



# THE AVENUE.

MADDINGLEY

## RIPPLEBANK RELEASE

A QUALITY PROJECT BY

SOHO  
LIVING



All images are for illustrative purposes only.

## THE BEST OF BOTH WORLDS

Welcome to The Avenue at Maddingley, a new community in Melbourne's thriving outer north-west located only 50 minutes by car or train from Melbourne CBD.

Proudly brought to life by SOHO Living, 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 is the perfect blend of contemporary design, modern living, and lush local landscapes.

## LOTS 1-4



Artist Impression. Subject to council approval.

## YOUR NEW NEIGHBOURHOOD

The Avenue is a vibrant new community in the heart of Maddingley, perfectly positioned for convenience and connection. Just a short drive from the Bacchus Marsh Train Station and with the Moorabool Aquatic and Recreation Centre across the road and Maddingley Park right next door, residents can enjoy easy commuting alongside exceptional opportunities for sport, leisure and time outdoors.

At SOHO Living, we believe your home should enhance the way you live. That's why our homes at The Avenue feature considered floorplans, turn-key inclusions and professionally curated colour schemes, all thoughtfully crafted to elevate your everyday.

With a welcoming neighbourhood feel and access to outstanding local amenity, The Avenue offers a unique opportunity to build the lifestyle you've always envisioned in a place that truly feels like home.



## LOT 5



Artist Impression. Subject to council approval.

## LOTS 10-12



Artist Impression. Subject to council approval.

## LOTS 6-9



Artist Impression. Subject to council approval.

