

THE **STRAND**

# 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.



All images and drawings are for illustrative purposes.

**SOHO**  
LIVING



WELCOME TO  
**THORNHILL PARK**



All images and drawings are for illustrative purposes.



Thornhill Park is at the epicentre of the thriving Melbourne's west, providing attainable homeownership dreams and rewarding opportunities for first home buyers, growing families, downsizers and savvy investors.

Enjoy a healthy lifestyle with a focus on outdoor activity and fitness, with open play spaces and sporting fields for the whole family to enjoy. Explore linear parklands and the unique zha of signature wetlands, right on your doorstep.

Offering the perfect balance between city appeal and natural wonder, Thornhill Park combines convenience, connection and community that will set the benchmark for desirable living in Melbourne's West.

  
**thornhill**  
PARK



# THE STRAND



PERFECTLY  
POSITIONED



*All images and drawings are for illustrative purposes.*

Thornhill Park's standout location provides the opportunity for residents to enjoy extensive new and existing amenity from the moment they move in.

The Strand by SOHO Living is a haven for active lifestyles. With a wide range of land sizes to suit your budget and lifestyle, the opportunity to build your forever home at The Strand, Thornhill Park has never been more attainable.



# OAKLAND

TYPE D & E

19 SQUARES



D



E

# OAKLAND

TYPE F & G

19 SQUARES



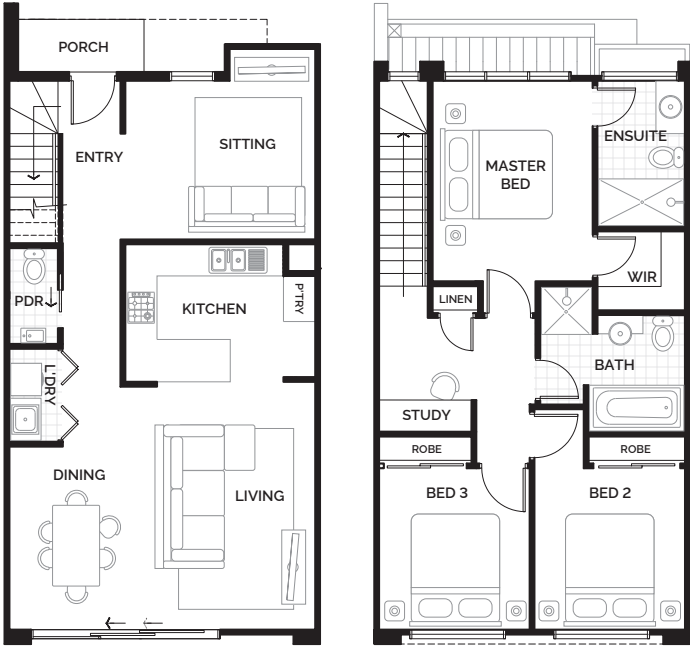
F



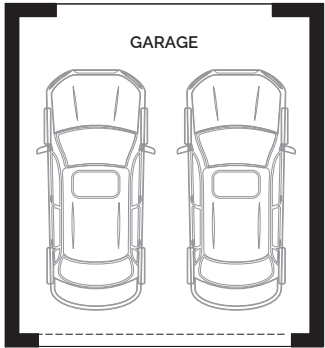
G

## 3 BED

3 2.5 2

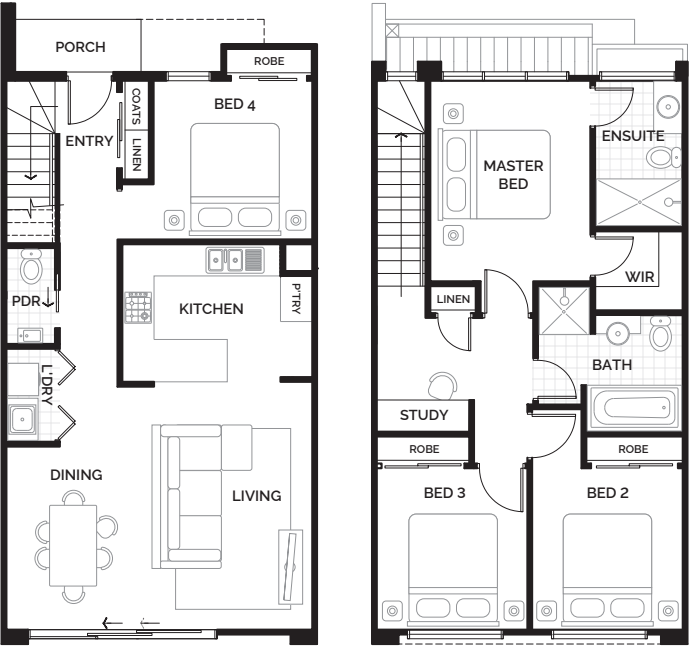


GROUND FLOOR FIRST FLOOR

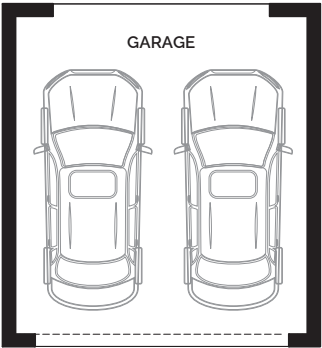


## 4 BED

4 2.5 2

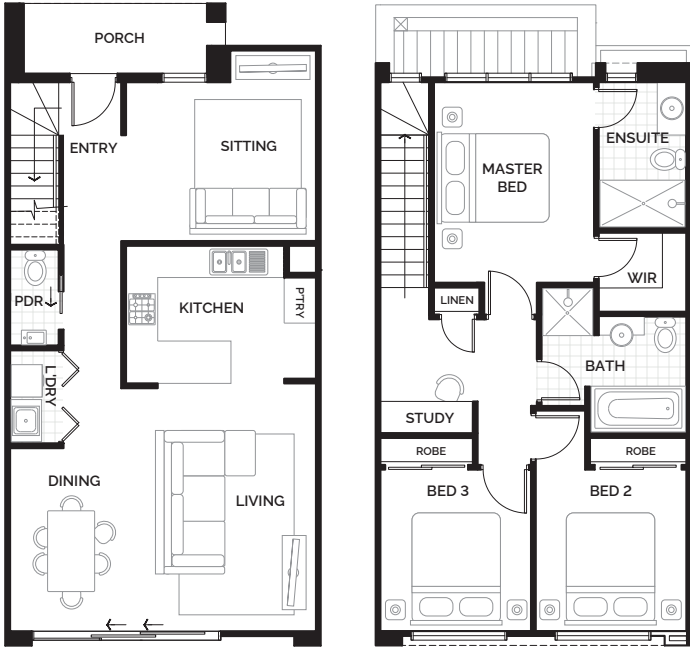


GROUND FLOOR FIRST FLOOR

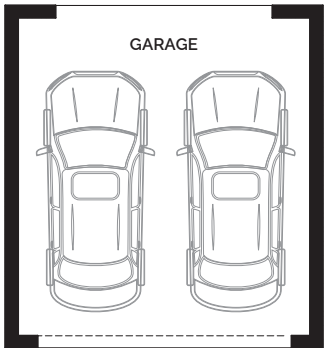


## 3 BED

3 2.5 2



GROUND FLOOR FIRST FLOOR

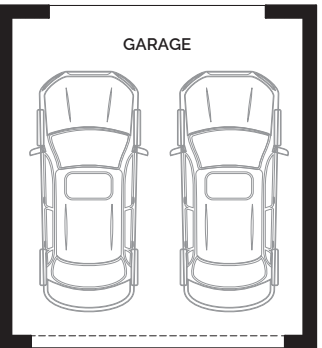


## 4 BED

4 2.5 2



GROUND FLOOR FIRST FLOOR



All images and drawings are for illustrative purposes. This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.

All images and drawings are for illustrative purposes. This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.

