

# MONUMENT

SOHO  
LIVING



TOWNHOMES COLLECTION

# MONUMENT

—  
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.



## PICTURE YOURSELF HERE

This collection is the place you've been searching for. These unique townhomes instill a sense of belonging to your new neighbourhood.

Located within Victoria's fastest growing region, Plumpton (31km west of the Melbourne CBD) sits in the middle of the hub of abundant opportunities for new home buyers. With better affordability than the East of Melbourne, easy access to the CBD and growing amenities within reach, it's easy to see why Plumpton is in the property spotlight.

Life at Monument has a lovely sense of connectivity from the outset. With extensive wetlands, sports reserves and the Neighbourhood Activity Centre, which will host a planned large supermarket and a number of specialty shops for all daily needs.

The established town of Caroline Springs is also just a few minutes away for peace of mind.

MASTERPLAN



YOUR NEW NEIGHBOURHOOD



Imagine living minutes from Caroline Springs, with access to major highways and public transport, the Monument townhomes capture accessible affordability and quality in a single unique location.

The local Neighbourhood Activity Centre, planned public & private schools as well as the new community centre right on your doorstep means you can leave the car at home and enjoy your walkable community, taking a stroll through extensive parklands & wetlands built around natural water features with plenty of bike and walking paths.

Monument will feature a Neighbourhood Activity Centre that will provide retailing for the locals with a major supermarket and a number of specialty shops including cafés and restaurants.

Catch up with friends at the town square which will serve as a key community space and meeting point for residents.