# MASTERPLAN

# SITE PLAN



Artist Impression





Artist Impression



Artist Impression



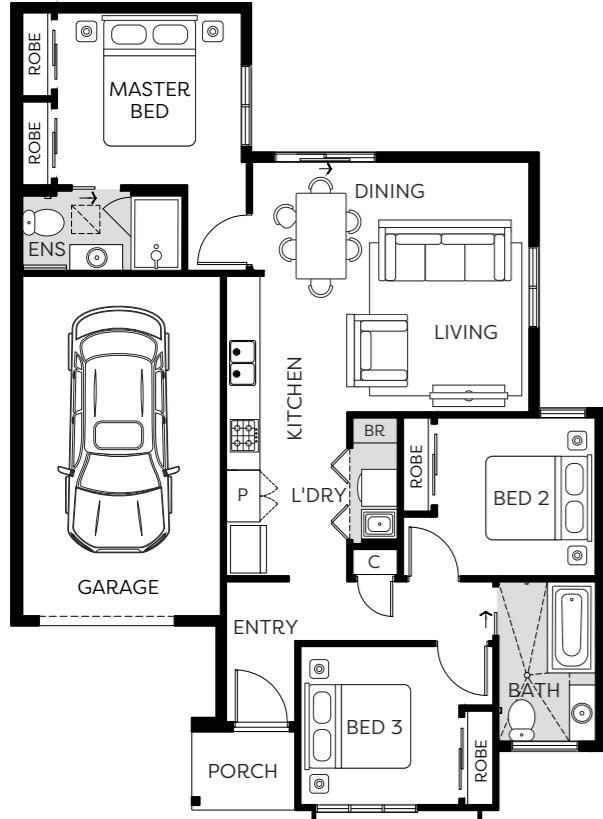
Artist Impression



Artist Impression

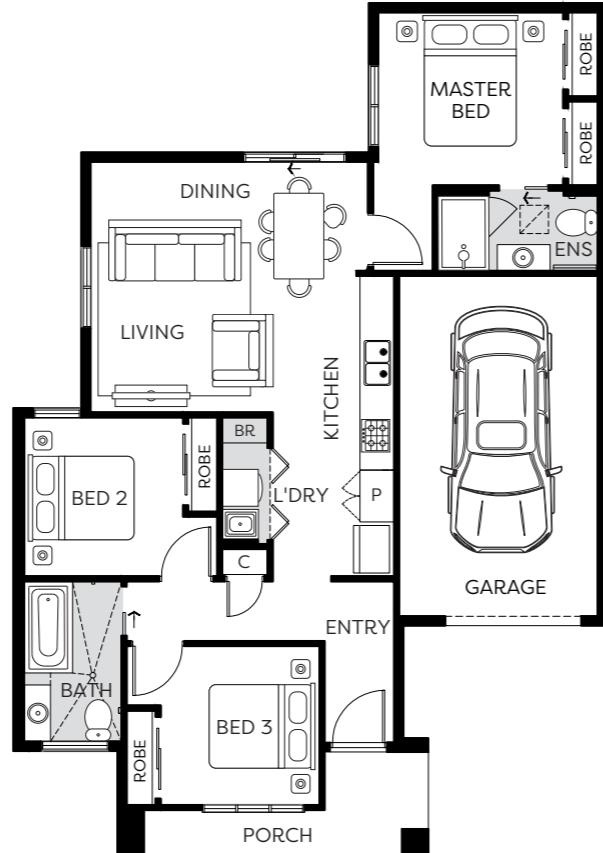
## BRAE CNR TYPE D

12.32 SQ | LOTS 1 &amp; 12



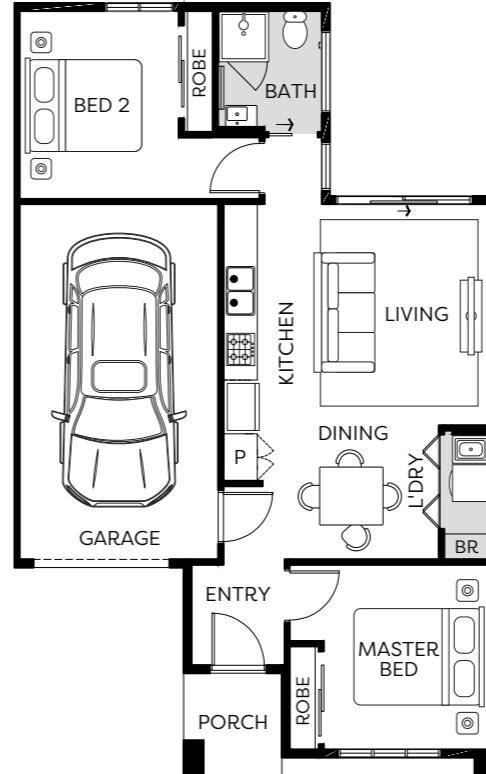
## BRAE TYPE E

12.76 SQ | LOT 2



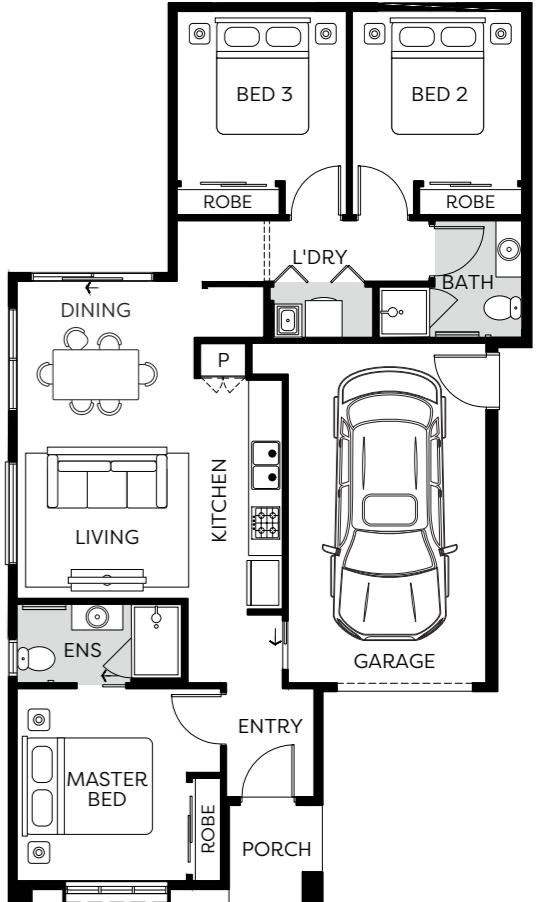
## ROBATA TYPE E

10.04 SQ | LOTS 3 &amp; 11



## CUSTOM CNR GLENELG

12.34 SQ | LOT 5

