



THE AVENUE.

MADDINGLEY

ORCHARD TOWNHOME
RELEASE

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.



YOUR NEW NEIGHBOURHOOD

Welcome to The Avenue at Maddingley, a new community in Melbourne's thriving outer north-west located only 45 minutes by car or train from Melbourne CBD.

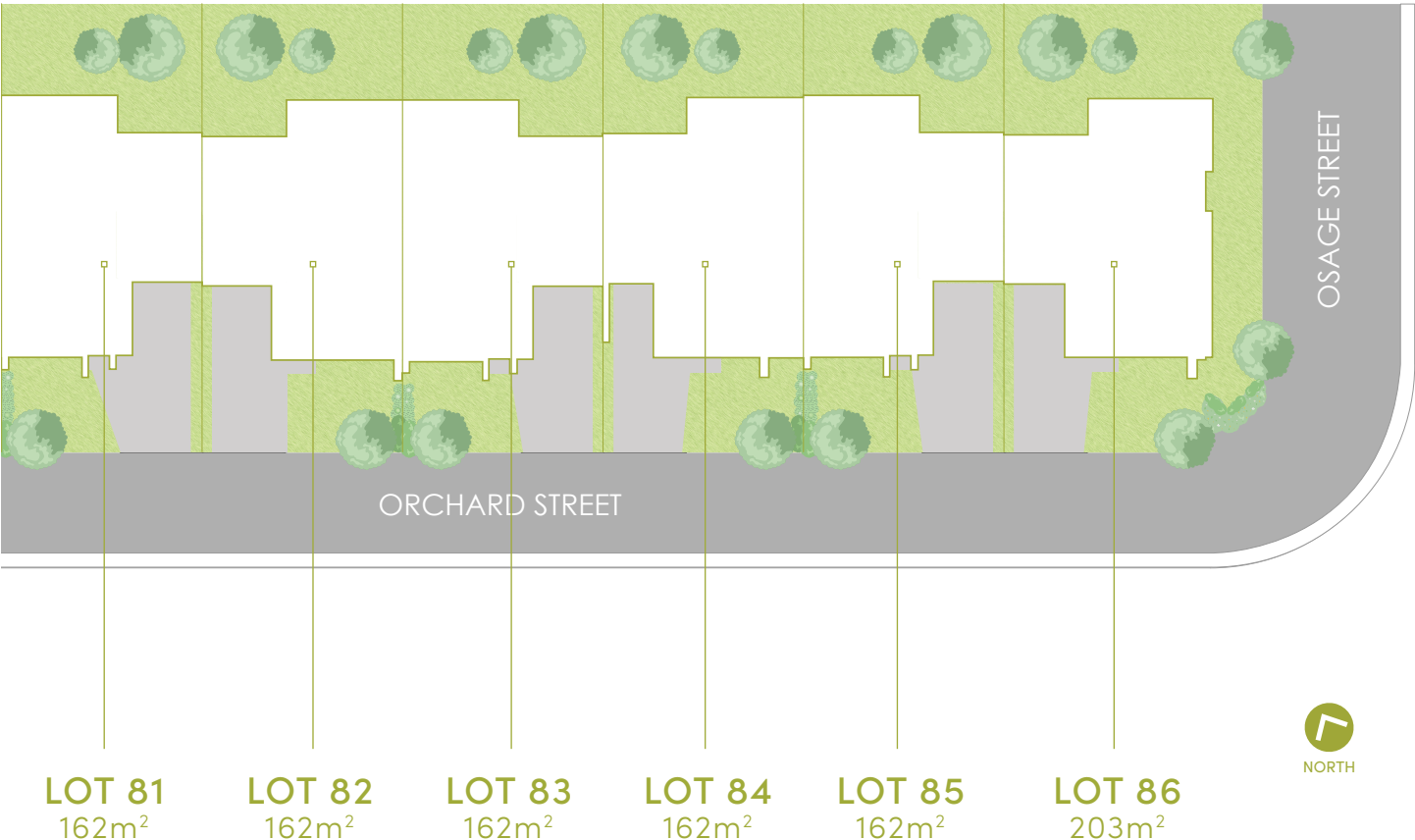
The Avenue promises a better quality of life for people that want a more balanced lifestyle. Spend your precious downtime enjoying the great outdoors with your loved ones, surrounded by picturesque views and your choice of nearby schools, shops, parks and transport.

With a masterplan that has been carefully designed to harmonise with its pristine environment and heritage-listed Osage Orange Trees, The Avenue by SOHO Living is the perfect blend of contemporary design, modern living, and lush local landscapes.

