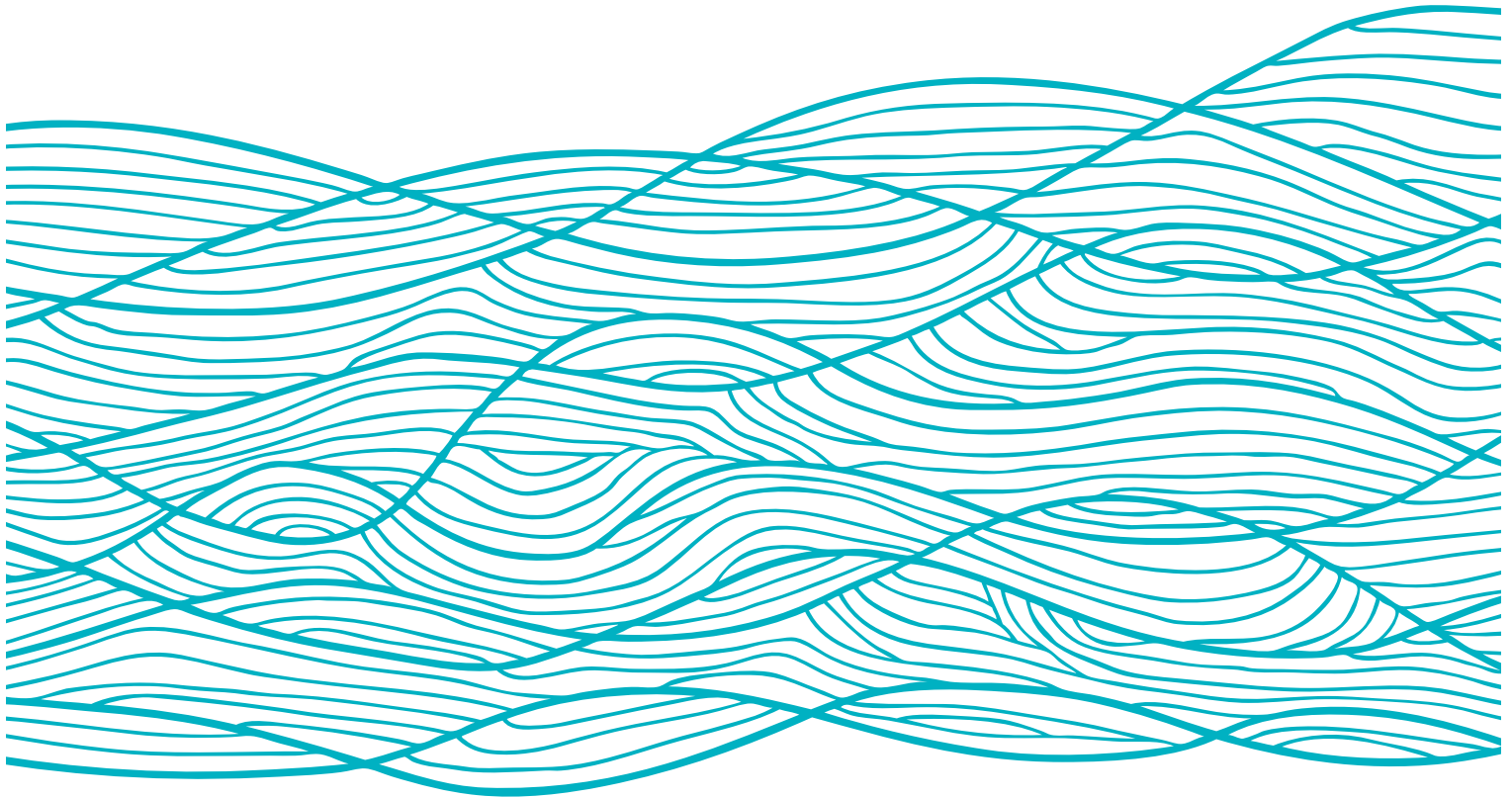


# EDEN

---

*at The Grove*



A QUALITY **SOHO** PROJECT  
LIVING

THE SOHO LIVING DIFFERENCE



SOHO  
LIVING

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.

# EDEN | *at The Grove*



All images and drawings are for illustrative purposes.

## THE GROVE. BY THE RIVER.

The Grove is unlike any other community in Melbourne's west. The naturally stunning landscape enhances its unique appeal, bordered by two waterways, with a future wetlands in-between.

However, The Grove is much more than a picturesque setting, it is also a complete lifestyle, where your family can have everything you want, conveniently close to home.

