SOHO Living colour scheme 450x450mm to Laundry, Ensuite, Bathroom, WC, and Powder room.
- Ceramic Wall Tiles: Selected from SOHO Living colour scheme 450x450mm 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 in line with manufacturers guidelines.
- Timber Laminate: 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.

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: Up to 2100mm high x 4800mm wide Colorbond sectional door in flat line profile (Design Specific) Refer to working drawings.
- 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: 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.

Colour Scheme Urban Kitchen

LED Downlights

Overhead laminex cupboards (Rural Oak)

Premium Splashback (White Penny round)

2590mm Ceilings to ground floor

20mm Caesarstone benchtop with waterfall edge. (Oyster)

Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven

Wattyl Paint



Artist Impression

Fisher & Paykel Dishwasher

200mm Gooseneck tap & 1.75L sink insert

Laminex cabinetry (Storm Cloud-140)

Quality Timber Laminate Flooring (Rustic Maize)

Colour Scheme Echo

Kitchen

Premium Splashback

LED Downlights

Overhead laminex cupboards (Calm White)

2590mm Ceilings to ground floor

20mm Caesarstone benchtop with waterfall edge. (Sleek Concrete)

Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven

Wattyl Paint



Fisher & Paykel Dishwasher

200mm Gooseneck tap & 1.75L sink insert

Laminex cabinetry (Calm White)

Quality Timber Laminate Flooring (Rye Matt)

Artist Impression

Colour Scheme Nova Kitchen

LED Downlights

Overhead laminex
cupboards
(Black Birchply)

Premium Splashback
(White Penny round)

2590mm Ceilings to
ground floor

20mm Caesarstone
benchtop with
waterfall edge.
(Alpine Mist)

Fisher & Paykel
600mm Rangehood
& cooktop, 600mm
Fisher & Paykel Oven

Wattyl Paint



Fisher & Paykel
Dishwasher

200mm Gooseneck
tap & 1.75L sink
insert

Laminex cabinetry
(Calm White)

Quality Timber
Laminate Flooring
(Buckwheat Matt)

Colour Scheme Botanic Kitchen

Premium Splashback

LED Downlights

Overhead laminex
cupboards
(Classic Oak)

2590mm Ceilings to
ground floor

20mm Caesarstone
benchtop with
waterfall edge.
(Organic Whitel)

Fisher & Paykel
600mm Rangehood
& cooktop, 600mm
Fisher & Paykel Oven

Wattyl Paint



Artist Impression

Fisher & Paykel
Dishwasher

200mm Gooseneck
tap & 1.75L sink
insert

Laminex cabinetry
(Alpine Mist)

Quality Timber
Laminate Flooring
(Maize Matt)

Colour Scheme Coastal Kitchen

LED Downlights

Overhead laminex cupboards (Bleached Elm)

Premium Splashback

2590mm Ceilings to ground floor

20mm Caesarstone benchtop with waterfall edge. (Snow)

Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven

Wattyl Paint



Artist Impression

Fisher & Paykel Dishwasher

200mm Gooseneck tap & 1.75L sink insert

Laminex cabinetry (Calm White)

Quality Timber Laminate Flooring (Rustic Oatmeal)

The team

Jackson Green, Clayton South



Cedar Woods is a developer of residential communities and commercial developments. Established in Perth in 1987, we have grown to become one of Australia's leading developers, with a presence in Western Australia, South Australia, Victoria and Queensland.

From land subdivisions, medium to high-density apartments and town houses, to retail and commercial developments, a Cedar Woods property epitomises our long-standing commitment to quality, vibrant communities where people live, work and thrive.

cedarwoods.com.au



SOHO Living are a residential property developer and homebuilder of community developments around Victoria and suburban Melbourne.

SOHO Living are about creating communities rich in quality, luxury homes. They are a fresh, new residential property developer focused on building elegant and contemporary townhouses that enhance a sense of pride and belonging in where you live or invest.

soholiving.com.au

SOHO
LIVING



ASPECT RESIDENCES, KEILOR DOWNS



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masonquarter.com.au

0490 293 342

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