MASTERPLAN



SITE PLAN



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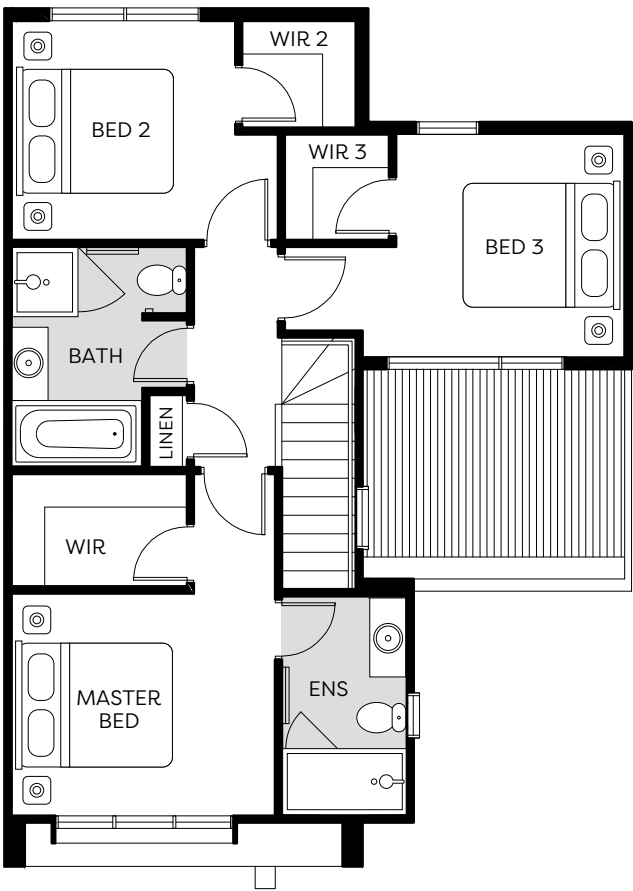
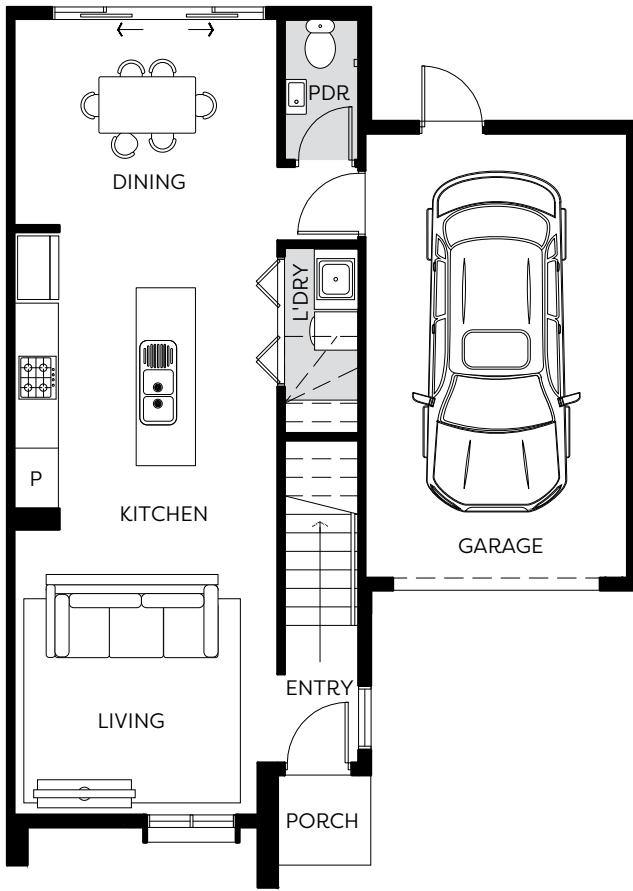
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ALBANY II
TYPE C

15.67 SQ | LOT 81 & 85

3 2.5 1



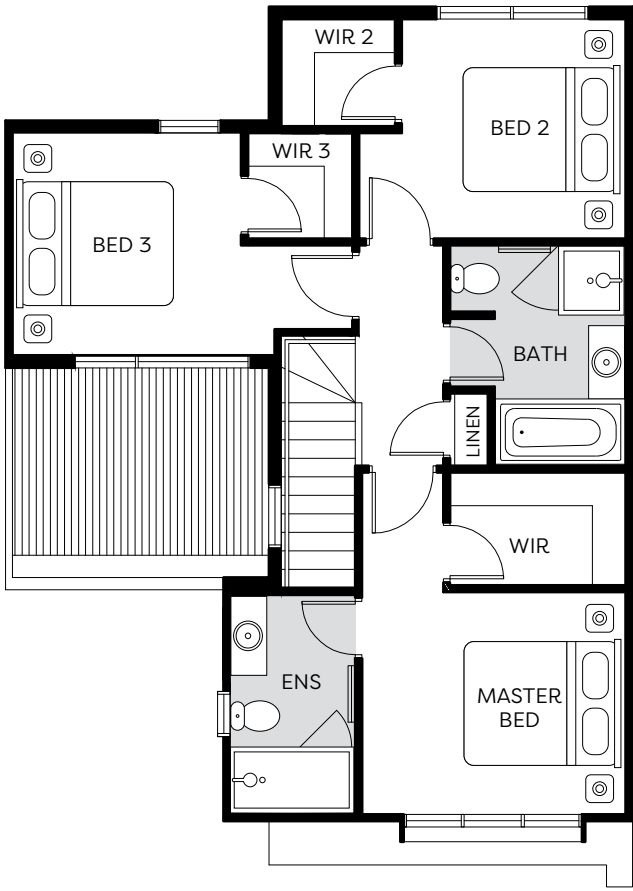
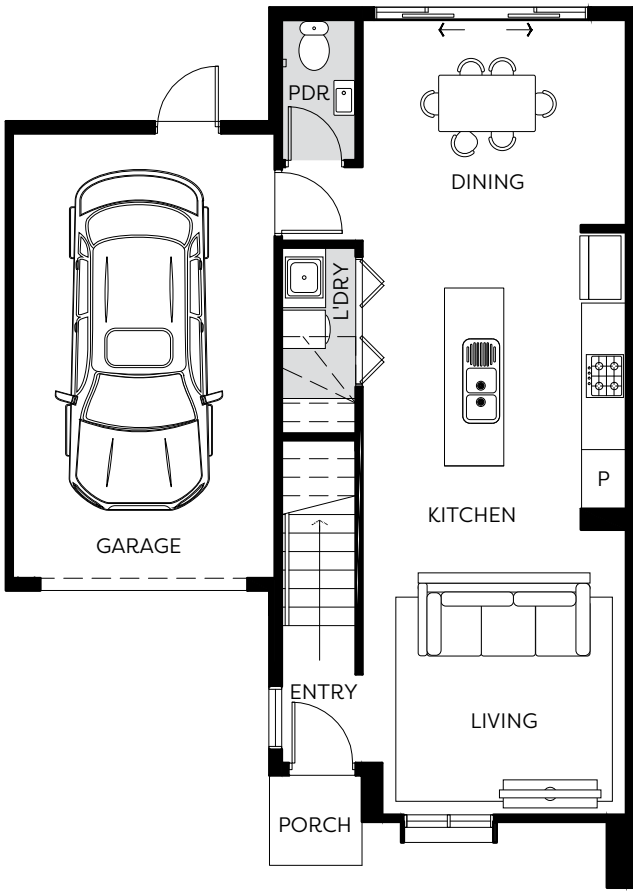
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HEALEY II
TYPE C