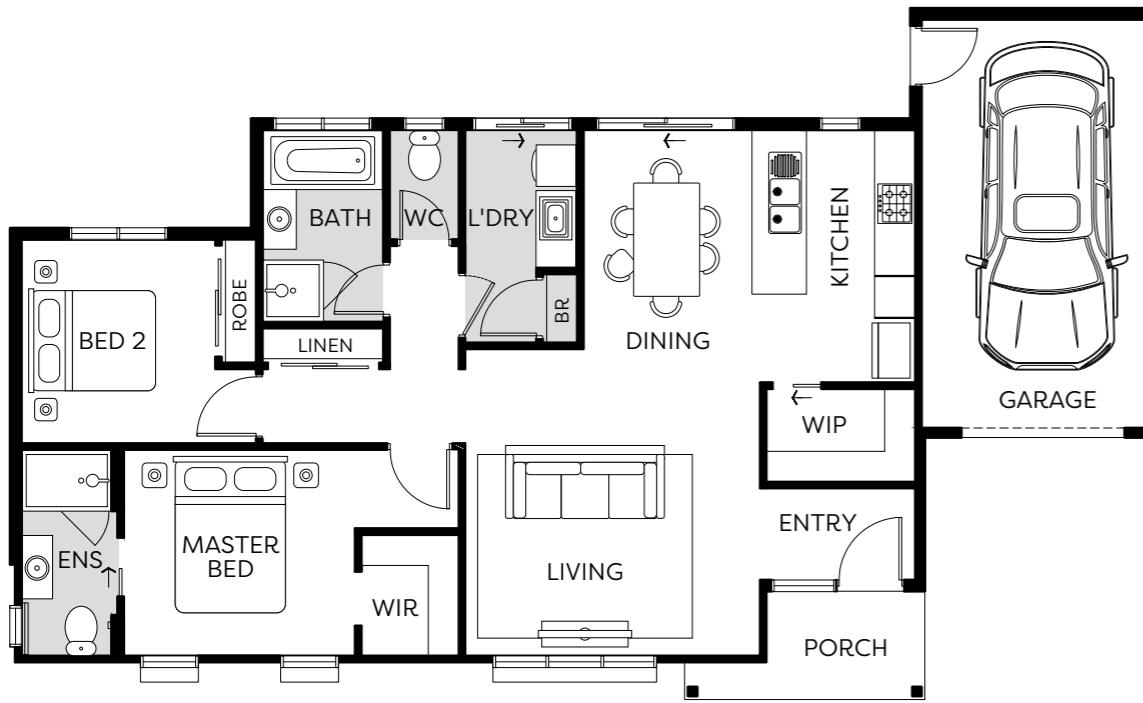




## PENVALE CNR

13.57 SQ | LOT 4

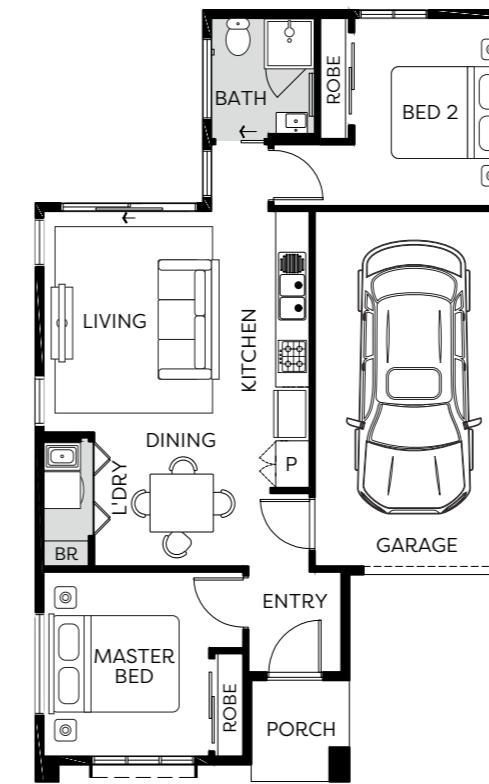
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## ROBATA CNR TYPE G

10.09 SQ | LOT 6

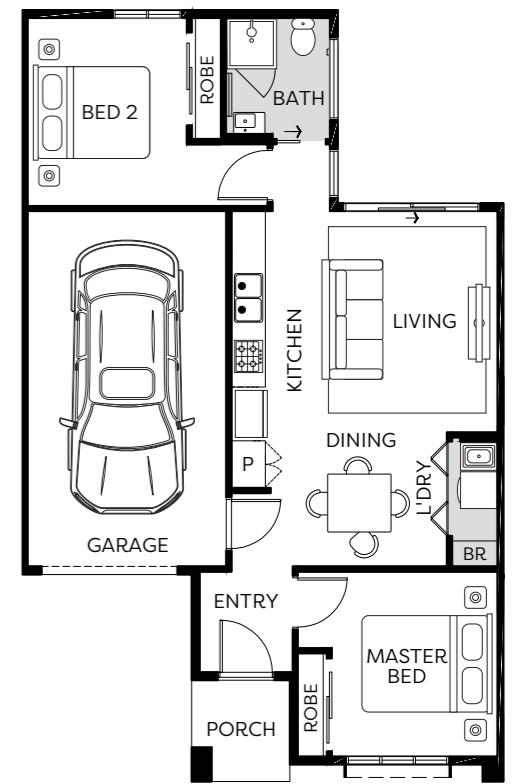
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## ROBATA TYPE D

10.04 SQ | LOT 7

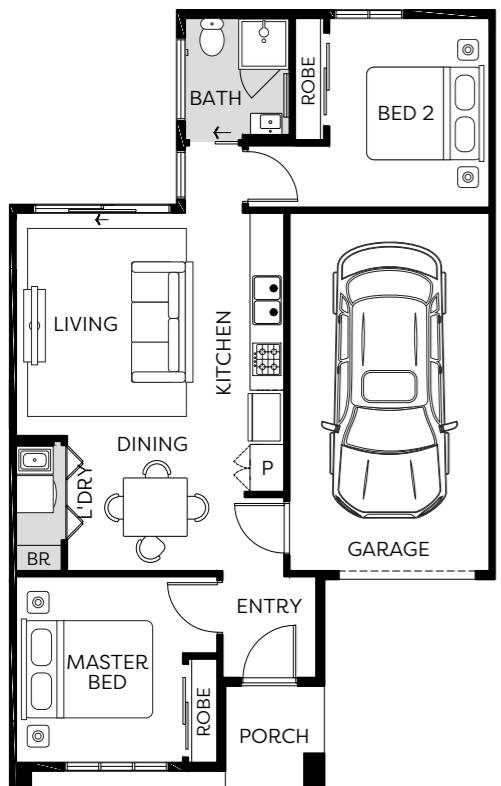
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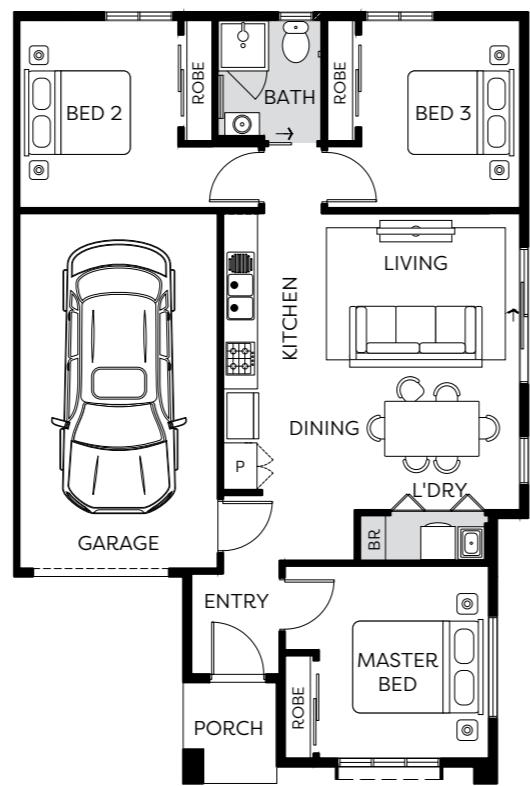
## ROBATA TYPE E