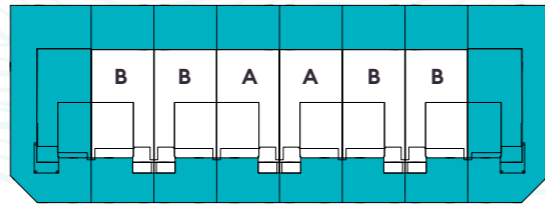
With distinct neighbourhoods, a selection of lots for a range of budgets, and an already well-established community. *Discover life by the river soon.*



# Boston

18 SQUARES

3 2.5 1



FACADE A FACADE B

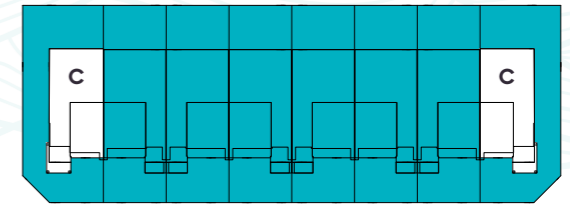
KAMALA DRIVE



# Boston Corner

16 SQUARES

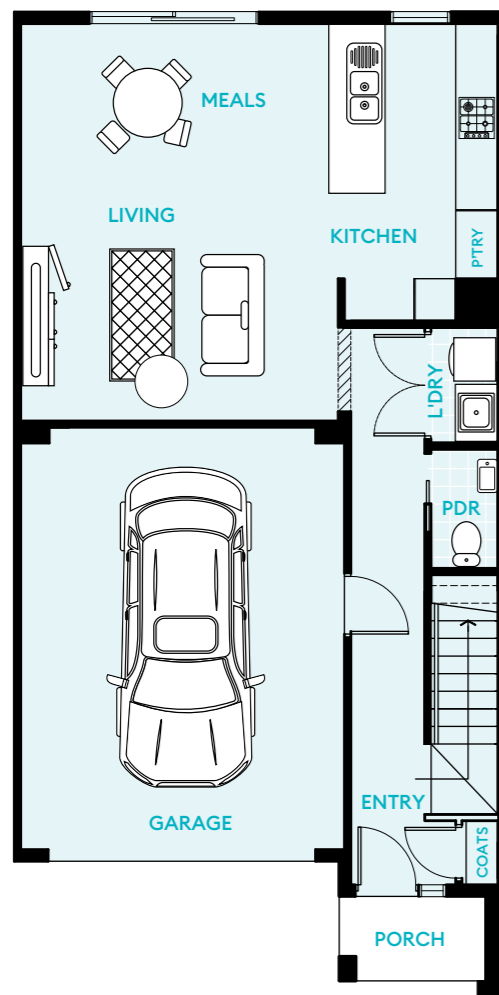
3 2.5 1



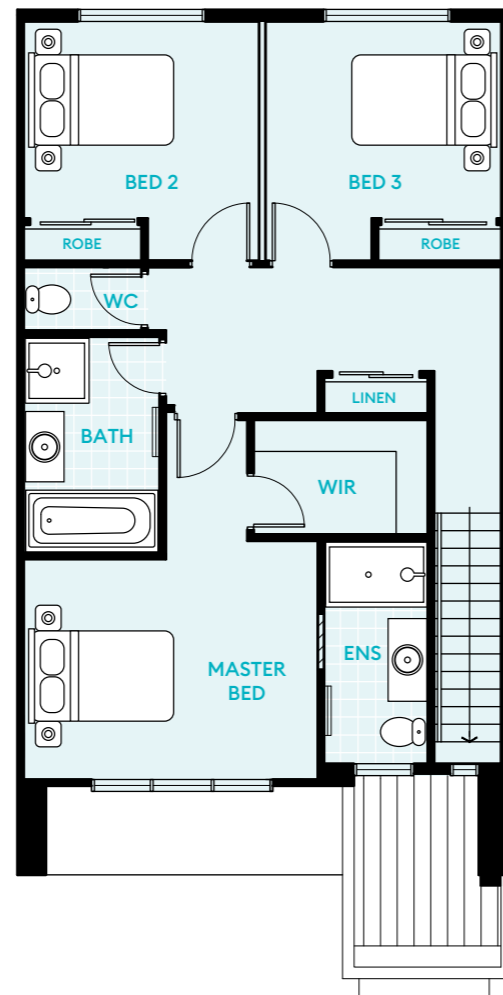
FACADE C (CORNER)