15.63 SQ | LOT 82

3 2.5 1



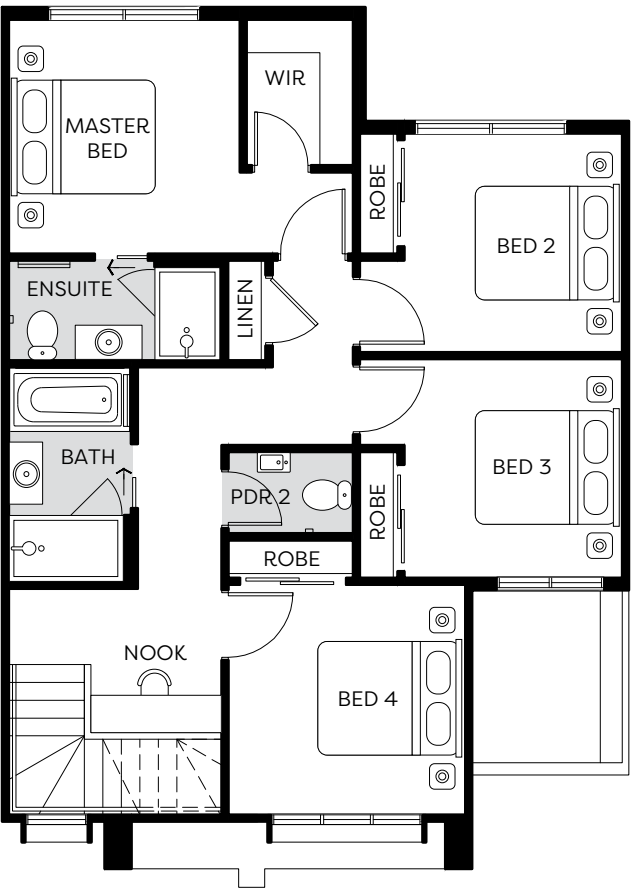
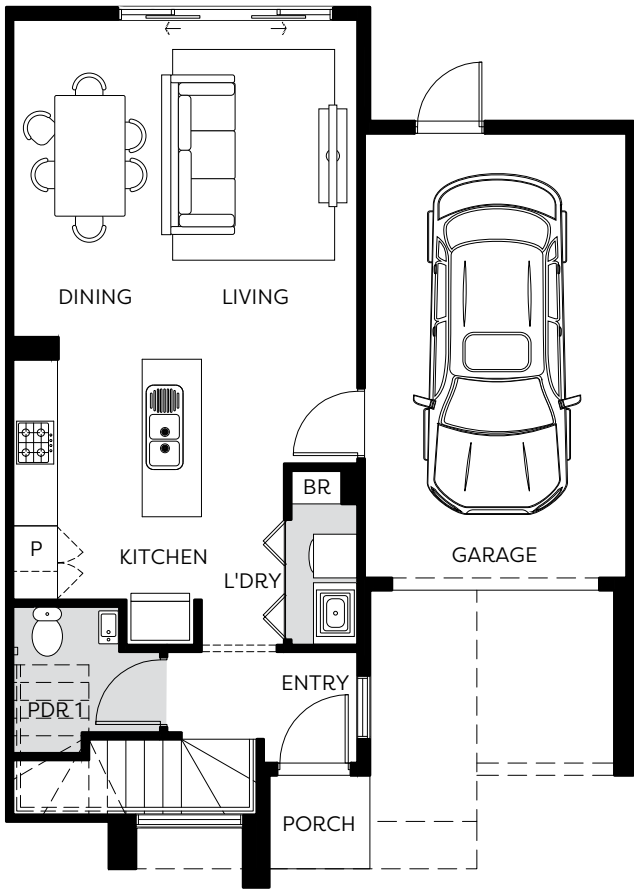
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KINGSTON

