

SOHO
LIVING



Bianca
TOWNHOMES



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.

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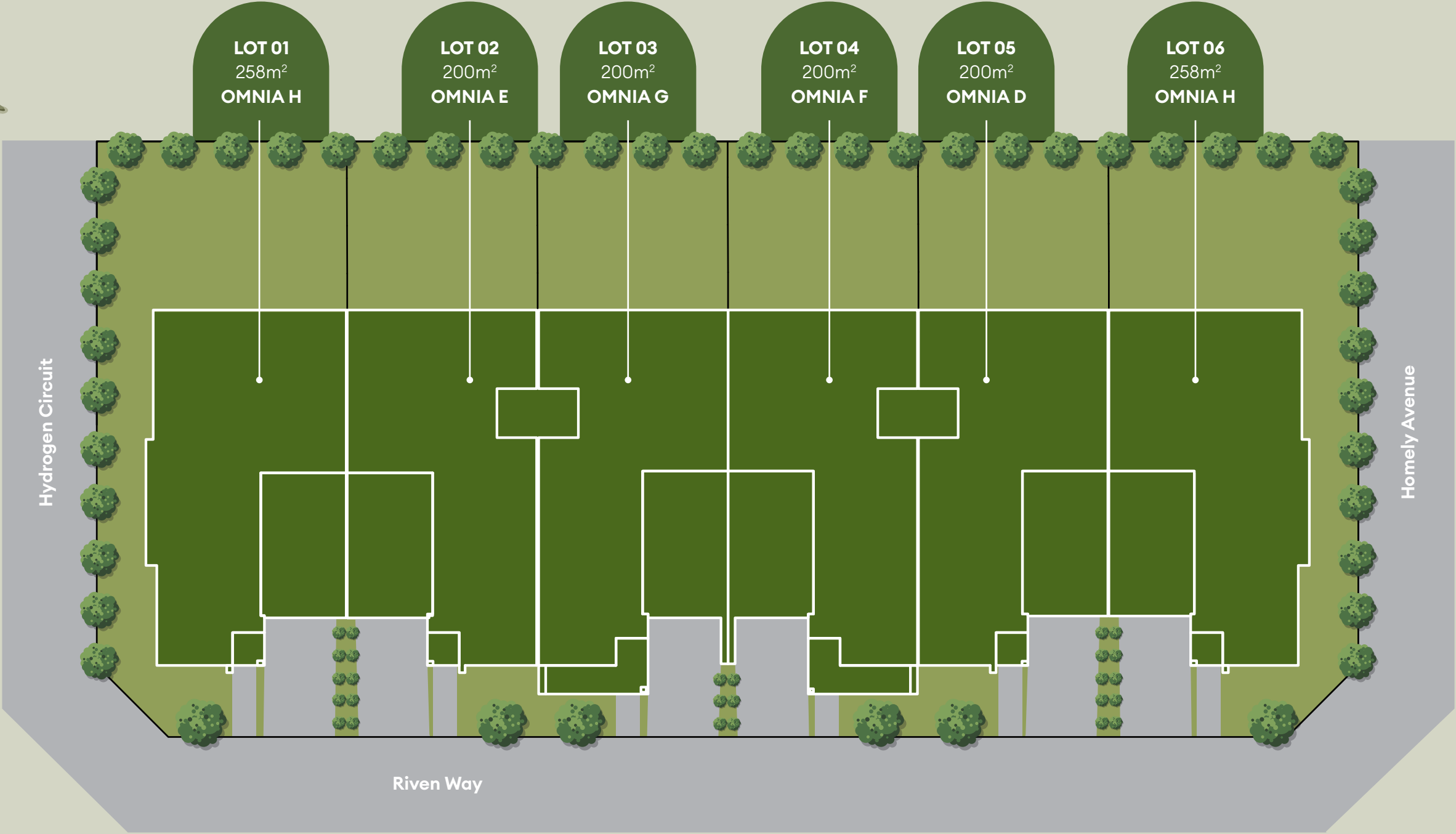
Bianca

TOWNHOMES



Artist impression. Images are for illustrative purposes only.