KAMALA DRIVE

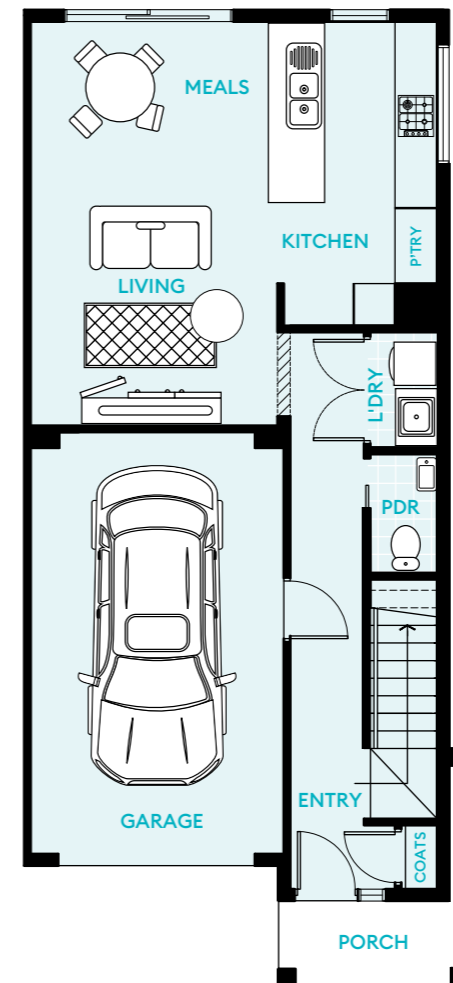
## GROUND FLOOR



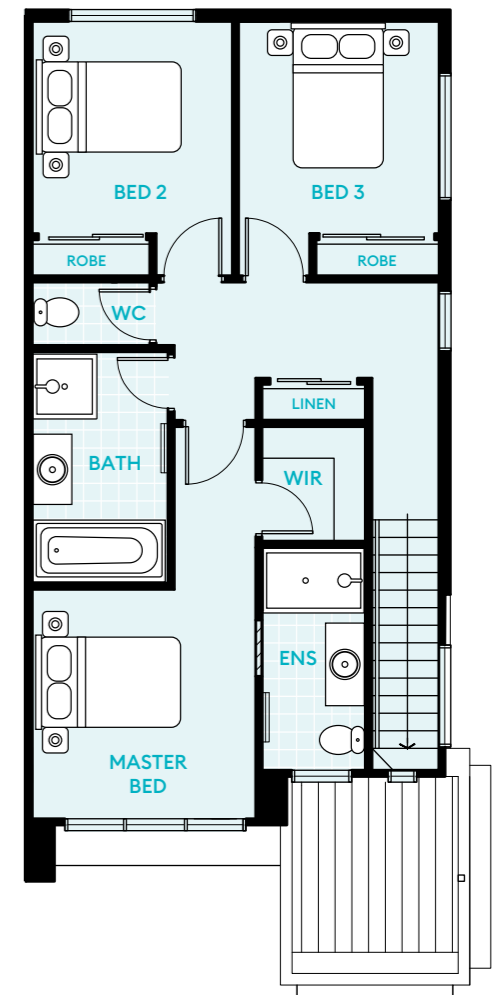
## FIRST FLOOR



## GROUND FLOOR



## FIRST FLOOR



All images and drawings are for illustrative purposes.