16.43 SQ | LOT 83

4 2.5 1



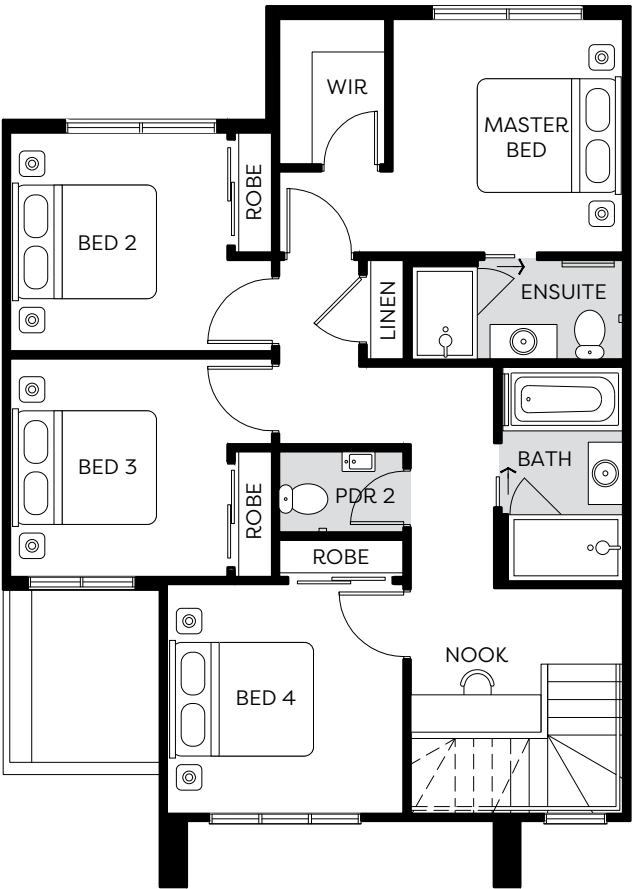
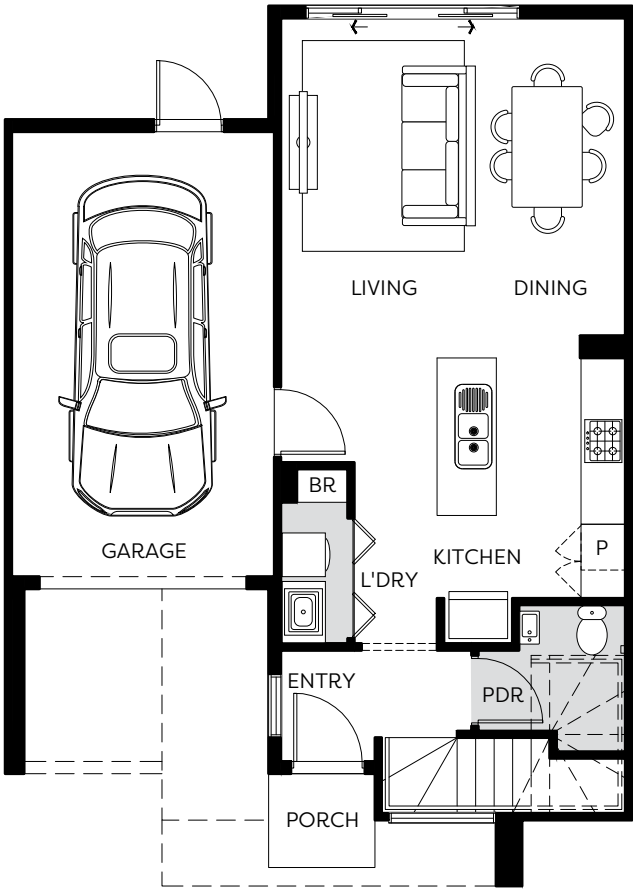
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ATLAS