# OAKLAND CNR

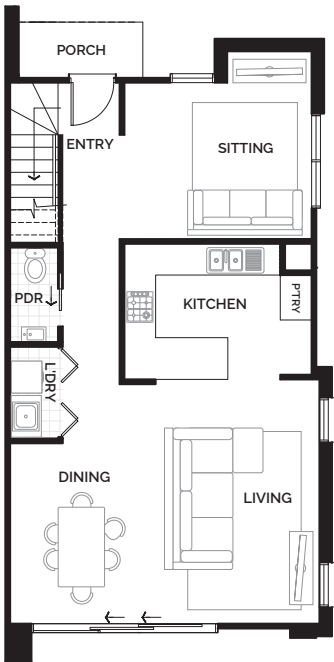
TYPE H

19 SQUARES

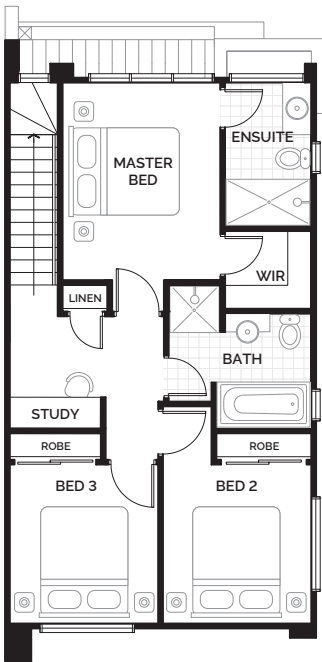


## 3 BED

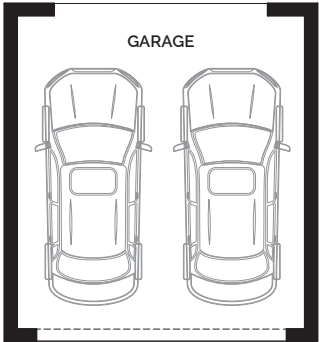
3 2.5 2



GROUND FLOOR

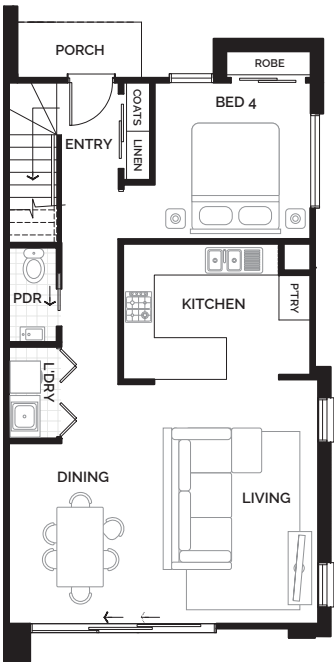


FIRST FLOOR

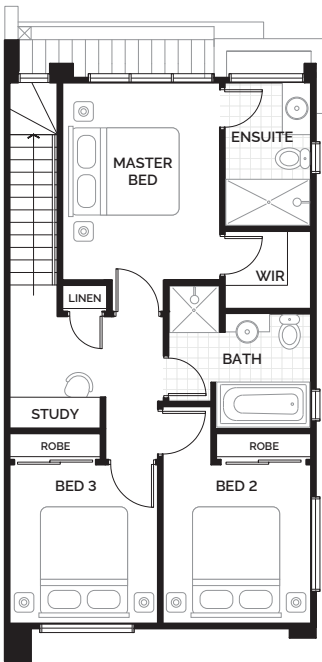


## 4 BED

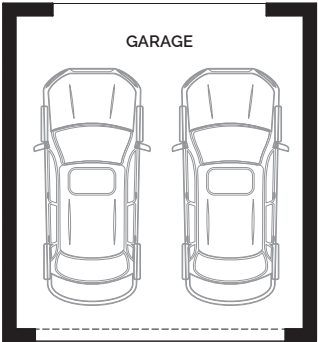
4 2.5 2



GROUND FLOOR



FIRST FLOOR



All images and drawings are for illustrative purposes. This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.

# REGENT

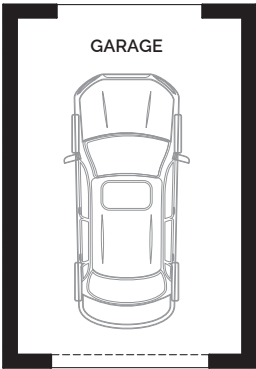
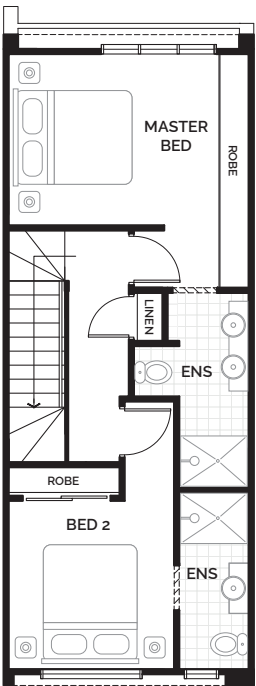
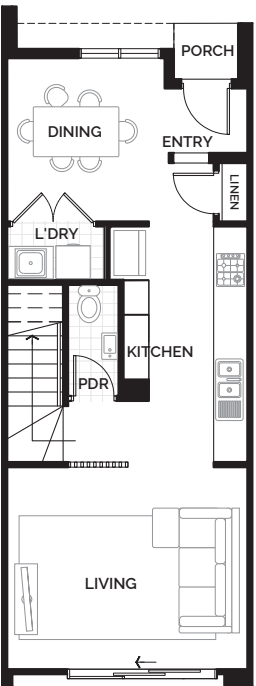
TYPE A

14 SQUARES



## 2 BED

2 2.5 1



All images and drawings are for illustrative purposes. This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.