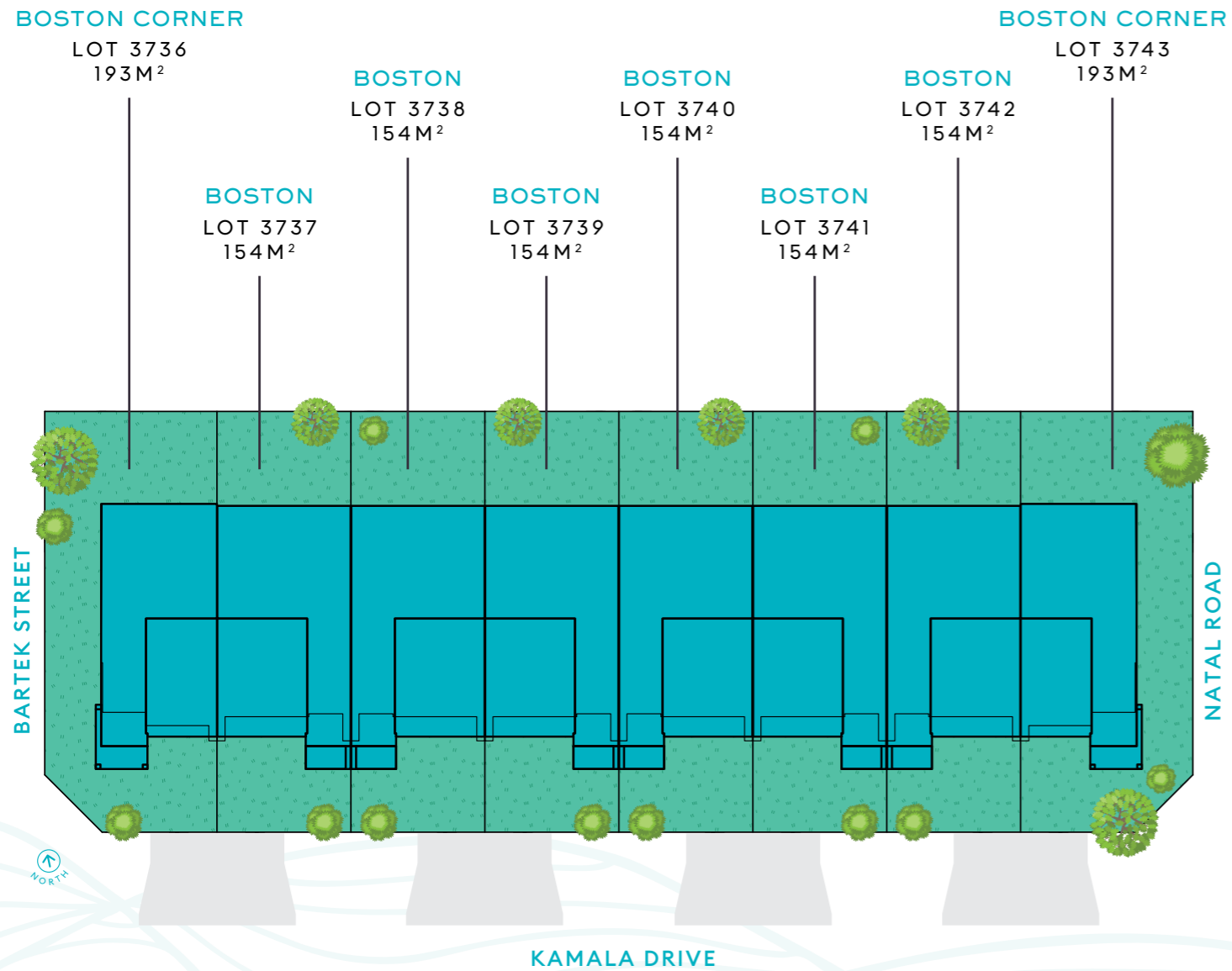
This plan and information is indicative only and may vary without notice. Furniture or vehicles are not included in the sale of the lot. The image depicted here is indicative only. Facade finishes and colours may vary.

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.

# SITE PLAN

*where you want to be*



**UNLIKE ANY OTHER COMMUNITY IN MELBOURNE'S WEST.**

The Grove's naturally stunning landscape is bordered by two waterways, with a future wetlands in-between. In all, 167 idyllic hectares that will be home to more than 2,600 families, with many already living here.

## 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

Panel heating unit installed to living areas and bedrooms (excludes wet areas) 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.



## 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.



All images and drawings are for illustrative purposes.

## 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.

# EXPERIENCE *matters*

Frasers Property Australia Pty Limited is one of Australia's leading diversified property groups and is the Australian division of Frasers Property Limited. The company has over 90 years' heritage in Australia with current activities covering the development of residential land, housing and apartments, commercial, retail and industrial properties, investment property ownership and management, and property management.

