

Deanside Village.

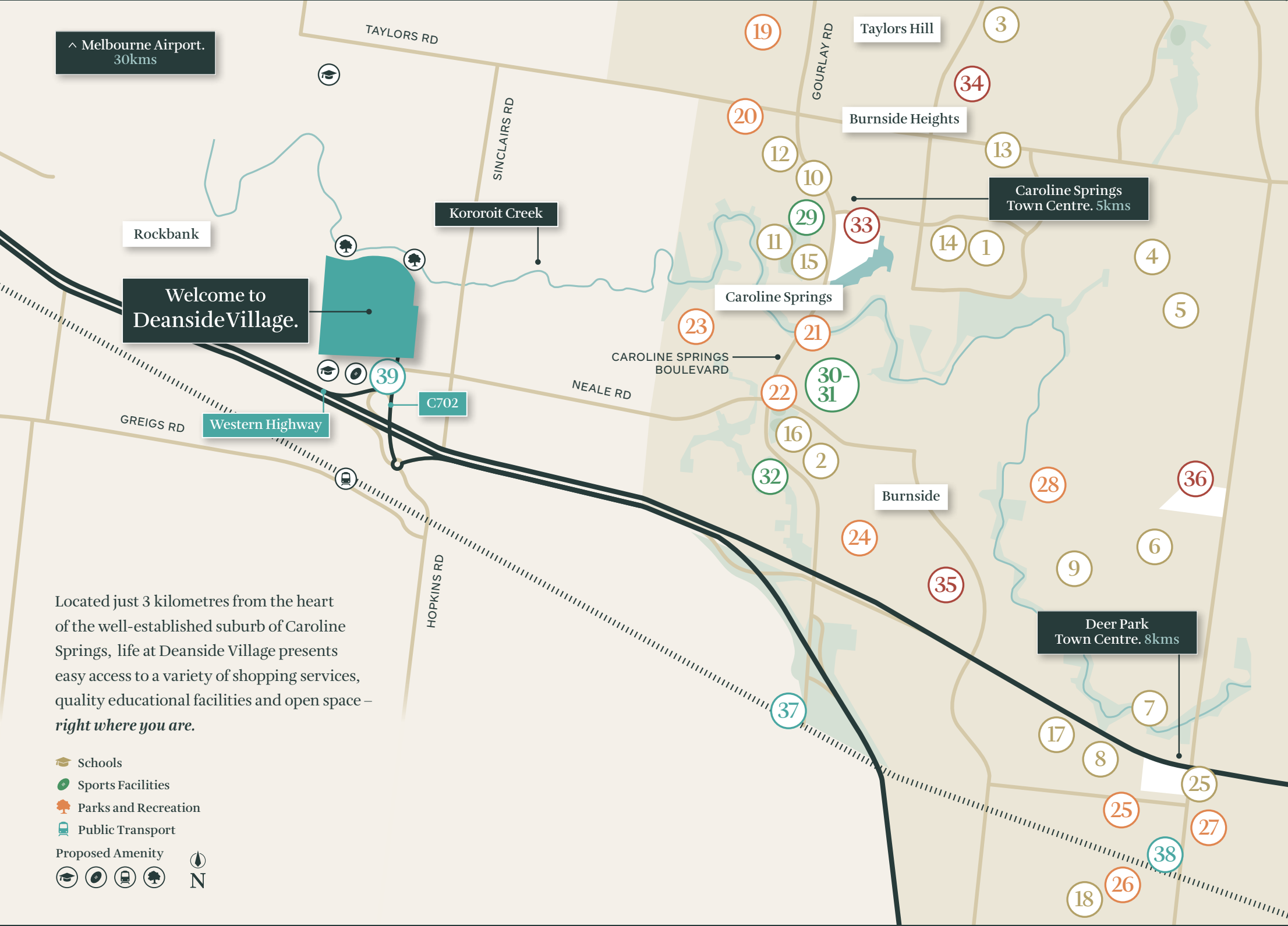
Right where you are.