10.04 SQ | LOT 8



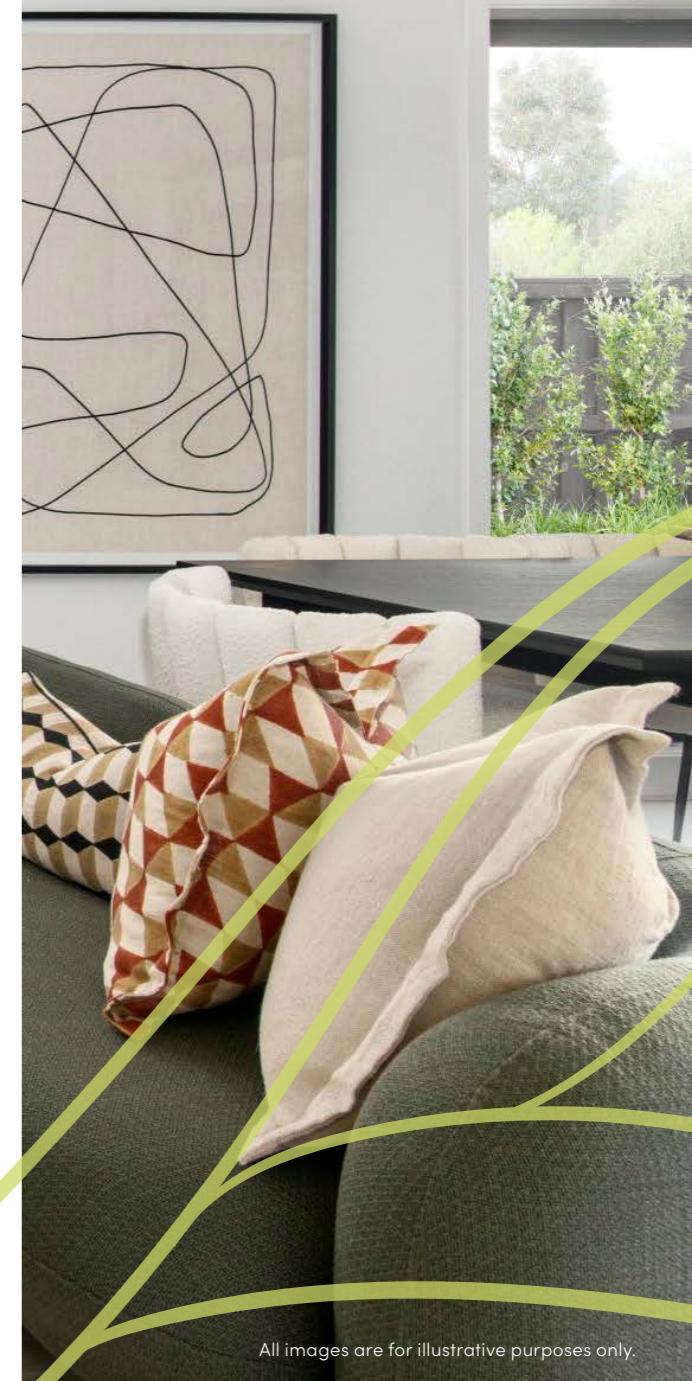
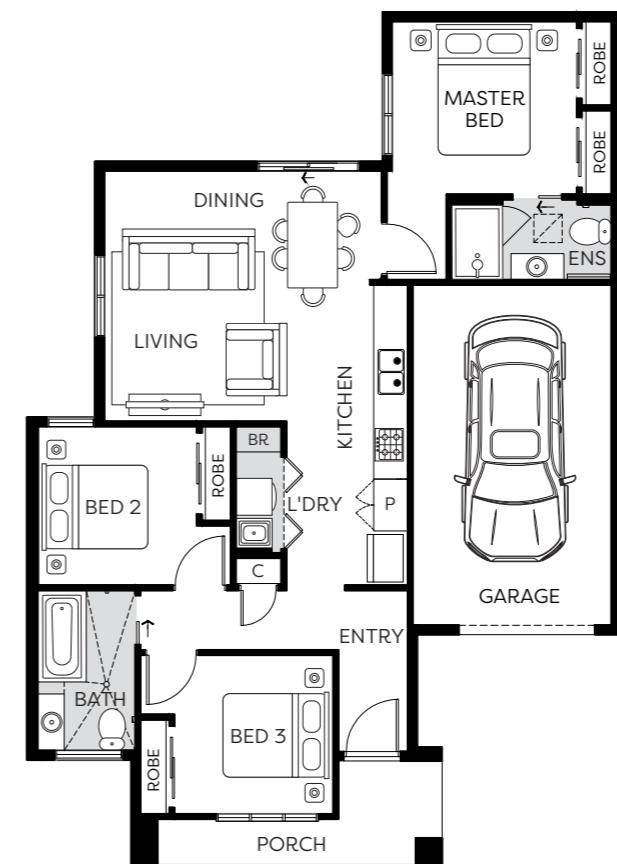
## LOXLEIGH CNR

12.08 SQ | LOT 9



## BRAE CNR TYPE E

12.76 SQ | LOT 10



# LUXE HOME INCLUSIONS

## INTERNAL

### Detail

- 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.
- Flush panel Honeycomb Core 2040mm high doors to single storey, 2040mm high to ground floor and first floor of double storey.
- Passage set chrome levers throughout.
- 67x18mm square edge primed MDF skirtings.
- 67x18mm square edge primed MDF architraves.
- Ceiling Plaster. 10mm plasterboard finish.
- Plasterboard 10mm thick wall plaster. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.
- Holland blinds to bedrooms and living areas.

### Paint

- Two coats of paint for Internal and External.
- Two coats of paint for Woodwork and Skirting.

### 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 recess and above bath.

### Floor Coverings

- Carpet to Bedrooms, WIR, Activity and Staircase in line with manufacturers guidelines 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 selected from SOHO Living colour scheme.

### Storage

- One white melamine shelf and hanging rail to robes.
- One white melamine shelf and hanging rail to walk in robes.
- Four white melamine shelves to Pantry/Linen.
- One white melamine shelf to broom (Design specific).