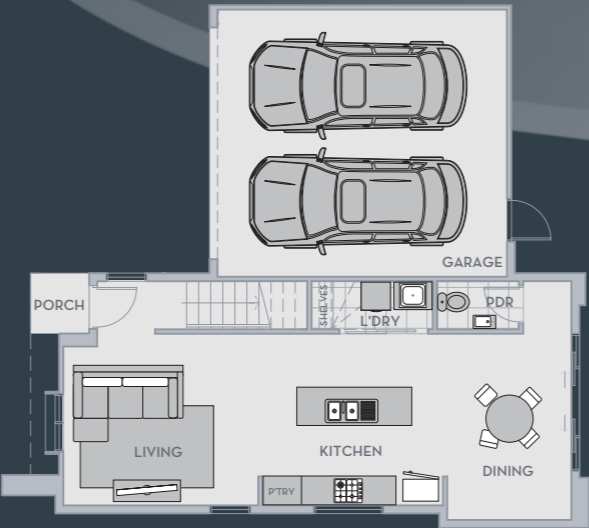
FLOOR PLANS

The Healey Corner

17 Squares  
3 2.5 2

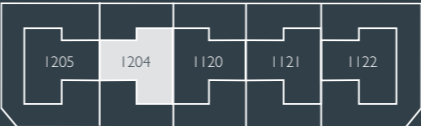


GROUND FLOOR

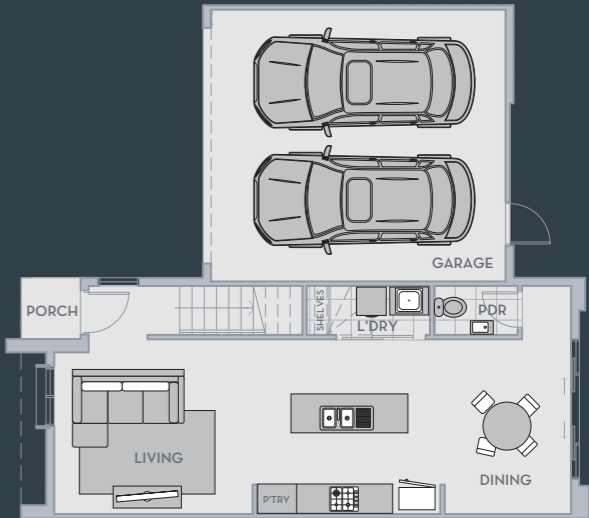


The Albany

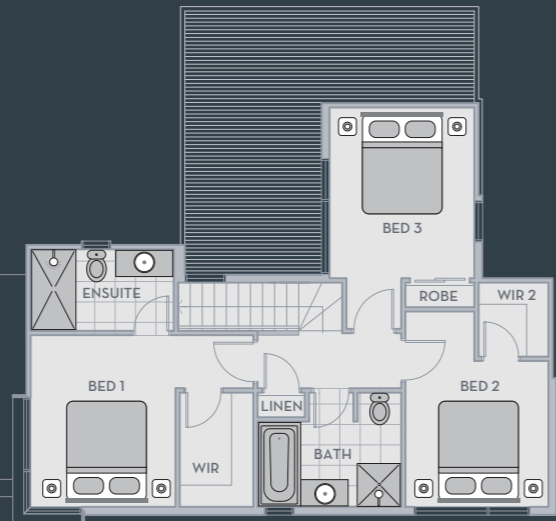
17 Squares  
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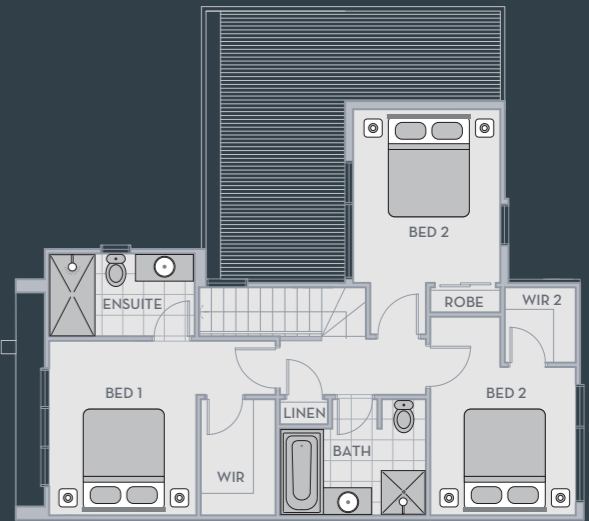
GROUND FLOOR