16.38 SQ | LOT 84

4 2.5 1



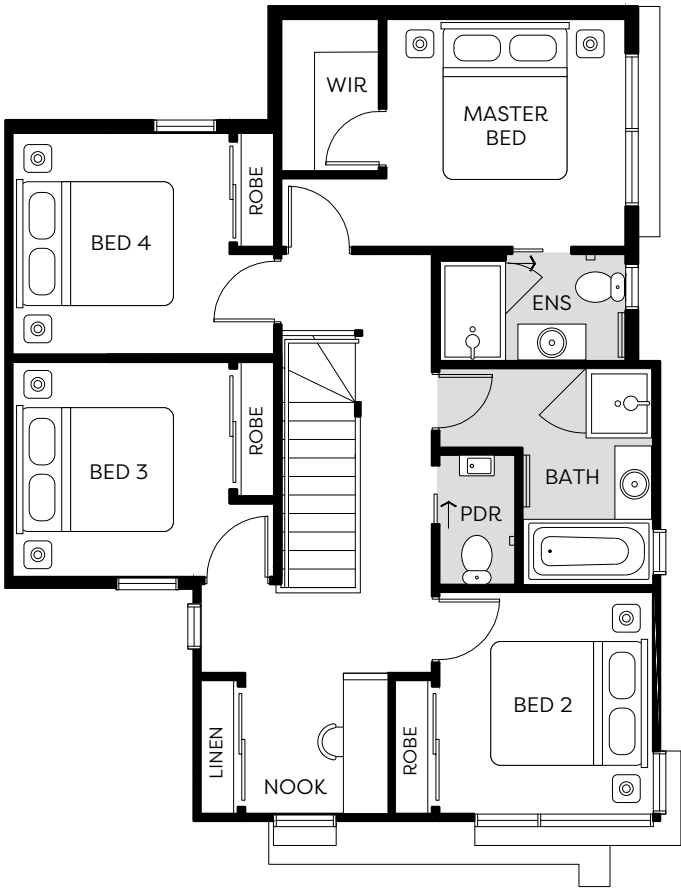
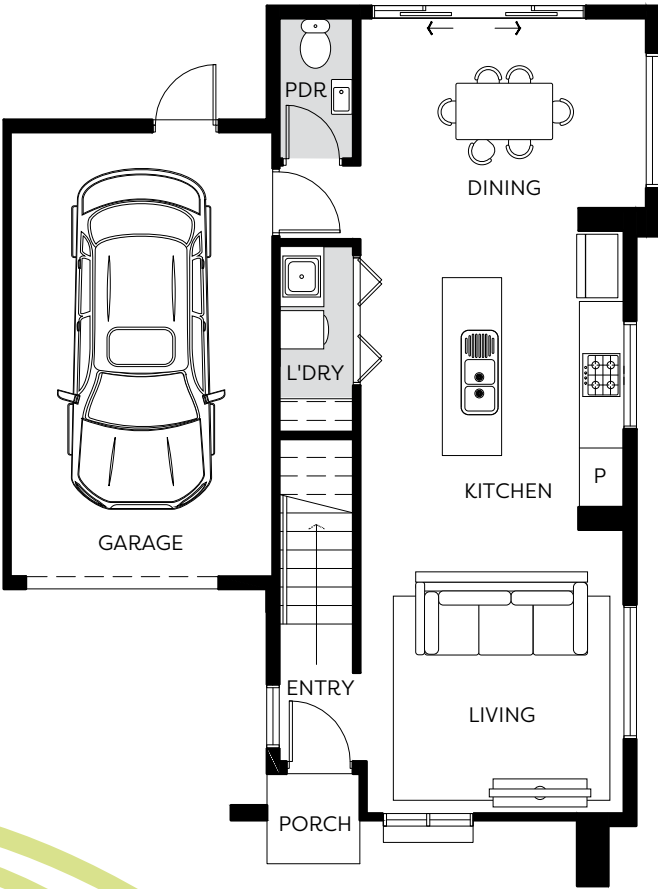
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MARTIN CORNER

17.23 SQ | LOT 86

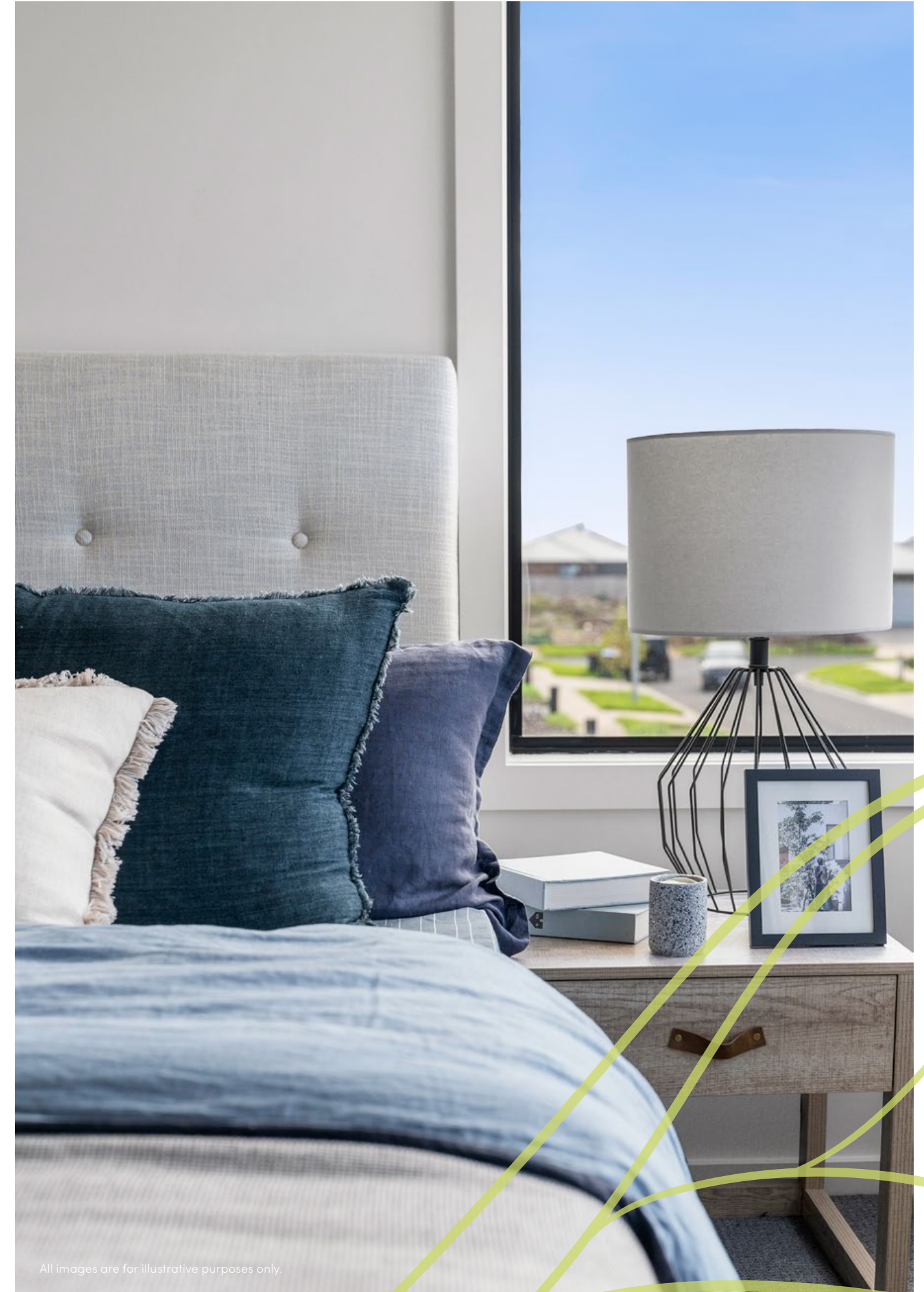
4 2.5 1



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SOHO LIVING 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 & COOLING

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.
Regent design white subway tiles.