### Stairs (Double Storey Homes Designs)

- Stair to include pine handrail, painted gloss finish, stainless steel rod balusters, MDF stringer, pine newel post, gloss painted finished. MDF treads and risers including plaster dwarf walls to stairs and void areas (refer for staircase layout).

### Kitchen

- European inspired oven 600mm.
- European inspired cooktop 900mm 5 burner stainless steel induction cooktop.
- European inspired rangehood 900mm stainless steel canopy rangehood.
- European inspired dishwasher 600mm.
- Stainless steel double undermount bowl sink.
- Pull out tap in chrome finish.
- Engineered Caesarstone Mineral 40mm benchtop. Selected as per SOHO Living colour scheme.
- Splashback selected as per SOHO Living colour scheme.

### Bathroom, Ensuite, Powder Room & WC

- Mirror with polished edges to full width of vanities sitting on tiled splashback.
- Ceramic abovemount basin. No tap hole low profile inset basin (white), chrome waste overflow.
- High Quality Vanity unit.
- Engineered Caesarstone Mineral 40mm benchtop. Selected as per SOHO Living colour scheme.
- 1525/1675mm acrylic bath (white) in tiled podium. (Design Specific).
- Ceramic tiled shower base with grated drain. Selected as per SOHO Living colour scheme range.
- Handheld shower on rail for Bathroom and Ensuite.
- Bath (wall mounted) – straight wall bath outlet and wall mixer tap.
- Basin (wall mounted) – wall mixer tap.
- Toilet roll holders chrome and double towel rails.
- China toilet suite in white with soft close seat.

### Laundry

- Trough (Design specific).
- Up to 800mm wide fully lined modular cabinet or Stainless steel 42L Tub and Cabinet (Design Specific) for Base Cupboard. Refer to working drawings.
- Laminate bench top with square edge. (Design Specific).
- Sink mixer in chrome finish.

### Energy efficiency, heating and cooling

- Panel heating unit installed to living areas and bedrooms as per manufacturers/ suppliers recommendations for home size.
- Insulation batts to home to comply with 6 star Energy Rating requirements.

### Electrical

- Recessed LED downlight in white non-metallic polyamide housing with diffuser.
- Two external flood light wall mounted light fitting. (Design Specific).
- White surround, double power points throughout excluding dishwasher, microwave, and refrigerator provision, where a single power point is provided.
- Hardwired smoke detector 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.
- Residual Current Devices safety switch and circuit breakers to meter box.
- Alarm with 3 sensors keypad at entrance.

## EXTERNAL

### Doors and Windows

- Front Entry Door with colour to be selected from SOHO Living colour scheme.
- Aluminum laundry sliding door, up to 2100mm high x 1450mm wide. (Design Specific).
- Powder coated aluminum windows. (Design Specific).
- Aluminum powder coated sliding door. Colour to be selected from SOHO Living colour scheme.
- Locks to all openable windows and sliding doors keyed alike.
- Flywire screens to all openable windows.

### Facade and detail

- Clay brick selection from SOHO Living colour scheme.
- Acrylic texture coating render. Colour to be selected from SOHO Living colour scheme.
- Tile feature Option 300 x 600mm Horizontal lay to front façade. Colour to be selected from SOHO Living colour scheme (Design Specific).
- Infills Over Windows - Front Elevation – Brick light weight (Façade Specific). Side & rear Elevations – Brick infill over windows & doors.
- Colorbond/Concrete Roof Tiles to be selected from SOHO Living colour scheme (Design Specific).
- Metal gutter, fascia and flashings to be Colorbond finish.
- 22.5 degree Roof Pitch (Design Specific).
- 10 years structural guarantee.

### Frame

- Stabilised timber wall 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.
- Engineer designed stabilised timber roof trusses at 600mm centres.

### Garage

- Up to 2100mm high x 4800mm wide Colorbond sectional garage door (Design Specific).
- Remote control unit to front garage door with 2 handsets.
- Pedestrian Door (Design Specific) Aluminum frame and sill with sealer undercoat and low sheen acrylic top coat paint finish.
- 2040mm high weatherproof flush panel door with sealer undercoat and low sheen acrylic topcoat paint finish, opening inward.
- Internal Access Door (Design Specific) Timber with sealer undercoat and low sheen acrylic topcoat paint finish including full perimeter draft seals.

- 2040mm high flush panel door with sealer undercoat and low sheen acrylic topcoat paint finish, opening into home.

### Outdoor

- Landscaping to include garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.
- Timber paling/Colorbond fencing including wing fence and gate to suit estate design covenants.

- Coloured concrete to driveway, front path and rear outdoor living.
- Precast concrete letterbox with colour to match house.
- Colorbond fold out clothesline in rear yard.

### 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 600m<sup>2</sup>, and a maximum building setback of 6m (subject to planning authority).

Engineer design surface drainage, including silt pits with grated covers, connected to stormwater, 2x flexible couplings to sewer, engineer design and certification.