FIRST FLOOR



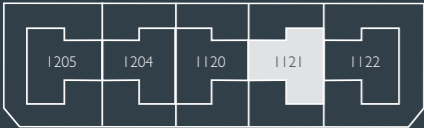
FIRST FLOOR



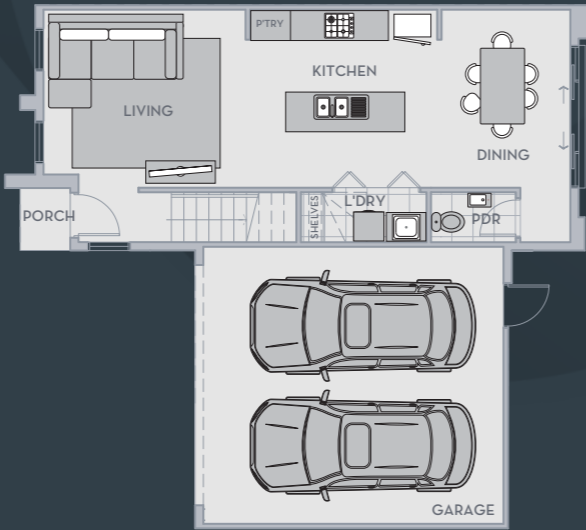
FLOOR PLANS

The Baxter

17 Squares  
3 2.5 2



GROUND FLOOR

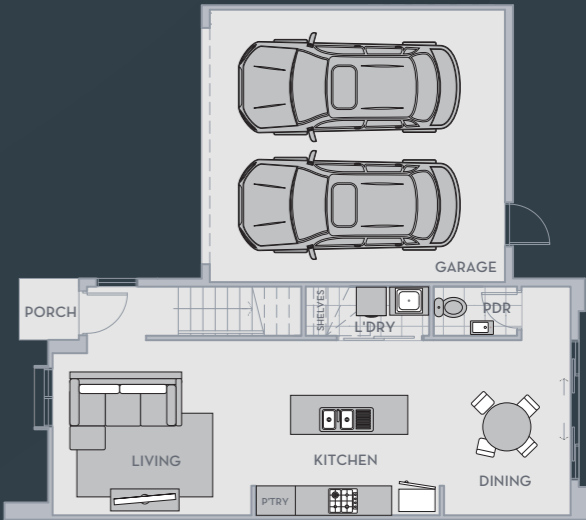


The Healey

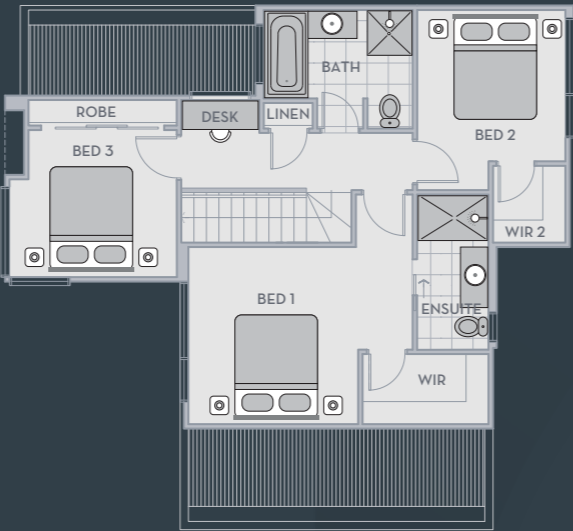
17 Squares  
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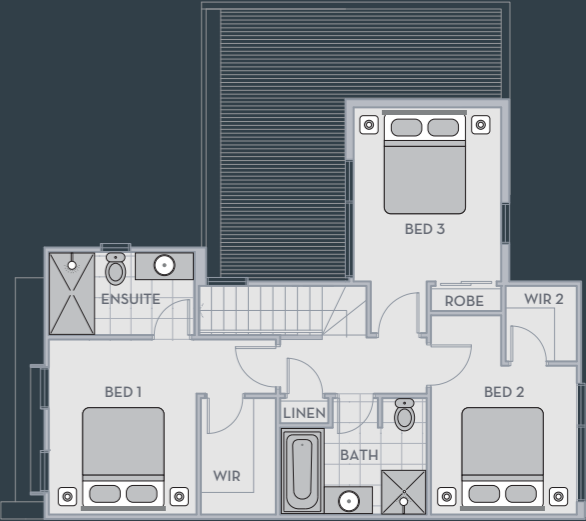
GROUND FLOOR



FIRST FLOOR



FIRST FLOOR



# YOUR INCLUSIONS

## 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

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

## Cooling

Split system air conditioning installed as a complimentary feature.

## 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 above mount 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 x 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.

## Plumbing

2 x 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. 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:** Pre cast concrete letterbox with colour to match house.

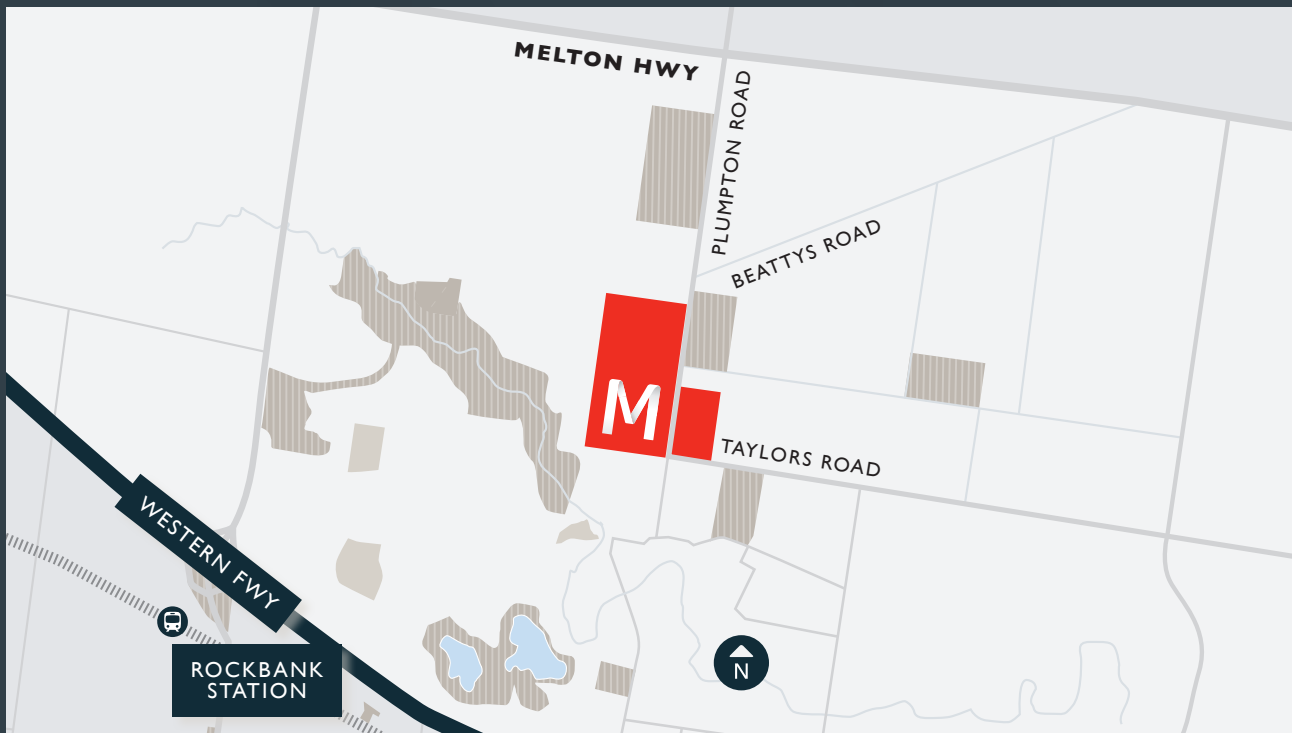
**Clothes line:** Fold out clothes line in rear yard.

SITE PLAN



# MONUMENT

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SELLING AGENT

**red23**

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