

LYRICA



AT LITTLE SPRINGS DEANSIDE



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.

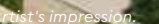
Investing with SOHO Living is investing in an optimistic future. Our developments aim to create lasting, elegant neighbourhoods that have a style and modernism that is pioneering and versatile – being young and dynamic and thinking outside the box is what SOHO Living does best.

SOHO
LIVING

BIG THINGS GROW



Homeowners at Little Springs will, therefore, enjoy direct access to this valuable, natural asset, which is planned to become one of Melbourne's most popular and well-utilised waterways, rivalling long-established open space corridors such as the Yarra River and Merri Creek.



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. CDB-U-50036 SOHO22923

FACADE
OPTIONS



GEMINI
LOTS 233 | 237



HAYWORTH
LOTS 234 | 238



PORTSEA
LOTS 235 | 239

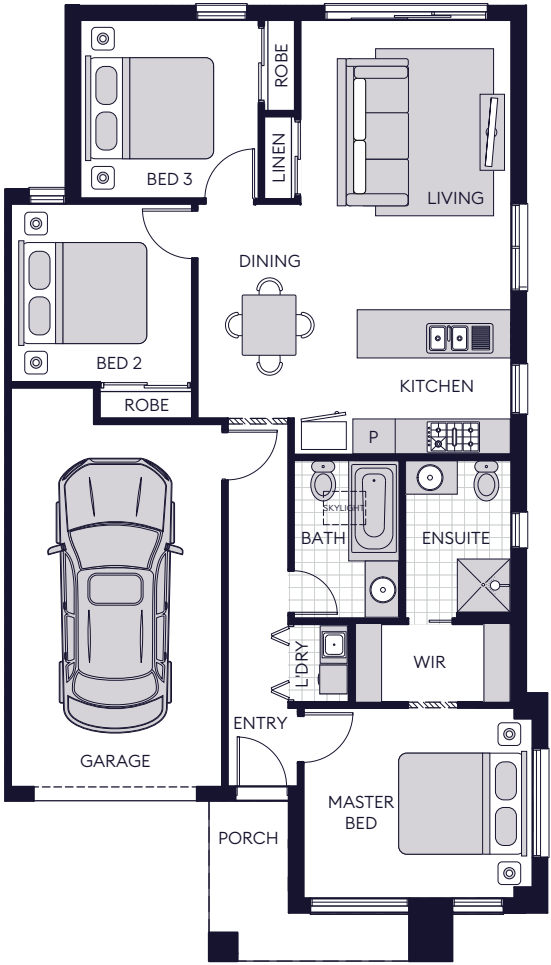


HAMPTONS
LOT 236

CAPE-SIDE CNR

13 SQUARES | 124.36m²

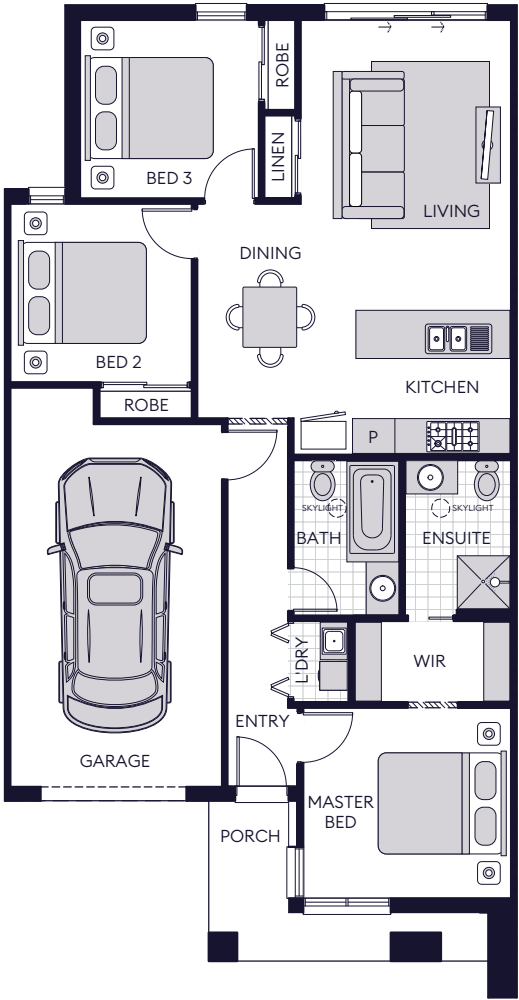
3 2 1



CAPE-SIDE

13 SQUARES | 121.35m²

3 2 1



All images and drawings are for illustrative purposes.

Floorplans 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



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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.

Blinds: Holland blinds to bedrooms and living areas.

Fly Wire: Fly wire screens to all openable windows.

PAINT

Internal and External: Two coats.

Woodwork and Skirting: Two coats.

HEATING & COOLING

Gas ducted heating unit installed in roof space with digital thermostat and ducted to living areas and bedrooms (excludes wet areas) as per manufacturers/suppliers recommendations for home size.

Reverse cycle split system (heating and cooling) to living.

HOT WATER SYSTEM

Hot water unit in accordance with estate design guidelines.

KITCHEN

European inspired oven 600mm.

European inspired cooktop 900mm 5 burner stainless steel gas cooktop.

European inspired rangehood 900mm stainless steel canopy rangehood.

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

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 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 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 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.
- Alarm:** Reliance 8 with 3 sensors keypad at entrance.

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 400x400mm to Laundry, Ensuite, Bathroom, WC, 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.



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FLOOR COVERINGS

- Carpet:** Selected from SOHO Living colour scheme to Bedrooms, WIR, Lounge, Study, Activity and Staircase.
- Timber Laminate:** Selected from SOHO Living colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family and rear hallway.

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.
- Double Storey – 2040mm high flush panel hinged doors.

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.
- Pedestrian Door (Home Specific):** Door Frame – Aluminium frame and sill with sealer undercoat and low sheen acrylic top coats paint finish.
- Door – 2040mm high weatherproof flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening in.
- Door Furniture – Schlage Alba Chrome Levers through Chrome finish.
- Internal Access Door (Home Specific):** Door Frame – Timber with sealer undercoat and low sheen acrylic top coats paint finish including full perimeter draft seals.
- Door – 2040mm high flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening into home.
- Door Furniture – Chrome Levers through Chrome finish.

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, front path and rear outdoor living.
- Letterbox:** Pre cast concrete letterbox with colour to match house.
- Clothesline:** Colorbond fold out clothesline in rear yard.

A QUALITY
SOHO
LIVING
PROJECT

LITTLE
SPRINGS
DEANSIDE

OYOB
Innovation. Property. People.