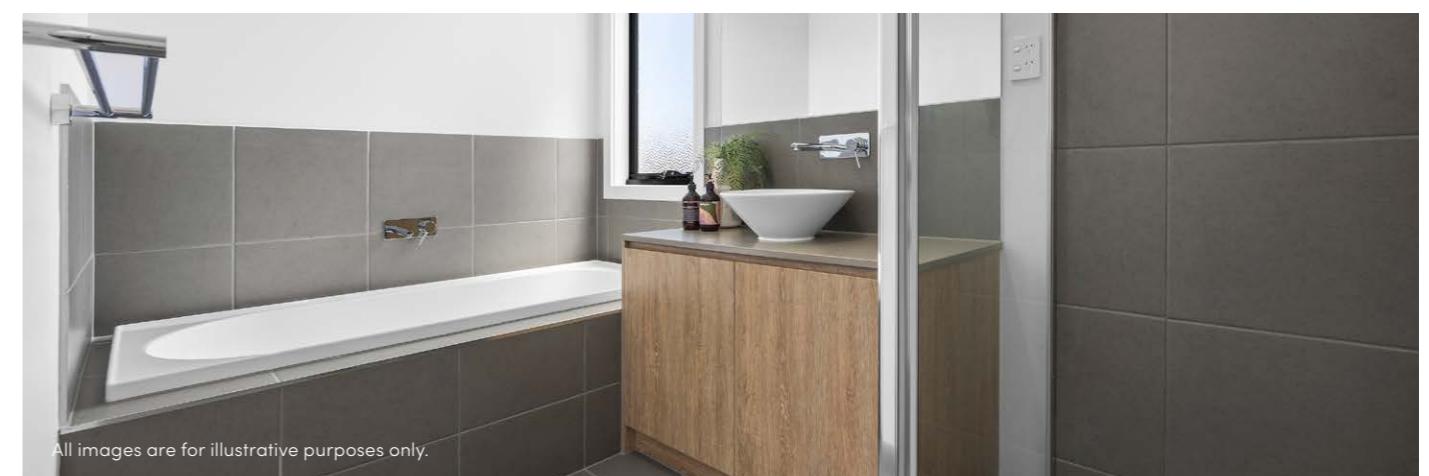
Rock removal is included, however any rock requiring explosives or core drilling will be an additional charge.

### Connections

- Underground electricity, sewer and storm water included.
- Telephone conduit and draw cable from the supply pit.
- Telephone and electricity fees by owner.
- NBN ready.

### Plumbing

- Two garden taps, one located to the front water meter and one adjacent to the external Laundry door or at the rear (Design Specific).
- Hot water unit in accordance with estate design guidelines.