Siteplan



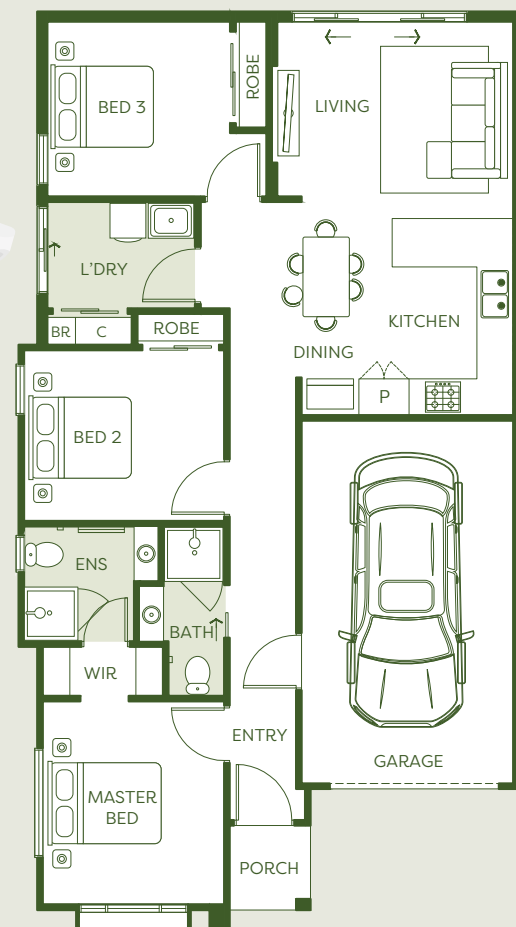
Artist Impression. This brochure is intended to provide general information only and does not constitute an offer to supply. All photographs, plans, maps and drawings are illustrative only and may not be to scale. Lot size dimensions, easements, landscape treatments, final road layout, public utility 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. CDB-U 50036.