ARTIST IMPRESSION

A QUALITY
SOHO
LIVING
PROJECT

Parkside by
SOHO Living



Education

Primary Schools

- 1 Kororoit Creek Primary School
- 2 Brookside P-9 College
- 3 Taylor's Hill Primary School
- 4 Kings Park Primary School
- 5 Movele Primary School
- 6 Deer Park North Primary School
- 7 St Peter Chanel Primary School
- 8 Deer Park West Primary School

Secondary Schools

- 9 Victoria University Secondary College
- 10 Lakeview Senior College
- 11 Creekside College
- 12 Catholic Regional College Caroline Springs

Child Care / Kindergarten

- 13 Tiny Treasures Early Learning Centre
- 14 YMCA Kororoit Creek Early Learning
- 15 Little Flyers - Caroline Springs
- 16 Brookside Early Learning Centre
- 17 Orama St Childcare
- 18 Little Tinkers Family Daycare

Gardens & Reserves

- 19 Oakview Reserve
- 20 Botanical Reserve
- 21 Salina Reserve
- 22 Brookside Recreation Reserve
- 23 St Georges Avenue Reserve
- 24 Billingham Reserve
- 25 Bon Thomas Reserve
- 26 Fairway Reserve
- 27 John McLeod Reserve
- 28 Isabella Williams Memorial Reserve

Sports Facilities

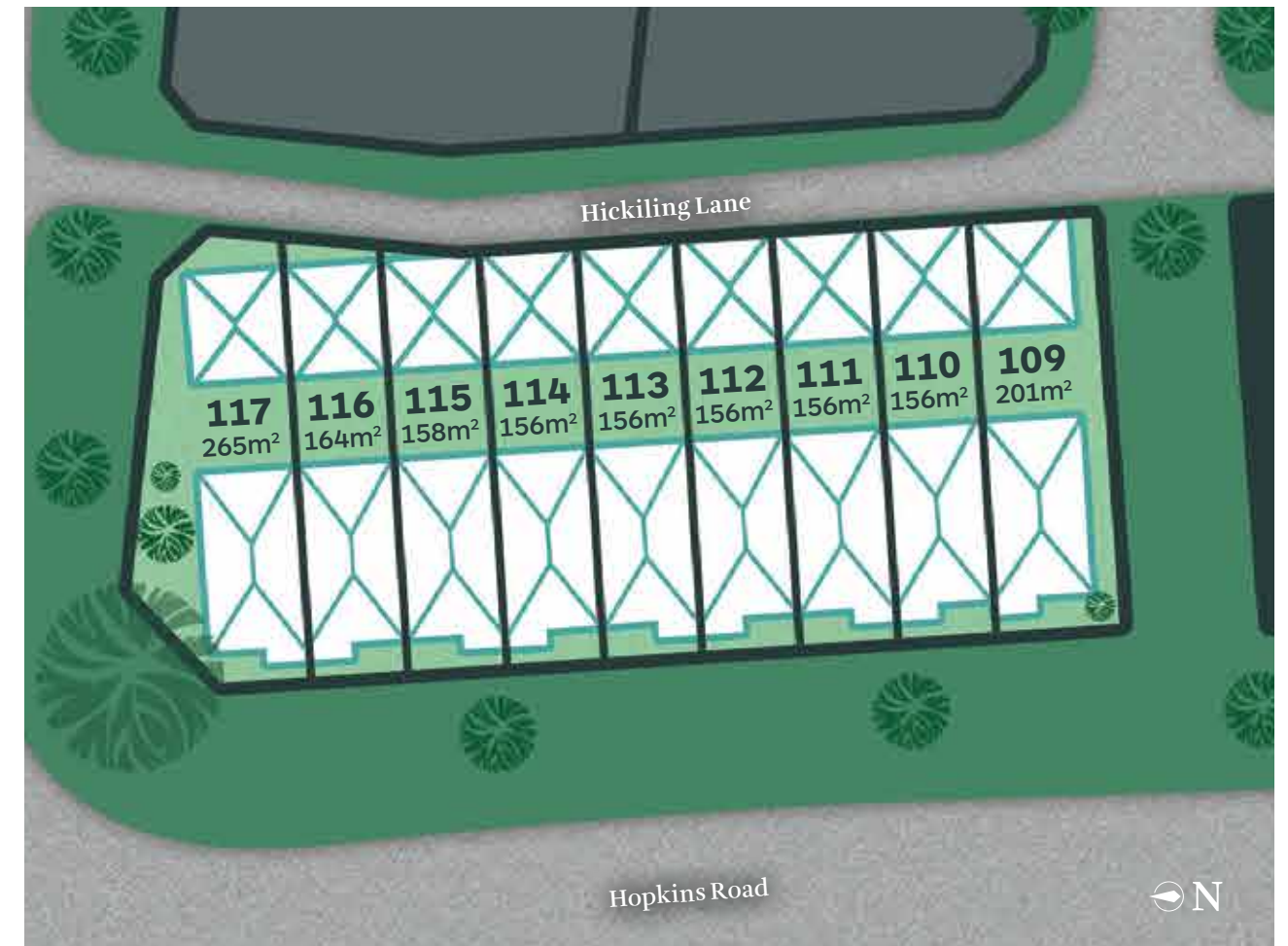
- 29 Caroline Springs Skate Park
- 30 Westside Strikers Football Club
- 31 Caroline Springs Tennis Club
- 32 Caroline Springs Linear Reserve