SMART

# TURNKEY 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 wetareas 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:** Mirror. Choose colour from SOHO Living colour scheme.



All images and drawings are for illustrative purposes.





All images and drawings are for illustrative purposes.

## 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 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, 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.

## 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. 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.
- Clothesline:** Fold out clothesline in rear yard.





## OUR COMMUNITY PILLARS

THORNHILL PARK  
IS COMMITTED TO  
BUILDING MORE  
THAN JUST A BEAUTIFUL  
PLACE TO LIVE AND  
HAS BEEN CREATED  
WITH COMMUNITY  
TOP OF MIND.



### CONVENIENCE

With surrounding amenity already in full swing, it won't be long before Thornhill Park is a fully integrated, bustling hub.



### COMMUNITY

Home owners will take pride in their new community, connected by beautifully landscaped streets and shared open spaces.



### GROWTH

Large recreation and sporting fields provide the wide-open spaces and facilities for young aspiring athletes.



### INVESTMENT

Purchasing land or a home at Thornhill Park is not just a smart lifestyle choice; it can be a rewarding financial decision.



### EXPLORATION

Thornhill Park offers a dynamic network of linear parklands and an extensive 2ha of wetlands.



### ACCESSIBILITY

Existing bus and Western Freeway access are right at your doorstep, while the future Rockbank train station will whisk you into the city in no time.



### LEARNING

Internal education precinct offering schools on site, gives the best access to education with all homesites less than 10 minutes from schools.

## CONVENIENCE

### AND CONNECTED LIVING

Thornhill Park is a master planned community, located 40km west of the Melbourne CBD. With Caroline Springs and Rockbank nearby, you will discover an abundance of existing amenity with local shops, everyday retail needs and leisure facilities – right at your fingertips.

Nurturing a genuine sense of community and inclusion, you will feel instantly at home as your neighbours share the pride in creating beautiful streetscapes and a welcoming place to belong. Thornhill Park offers everything your family need including parklands, recreational areas, wetlands, future schools and town centre.

Easy access to the Western Highway and a network of established public transport such as the new Rockbank train station means an effortless commute to the Melbourne CBD. While weekend trips to the coast or an adventure inland can be planned with ease from your home base at the Thornhill Park estate.