OMNIA H CNR

3 2 1

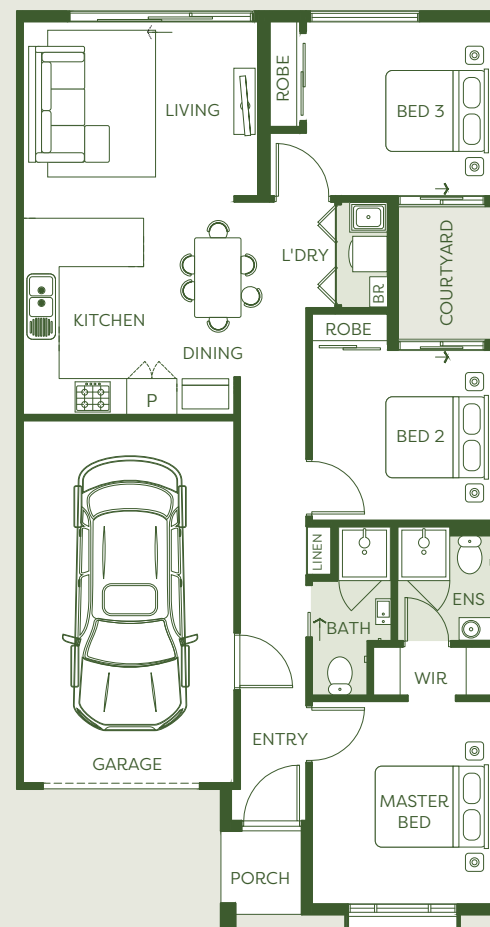
LOTS 1 & 6*
12.2 SQ



OMNIA E

3 2 1

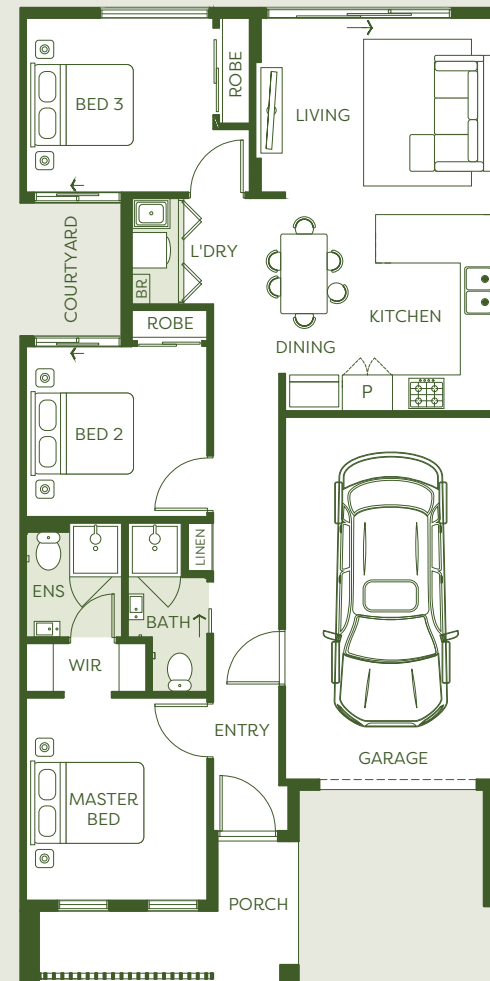
LOT 2
11.67 SQ



OMNIA G

3 2 1

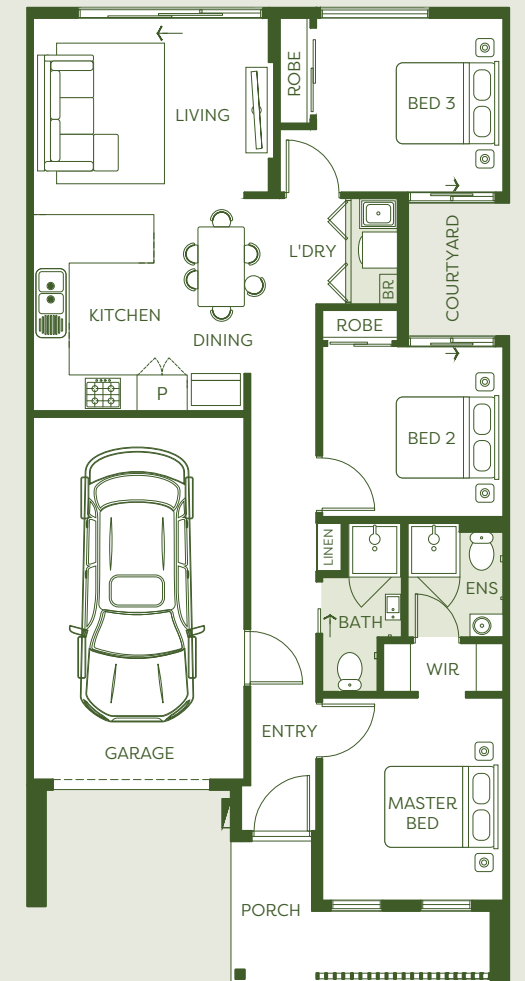
LOT 3
12.35 SQ