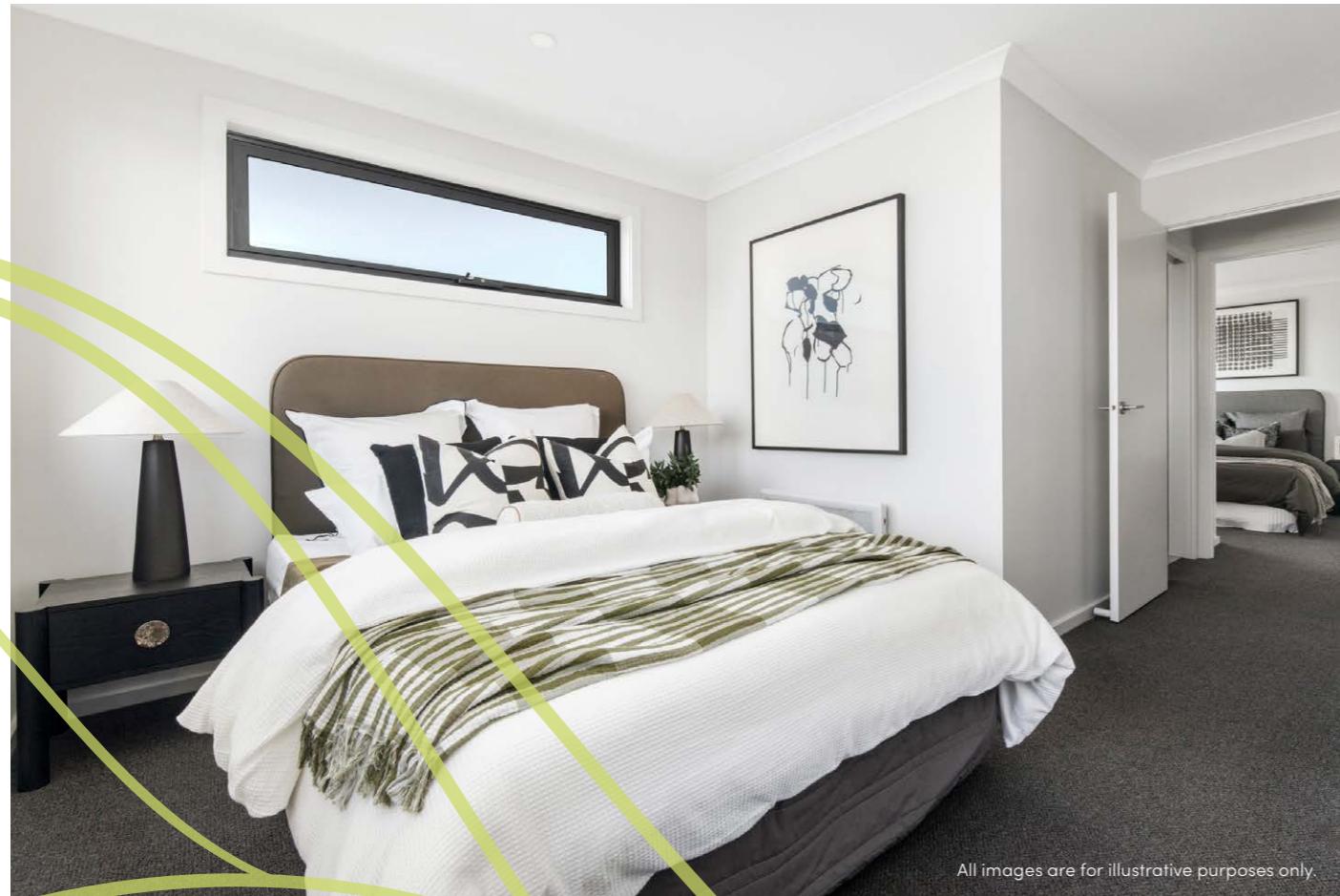


## COLOUR SCHEMES DESIGNED FOR YOU

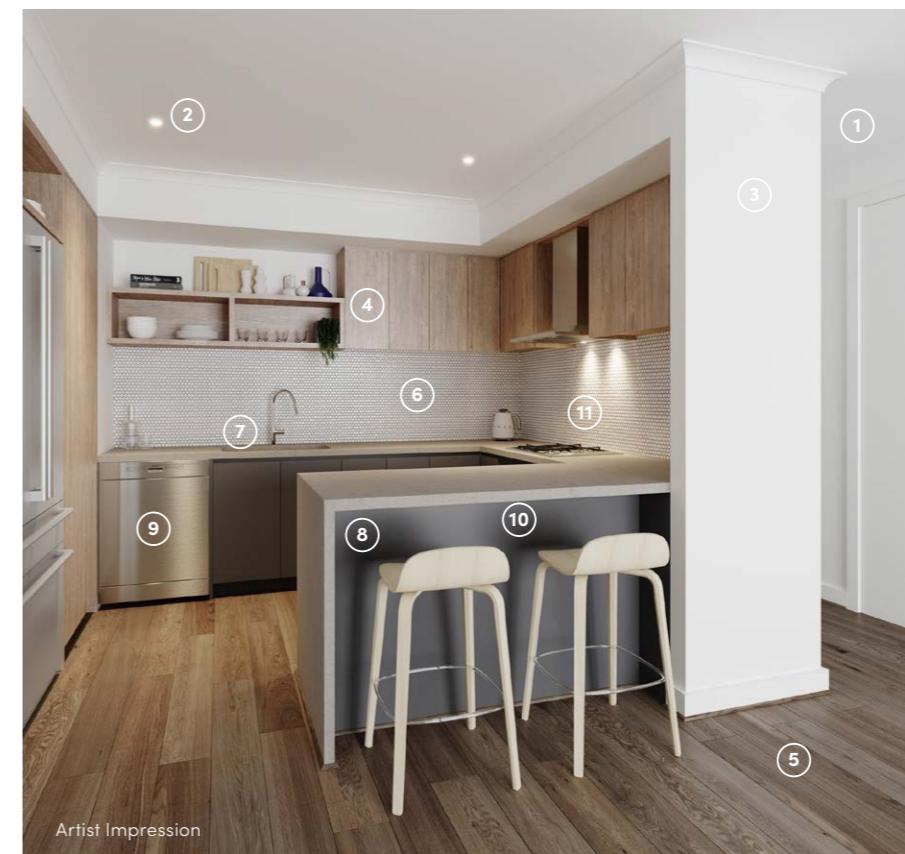
Discover a selection of five professionally designed colour schemes, crafted from our premium range of finishes to inspire and elevate your home.

Our expertly curated colour schemes, designed by interior professionals, capture the latest trends while ensuring a timeless appeal. Each palette offers a carefully balanced combination of internal finishes, making it easy to create a cohesive and stylish look for your home.

Whether you're drawn to sleek modern tones or classic, understated elegance, these palettes are designed to reflect your personal style while enhancing the overall beauty and functionality of your space. Choose with confidence and enjoy a home that feels truly your own.



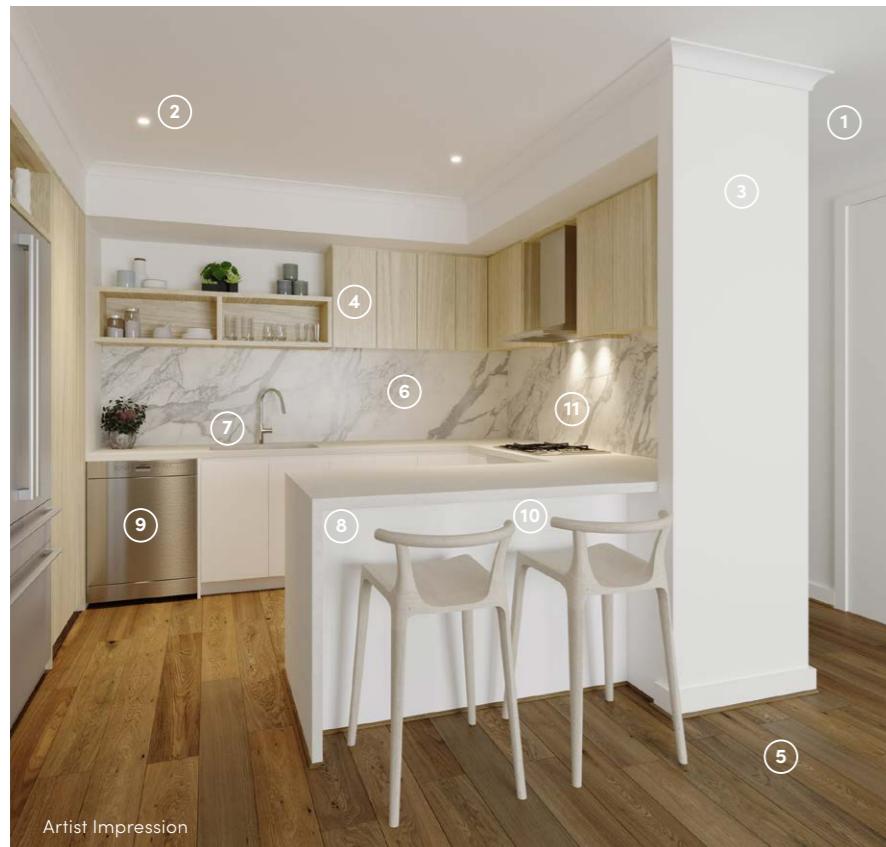
### COLOUR SCHEME URBAN



- 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 rangehood, cooktop and oven