Retail Centre

- 33 CS Square Shopping Centre
- 34 Watervale Shopping Centre
- 35 Burnside Hub Shopping Centre
- 36 Brimbank Shopping Centre

Transport

- 37 Caroline Springs Station
- 38 Deer Park Railway Station
- 39 Bus Stop



Your growing future.

In addition to the convenience of the nearby established Caroline Springs shopping and business hub, you'll soon be strolling to your own supermarket and extensive neighbourhood retail precinct, as part of the future plans for life at Deanside Village.



Places to explore.

Providing opportunities for healthy lifestyles, over 30% of Deanside Village is represented by green open space for the whole family to explore – enjoy parklands, sporting grounds, walking tracks and cycling paths in addition to the natural beauty of the Kororoit Creek wetlands.



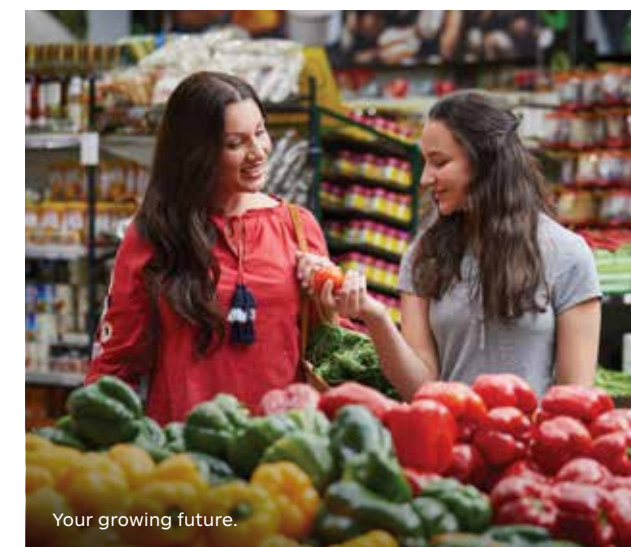
Always connected.

Conveniently located, Deanside Village is just a short distance from the existing Caroline Springs and future Rockbank train stations and Western Freeway, for an easy commute to Melbourne CBD or day trip to the coast.



Proud to be home.

Creating beautiful places to live, while catering a diverse range of lifestyles and fostering a genuine feeling of community-belonging, so you'll enjoy coming home every day to Deanside Village.





ARTIST IMPRESSION

SOHO Living

We are a residential homebuilder of community developments around Victoria and suburban Melbourne.

SOHO Living partners with developers to provide built form solutions. We pride ourselves on contemporary design for affordable living, keeping the Australian dream alive for home owners.

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

When you choose SOHO Living, you are investing in a space that instils both a physical and emotional

connection to its design. Investing with SOHO Living is investing in an optimistic future.