OMNIA F

3 2 1

LOT 4
12.35 SQ



*Lot 6 Flipped. 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, colours and landscaping may vary.

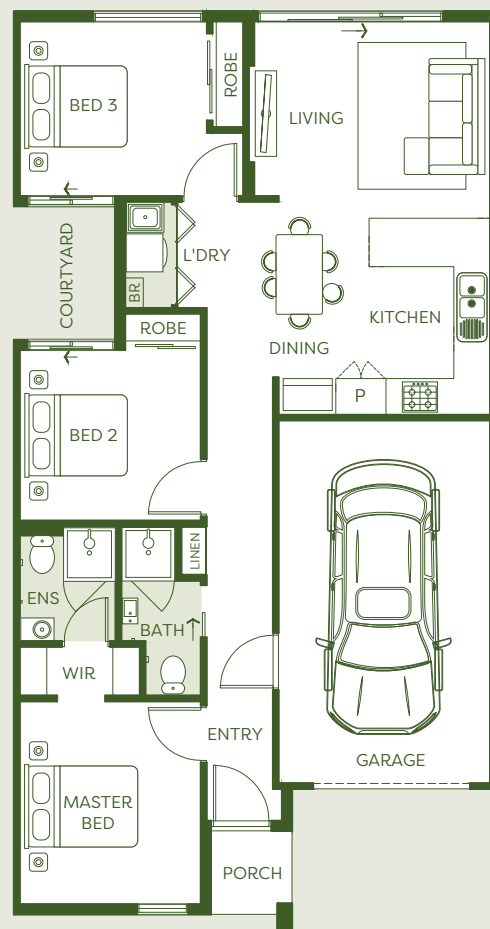
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OMNIA D