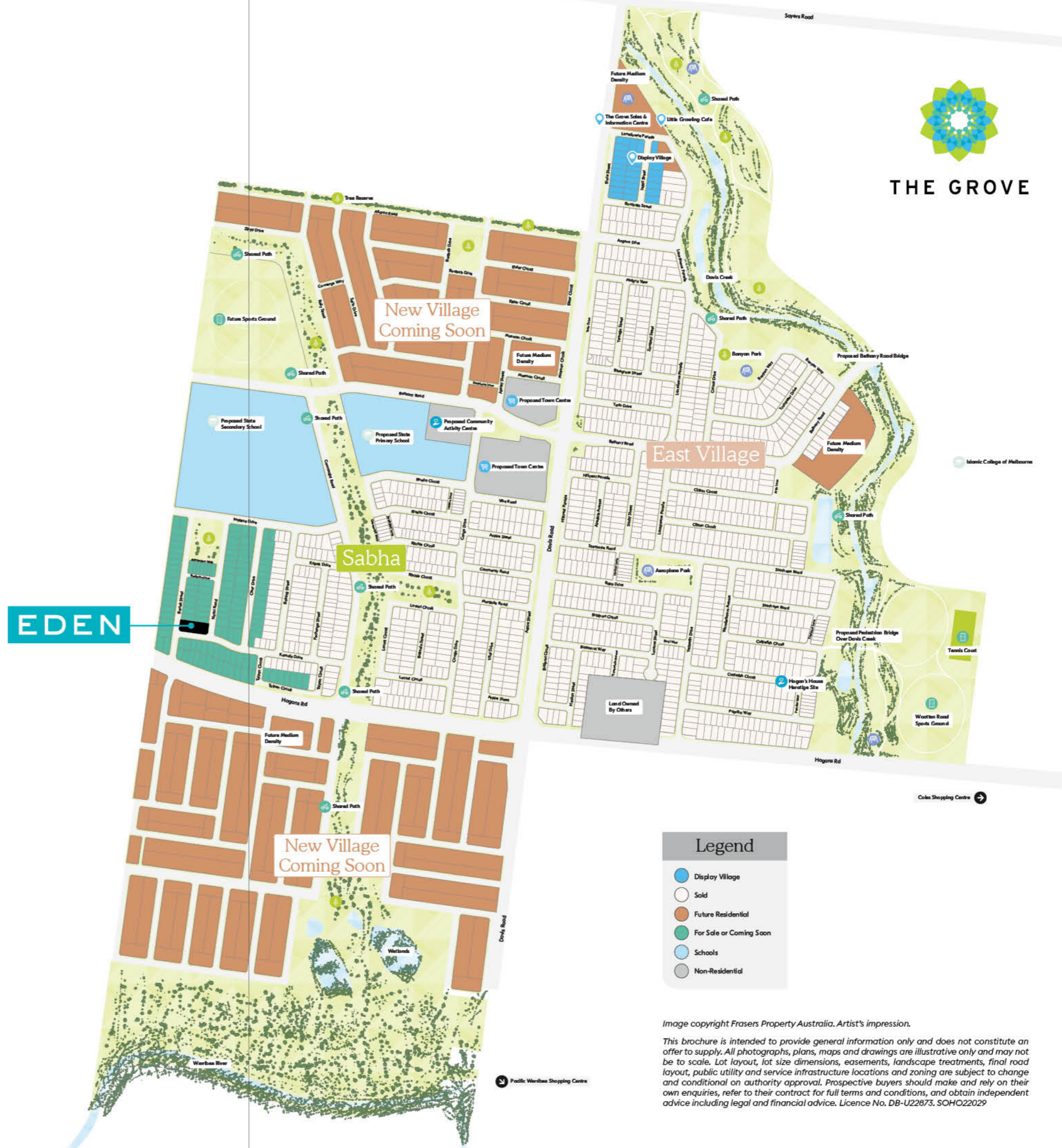
Being part of a global group opens up a world of opportunities for our customers. Frasers Property Australia appreciates its customers and rewards their loyalty through Prosperity, a national customer care and loyalty program providing residential customers with generous purchase and referral rewards, plus benefits at Frasers Hospitality's serviced hotel residences and boutique lifestyle hotels around the world.

Sustainability is at the heart of our operations. The company creates places where resources are re-used, recycled and restored. It fosters new ideas to support people and the planet, and undertakes tangible initiatives to help people lead happier, healthier lives. Driven by a highly experienced team of people committed to delivering memorable experiences for our customers, the core values of our global group are collaborative, respectful, progressive and real.

For more information about Frasers Property, visit [www.frasersproperty.com.au](http://www.frasersproperty.com.au)



THE GROVE



**Legend**

- Display Village
- Sold
- Future Residential
- For Sale or Coming Soon
- Schools
- Non-Residential

Image copyright Frasers Property Australia. Artist's impression.  
 This brochure is intended to provide general information only and does not constitute an offer to supply. All photographs, plans, maps and drawings are illustrative only and may not be to scale. Lot layout, 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. Prospective buyers should make and rely on their own enquiries, refer to their contract for full terms and conditions, and obtain independent advice including legal and financial advice. Licence No. DB-U22673. SOHO22029