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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 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 (Design specific).

Tapware: Sink mixer in chrome finish.



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IT’S ALL INCLUDED!

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 and toilet 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.

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.

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).

GARAGE

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: Precast 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.

SOHO LIVING COLOUR SCHEMES



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COLOUR SCHEME URBAN



- ① 2590mm ceilings to ground floor
- ② LED Downlights
- ③ Paint ‘Winter Mushroom’
- ④ Overhead Cabinets ‘Royal Oak’
- ⑤ Quality Timber Laminate Floor ‘Rustic Maize’
- ⑥ Premium Splashback ‘Mod Penny Round White Gloss Mosaic’
- ⑦ Chrome pull out tap & stainless steel double undermount sink
- ⑧ 40mm Caesarstone Mineral benchtop with waterfall edge ‘Oyster’
- ⑨ European inspired dishwasher
- ⑩ Base Cabinets ‘Stormcloud’
- ⑪ European inspired 600mm rangehood and cooktop, European inspired 600mm oven

Artist Impression

COLOUR SCHEME COASTAL



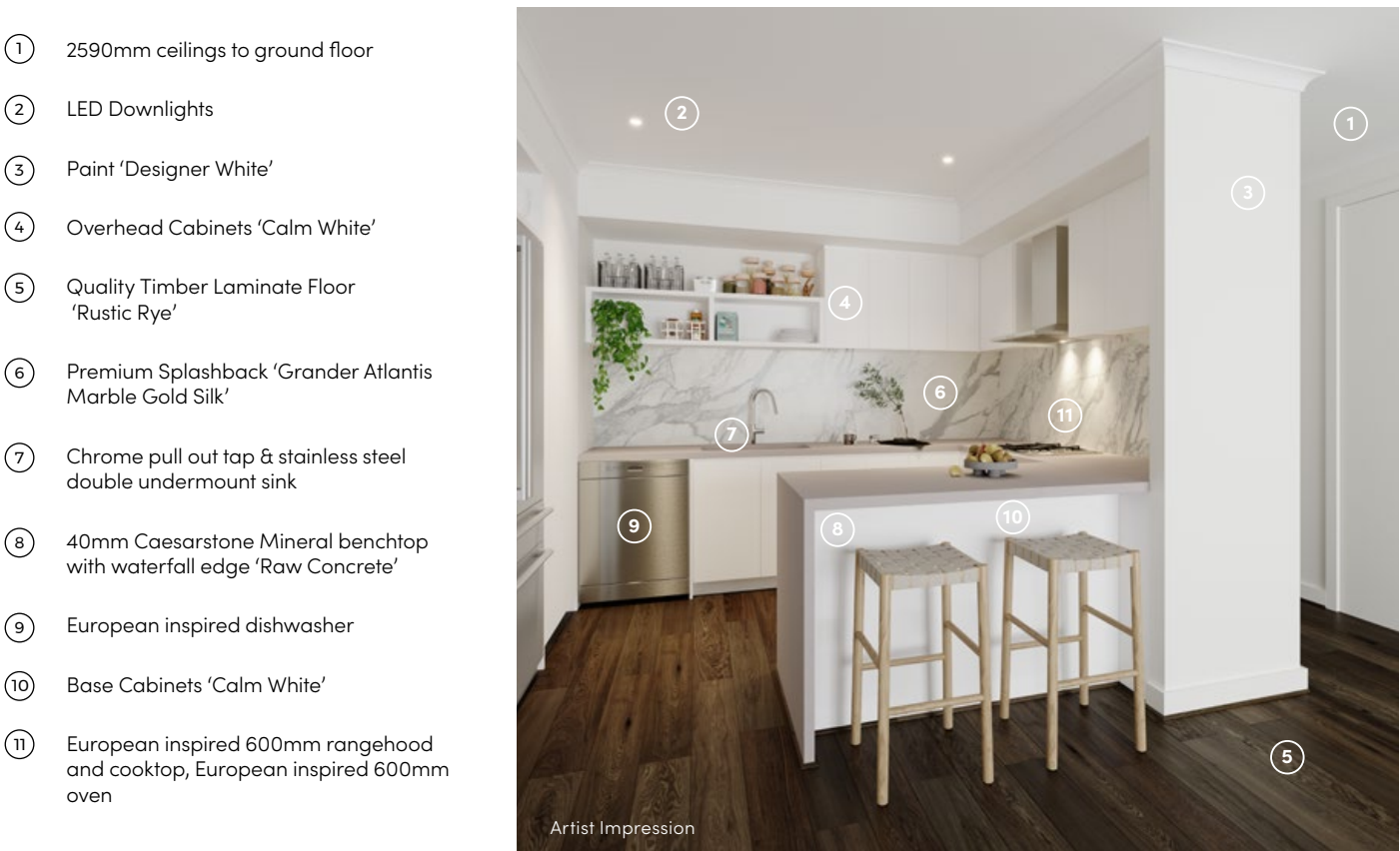
- ① 2590mm ceilings to ground floor
- ② LED Downlights
- ③ Paint 'SOHO White'
- ④ Overhead Cabinets 'Bleached Elm'
- ⑤ Quality Timber Laminate Floor 'Rustic Oatmeal'
- ⑥ Premium Splashback 'Grander Atlantis White Silk'
- ⑦ Chrome pull out tap & stainless steel double undermount sink
- ⑧ 40mm Caesarstone Mineral benchtop with waterfall edge 'Snow'
- ⑨ European inspired dishwasher
- ⑩ Base Cabinets 'Calm White'
- ⑪ European inspired 600mm rangehood and cooktop, European inspired 600mm oven