3 2 1

LOT 5
11.67 SQ



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Masterplan

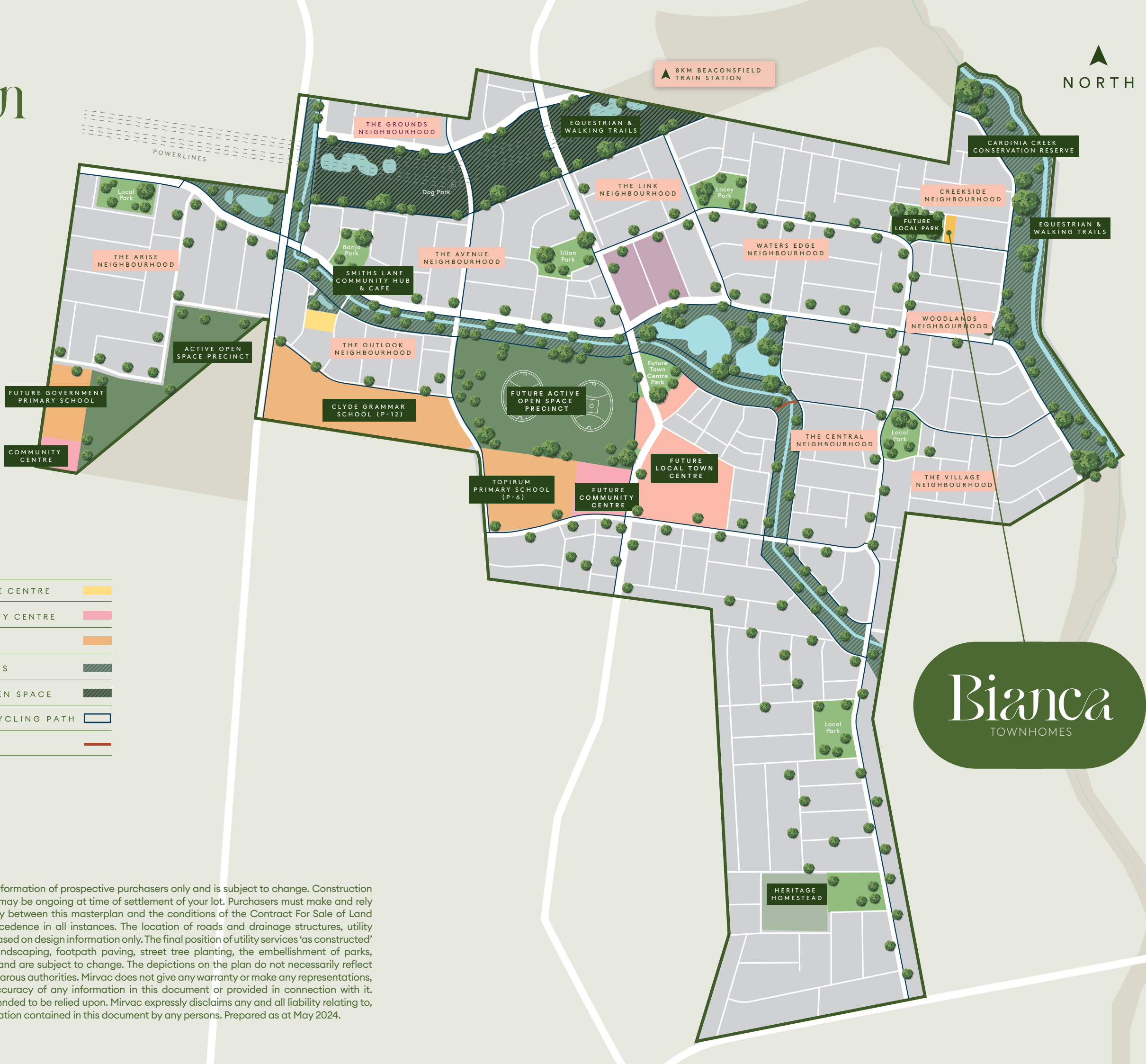


KEY			
LOTS		CHILDCARE CENTRE	
DISPLAY VILLAGE		COMMUNITY CENTRE	
CONNECTING ROADS		SCHOOLS	
PARKLANDS		WATERWAYS	
SPORTS RESERVE		GREEN OPEN SPACE	
WETLANDS		SHARED CYCLING PATH	
TOWN CENTRE		BRIDGE	

SMITHS LANE

by mirvac

This masterplan was prepared on May 2024 for the information of prospective purchasers only and is subject to change. Construction of the Local Town Centre and Future Primary School may be ongoing at time of settlement of your lot. Purchasers must make and rely on their own enquiries. To the extent of inconsistency between this masterplan and the conditions of the Contract For Sale of Land relating to the lots, the Contract for Sale takes precedence in all instances. The location of roads and drainage structures, utility services, including sewer lines shown on the plan are based on design information only. The final position of utility services 'as constructed' may vary from these locations. The depiction of landscaping, footpath paving, street tree planting, the embellishment of parks, playgrounds and alike on the plan is indicative only and are subject to change. The depictions on the plan do not necessarily reflect final designs which require the input and approval of various authorities. Mirvac does not give any warranty or make any representations, expressed or implied about the completeness or accuracy of any information in this document or provided in connection with it. This document is not binding on Mirvac and is not intended to be relied upon. Mirvac expressly disclaims any and all liability relating to, or resulting from, the use of, or reliance on, any information contained in this document by any persons. Prepared as at May 2024.