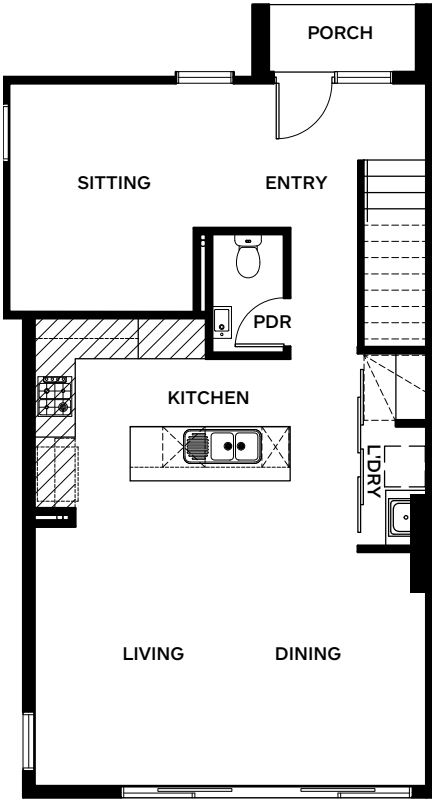
Our developments aim to create lasting, elegant neighbourhoods that have a style and modernism that is pioneering and versatile – being young and dynamic and thinking outside the box is what SOHO Living does best.