COLOUR SCHEME NOVA



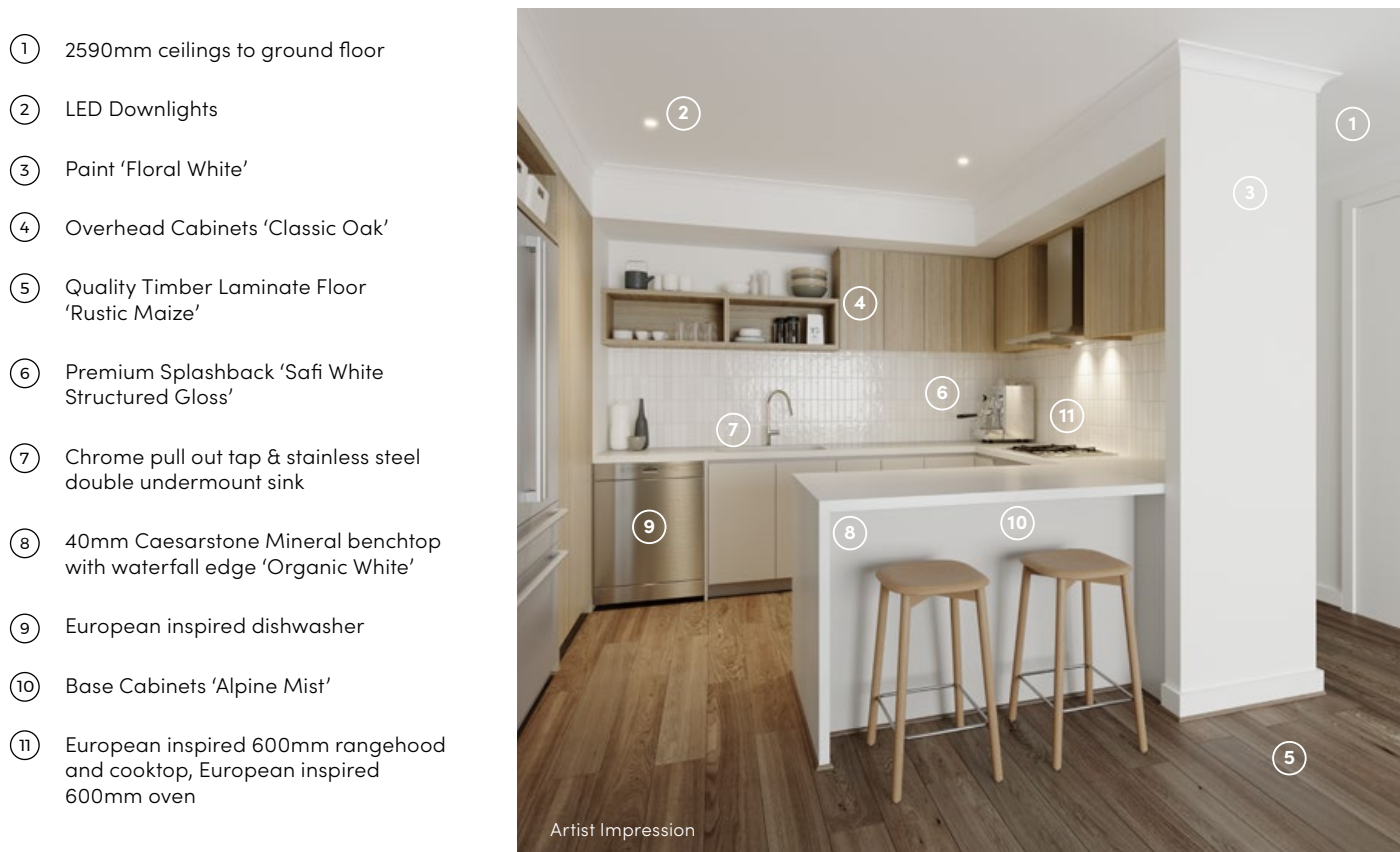
- ① 2590mm ceilings to ground floor
- ② LED Downlights
- ③ Paint 'Winter Mushroom'
- ④ Overhead Cabinets 'Black Birchply'
- ⑤ Quality Timber Laminate Floor 'Rustic Buckwheat'
- ⑥ Premium Splashback 'Mod Fingers White Matt Mosaic'
- ⑦ Chrome pull out tap & stainless steel double undermount sink
- ⑧ 40mm Caesarstone Mineral benchtop with waterfall edge 'Alpine Mist'
- ⑨ European inspired dishwasher
- ⑩ Base Cabinets 'Calm White'
- ⑪ European inspired 600mm rangehood and cooktop, European inspired 600mm oven