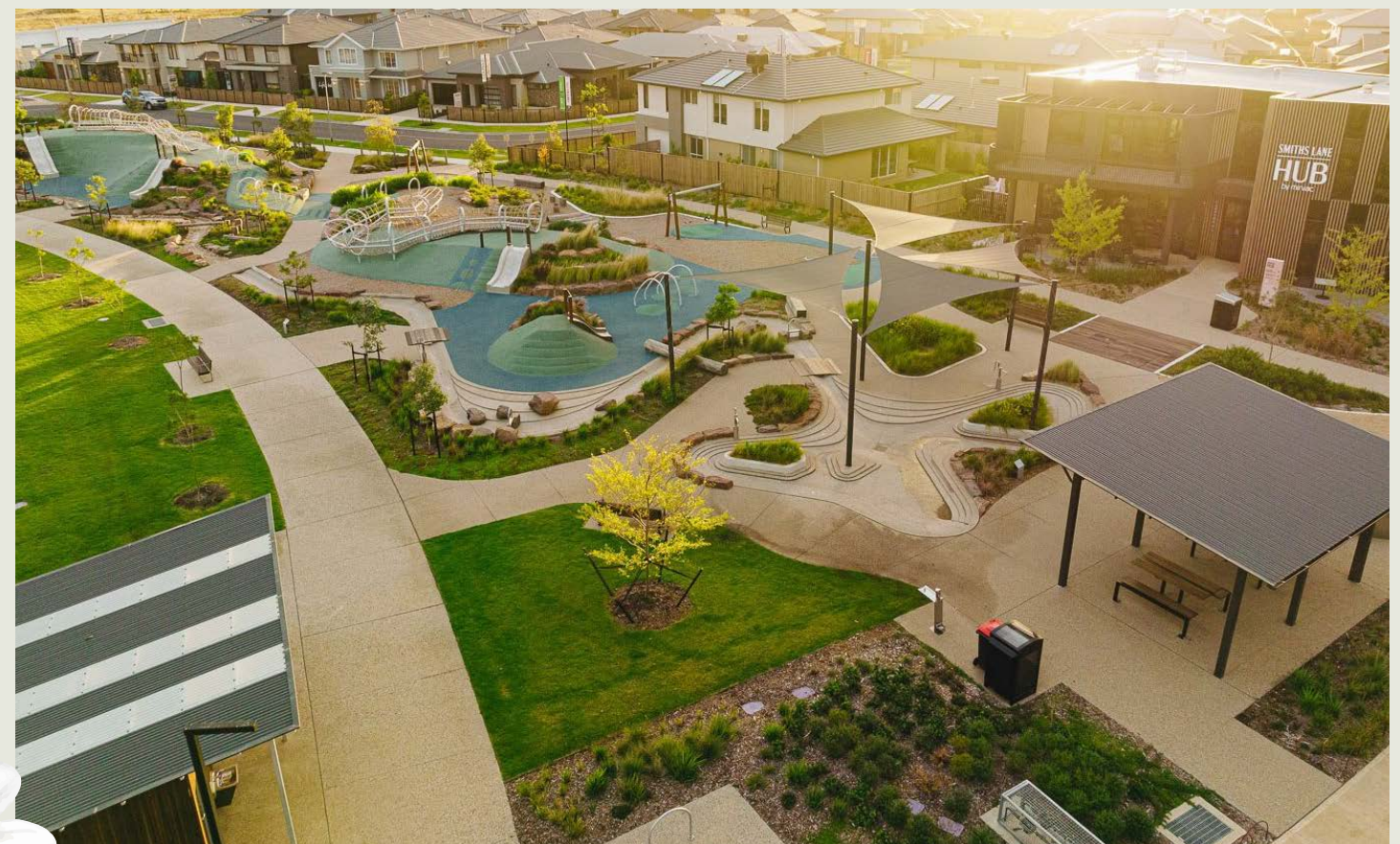


Life is waiting on the lane

MAKE THE
MOVE TO THIS
THRIVING
COMMUNITY.

Savour family time, local flavours, and leafy strolls at Smiths Lane, Clyde North. With parks, schools, and cafes already here in the neighbourhood, this is where village life and city convenience seamlessly intertwine.

Here, life on the lane allows more time for the things that matter.