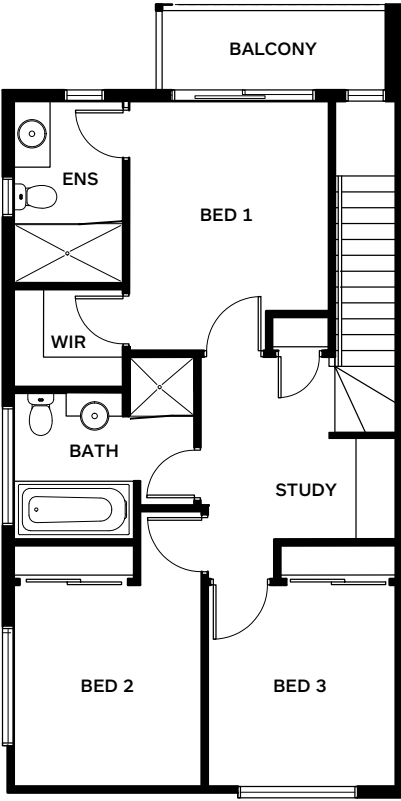
SOHO Living floorplans

Baron II Lots 109 & 117 3  2  2 

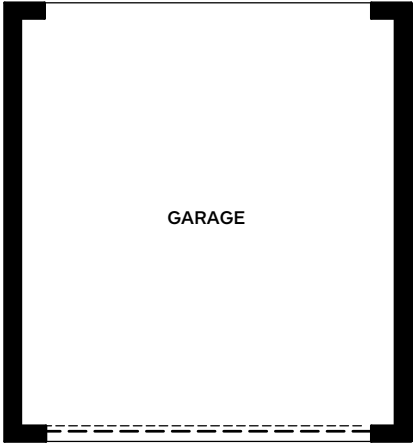
Ground Floor



First Floor

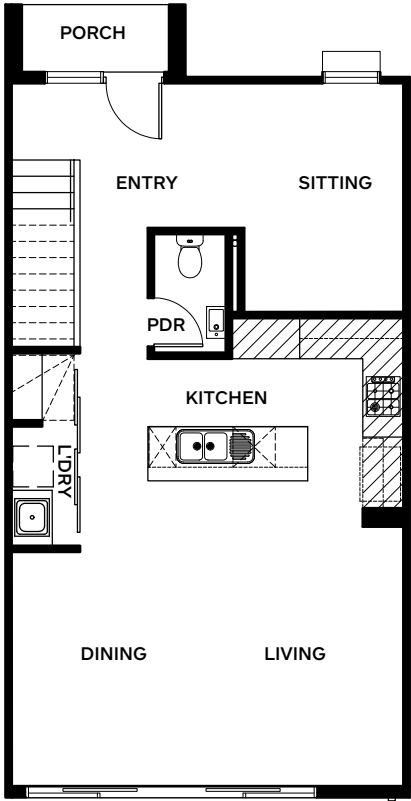


Garage

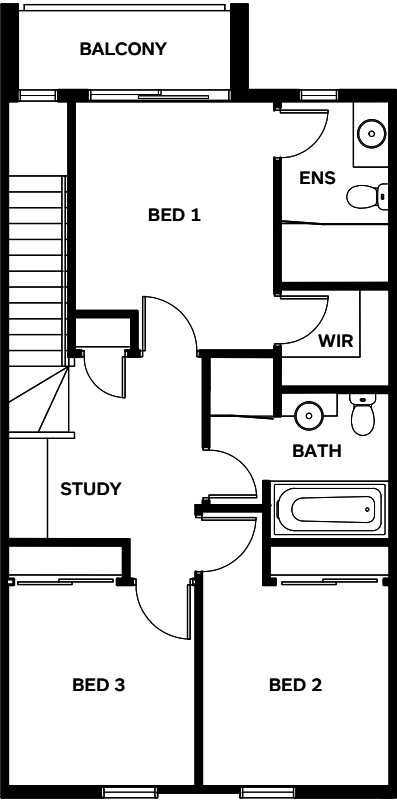


Baron I Lots 110 - 116 3  2  2 

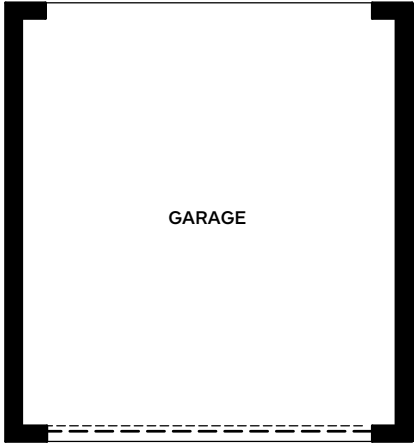
Ground Floor



First Floor



Garage



SOHO Living inclusions

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: Cement sheet infill over windows and doors.

Roof Cover: Colorbond Roof to be selected from colour selection.

Roof Plumbing: Metal gutter, fascia and flashings to be Colorbond finish. Roof Pitch: 22.5 degree.

Front Entry Door: Stain colour to be selected from SOHO Living colour scheme.

Windows: Powder coated aluminium awning windows or timber to front façade only (façade design dependent).

Powder coated aluminium sliding windows to side and rear elevations only.

Sliding Doors: Aluminium powder coated sliding door. Colour to be selected from SOHO Living colour scheme.

Locks to all windows and sliding doors keyed alike.

Framing

Walls: Stabilised timber frame throughout at 450mm centres to ground floor of double storey homes, 600 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 600 centres.

Insulation

Insulation batts to home to comply with 6 star energy rating.

Internal features

Ceiling Height: 2590mm ceiling height (nominal) to single and double 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 & Skirting: Two coats.

Heating and cooling

Panel heating unit installed to living areas and bedrooms (excludes wet areas) as per manufacturers/suppliers recommendations for home size.

Hot water system

Solar Hot Water: Gas mains pressure hot water unit with two solar collectors and ground mounted 160 litre storage unit.

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 including 5 Star Water Rating (WELS) & 3.5 Star Energy Rating (MEPS).

Sink: Stainless steel double bowl sink.

Tap: Mixer 220mm gooseneck in chrome finish.

Bench Top: Engineered stone benchtop 20mm. Choose colour from SOHO Living colour scheme.

Splashback: Mirror. Choose colour from SOHO Living colour scheme.

Bathroom, ensuite, powder room and WC

Mirror: 900mm high, 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. Choose colour from SOHO Living colour scheme.

Bath: 1675mm acrylic bath (white) in tiled podium.

Shower Bases: Ceramic tiled shower base. Selection from SOHO Living colour scheme range with Demtech grated drain system.

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 200mm and wall mixer.

Basin (Top Mounted) – Wall mixer.

Accessories: Toilet roll holders chrome, double towel rails and soap dish holders to showers.

Toilet Suite: China toilet suite in white with soft close seat.

Laundry

Trough: 45 litre single inset bowl stainless steel without top bypass.

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.

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.

Please note that all images are for promotional purposes only and include items that are not included in a standard contract. These items include but are not limited to: Landscaping, driveway and paths, furniture and window furnishings and internal upgraded specification items such as timber flooring or stone benchtops. Please review the items specified in your quotation and contract carefully and seek independent advice before proceeding to contract.

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.

Robe Doors: Single Storey – 2040mm high flush panel hinged doors.

Stairs (Double Storey Homes).

Plaster dwarf walls to stairs and void areas with painted timber handrail (refer to staircase layout).

Car accommodation

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.

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.

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