Future Outer Metropolitan Ring Road

CBD 31km →

Princes Fwy 7km →

Mambourin 12km ←

Life, Point Cook 16km →

CBD 19km →



**THE GROVE**

Wyndham Vale

Tarneit

Truganina

Hoppers Crossing

Williams Landing

Laverton

Seabrook

Altona Meadows

Werribee

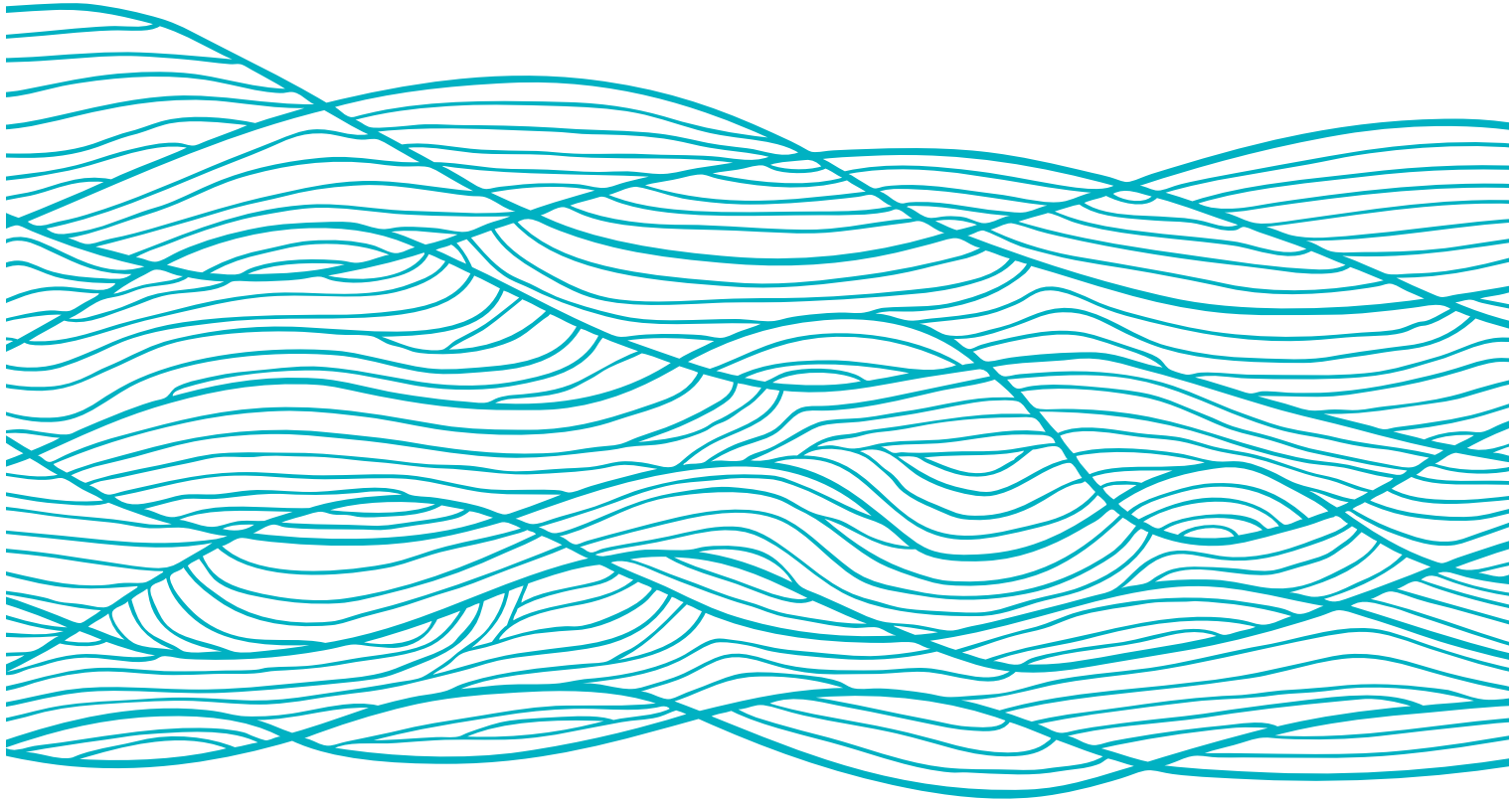
Point Cook

## FAMILIES THRIVE

### *By The River*



*In Melbourne's popular west is this picture-perfect, natural setting. Add the proposed town and community centres, shops, schools, parks, sports grounds, with all the amenities in neighbouring areas, and here is an abundant life for every family.*



A QUALITY  
**SOHO**  
LIVING  
PROJECT



**THE GROVE**