\* Carpet Rumble 'Storm Cloud' (not shown)

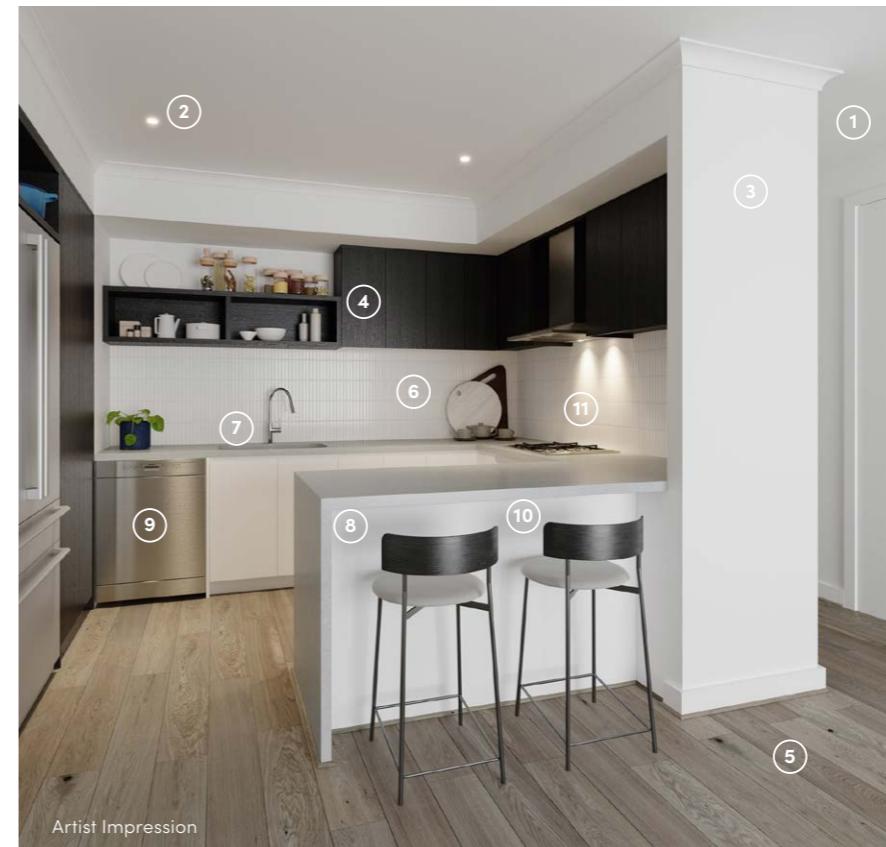
## COLOUR SCHEME COASTAL



- 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 rangehood, cooktop and oven

\* Carpet Rumble 'Light Shadow' (not shown)

## 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 rangehood, cooktop and oven

\* Carpet Rumble 'Pivot Grey' (not shown)

## 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 rangehood, cooktop and oven

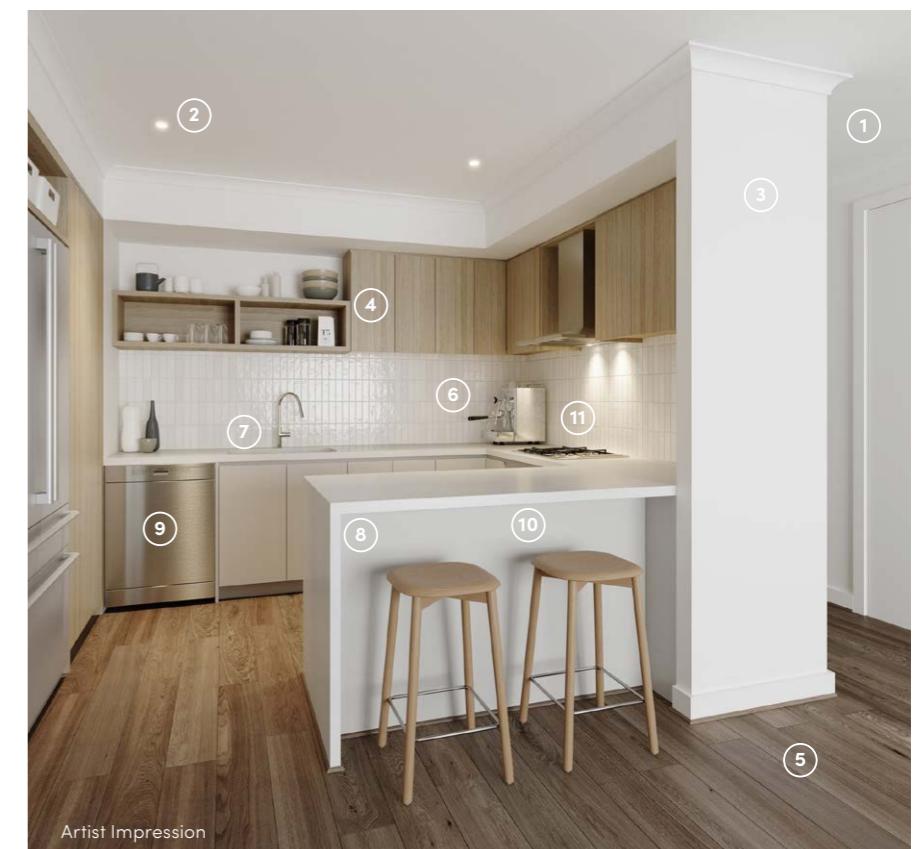


\* Carpet Rumble 'Storm Cloud' (not shown)

## 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 rangehood, cooktop and oven

\* Carpet Rumble 'Claystone' (not shown)



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