COLOUR SCHEME ECHO

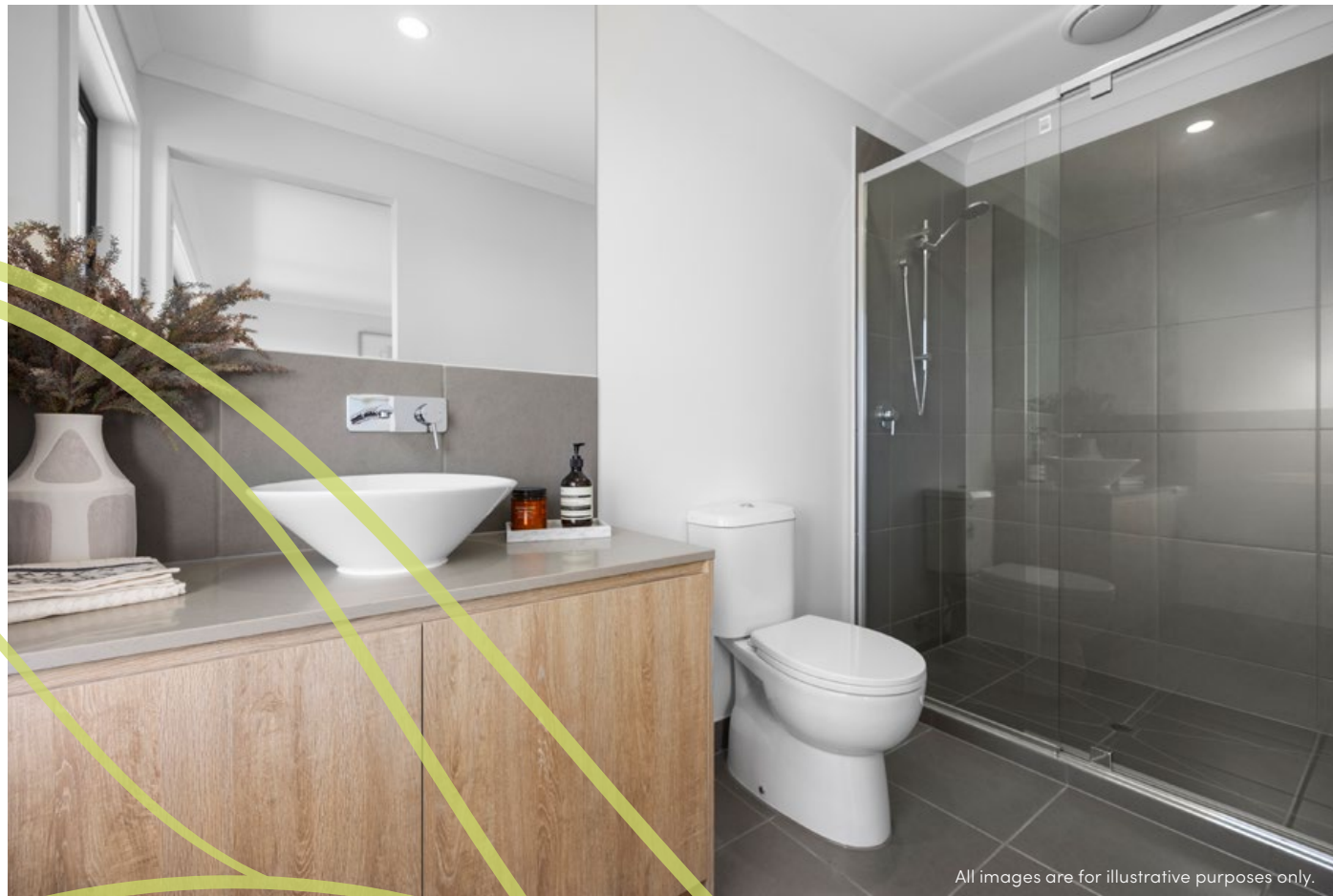


- ① 2590mm ceilings to ground floor
- ② LED Downlights
- ③ Paint 'Designer White'
- ④ Overhead Cabinets 'Calm White'
- ⑤ Quality Timber Laminate Floor 'Rustic Rye'
- ⑥ Premium Splashback 'Grander Atlantis Marble Gold Silk'
- ⑦ Chrome pull out tap & stainless steel double undermount sink
- ⑧ 40mm Caesarstone Mineral benchtop with waterfall edge 'Raw Concrete'
- ⑨ European inspired dishwasher
- ⑩ Base Cabinets 'Calm White'
- ⑪ European inspired 600mm rangehood and cooktop, European inspired 600mm oven

COLOUR SCHEME BOTANIC



- ① 2590mm ceilings to ground floor
- ② LED Downlights
- ③ Paint 'Floral White'
- ④ Overhead Cabinets 'Classic Oak'
- ⑤ Quality Timber Laminate Floor 'Rustic Maize'
- ⑥ Premium Splashback 'Safi White Structured Gloss'
- ⑦ Chrome pull out tap & stainless steel double undermount sink
- ⑧ 40mm Caesarstone Mineral benchtop with waterfall edge 'Organic White'
- ⑨ European inspired dishwasher
- ⑩ Base Cabinets 'Alpine Mist'
- ⑪ European inspired 600mm rangehood and cooktop, European inspired 600mm oven



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LIVING

REGISTER YOUR INTEREST

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