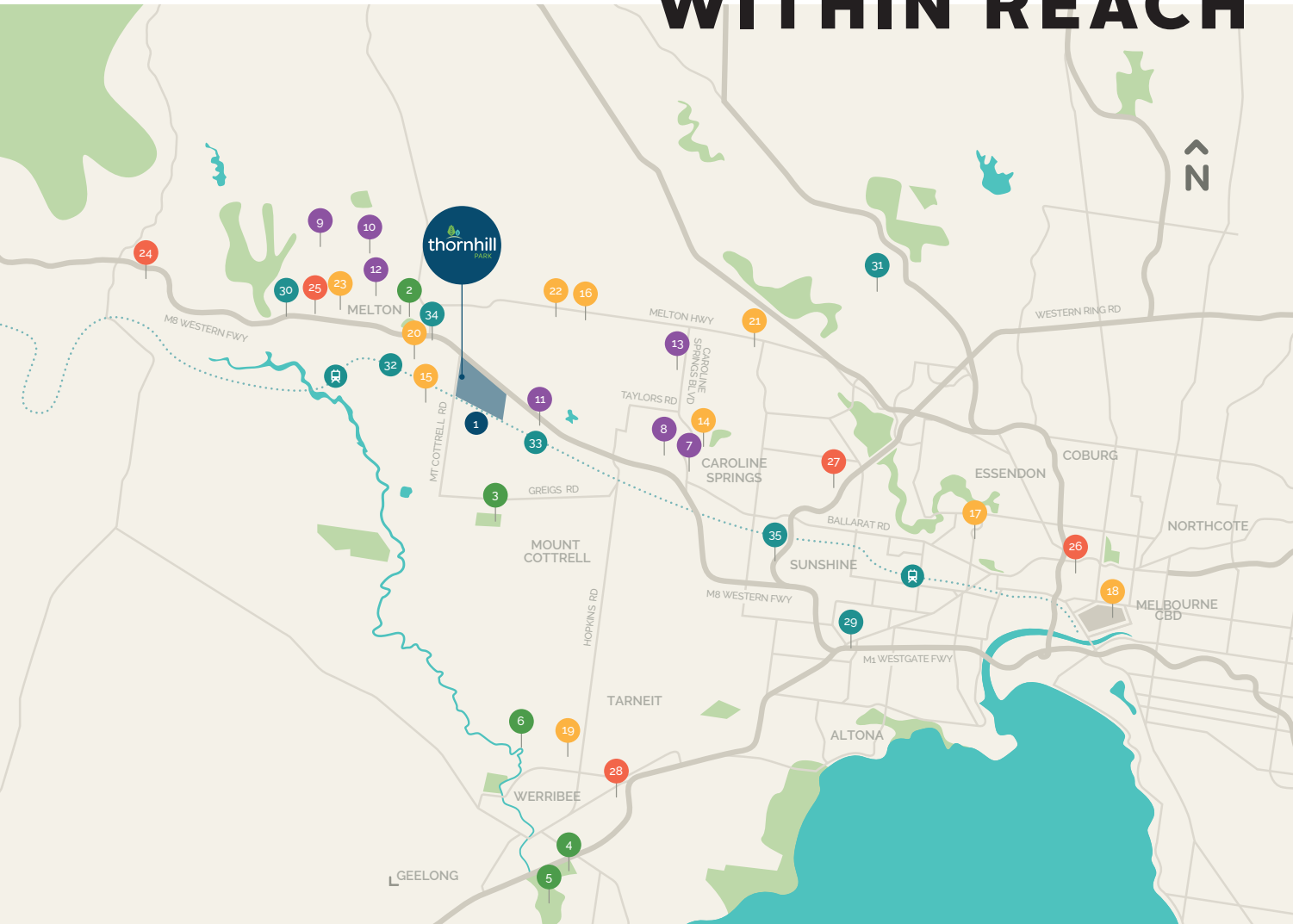


Images, measurements and other information are for general illustration purposes only and are not to scale.  
Lot size dimensions, easements, landscape treatments, final road layout, public utility and service infrastructure  
locations and zoning are subject to change and conditional on authority approval. DB-U22873 SOHO22460



EVERYTHING YOU NEED

# WITHIN REACH



## THORNHILL PARK SUBURB

- 1 Future Train Station  
Future Schools / Childcare Centre  
Future Town Centre

## RECREATION & NATURE

- 2 Melton Botanic Garden
- 3 Mount Cottrell Recreation Reserve
- 4 Werribee Open Range Zoo
- 5 Werribee Park Mansion
- 6 Werribee River

## LEARNING

- 7 Brookside Early Learning Centre
- 8 Creekside College
- 9 Edukids Learning, Childcare and Kindergarten
- 10 Kurunjang Secondary College
- 11 Rockbank Primary
- 12 Southern Cross Grammar
- 13 St Dominic's Primary

## SHOPPING & ENTERTAINMENT

- 14 Caroline Springs Square Shopping Centre
- 15 Future Shopping Complex
- 16 Galli Estate Winery
- 17 Highpoint Shopping Centre
- 18 Melbourne CBD
- 19 Pacific Werribee Shopping Centre
- 20 Tabcorp Park
- 21 Watergardens Town Centre
- 22 Witchmount Winery
- 23 Woodgrove Shopping Centre

## HEALTH

- 24 Bacchus Marsh Hospital
- 25 Melton Health Services
- 26 Royal Melbourne Hospital
- 27 Sunshine Hospital
- 28 Werribee Mercy Hospital

## TRANSPORT

- 29 M1 Westgate Freeway
- 30 M8 Western Freeway
- 31 Melbourne Airport
- 32 Melton Railway Station
- 33 Rockbank Railway Station
- 34 Western Freeway Diamond Interchange
- 35 Western Ring Road

A QUALITY

SOHO  
LIVING

PROJECT