SMITHS LANE
by mirvac

Life in bloom



Bianca

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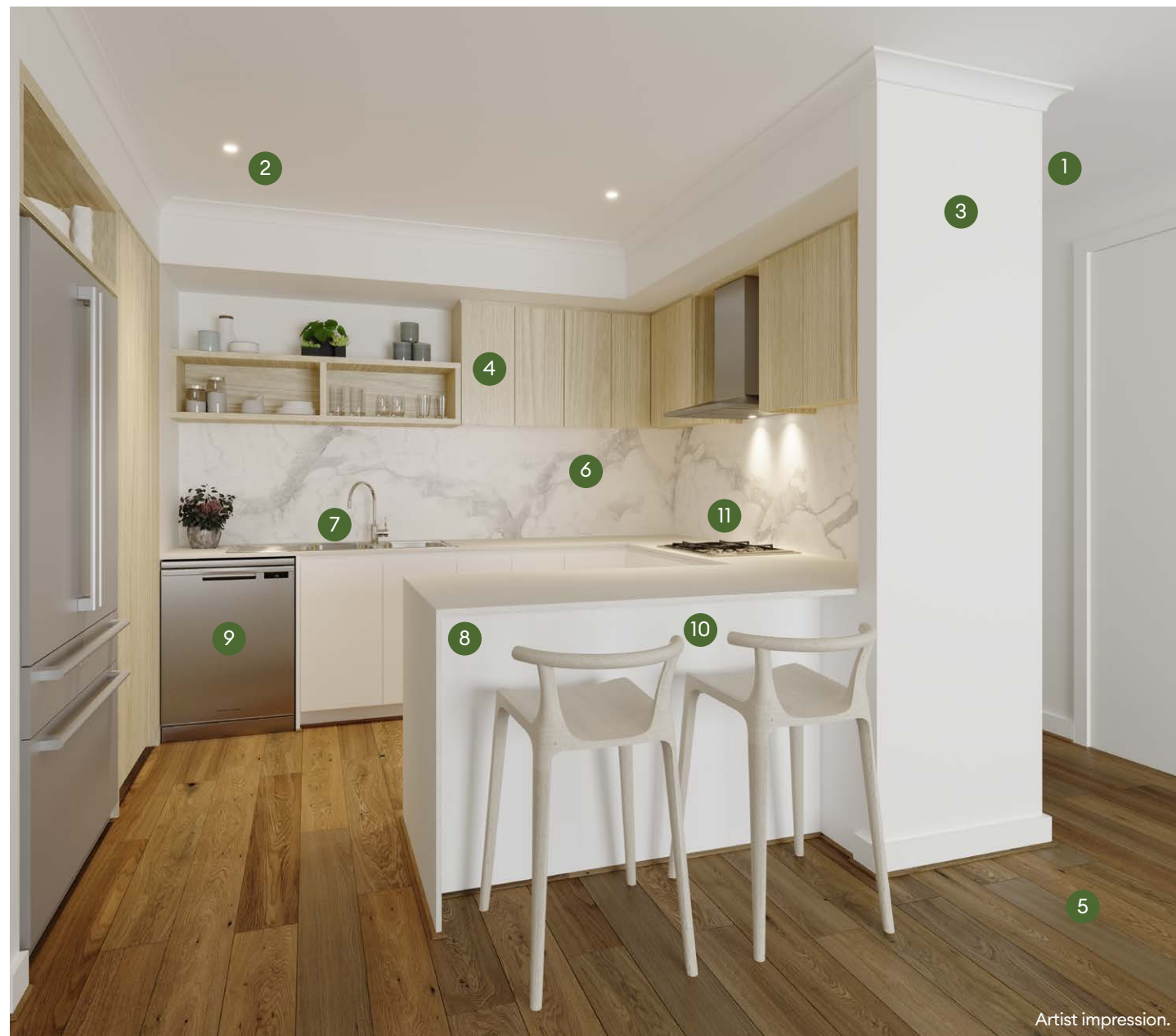
Colour Schemes



Artist impression.

Urban

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



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

Echo

Coastal

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





- 1 2590mm Ceilings to ground floor
- 2 LED Downlights
- 3 WattyI Paint
- 4 Overhead laminex cupboards (Black Birchply)
- 5 Quality Timber Laminate Flooring (Buckwheat Matt)
- 6 Premium Splashback
- 7 200mm Gooseneck tap & 1.75L sink insert
- 8 20mm Caesarstone Mineral benchtop with waterfall edge (Alpine Mist)
- 9 Fisher & Paykel Dishwasher
- 10 Laminex Cabinetry (Calm White)
- 11 Fisher & Paykel 600mm rangehood & cooktop, Fisher & Paykel 600mm oven

Nova



Botanic

- 1 2590mm Ceilings to ground floor
- 2 LED Downlights
- 3 WattyI Paint
- 4 Overhead laminex cupboards (Classic Oak)
- 5 Quality Timber Laminate Flooring (Maize Matt)
- 6 Premium Splashback
- 7 200mm Gooseneck tap & 1.75L sink insert
- 8 20mm Caesarstone Mineral benchtop with waterfall edge (Organic White)
- 9 Fisher & Paykel Dishwasher
- 10 Laminex Cabinetry (Alpine Mist)
- 11 Fisher & Paykel 600mm rangehood & cooktop, Fisher & Paykel 600mm oven



Smart Turnkey Inclusions

SOHO
LIVING

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.





It is ALL Included

BATHROOM, ENSUITE, POWDER ROOM AND 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. 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 through 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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SMITHS LANE


mirvac

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