

Townhomes



Ember Release

SMITHS LANE

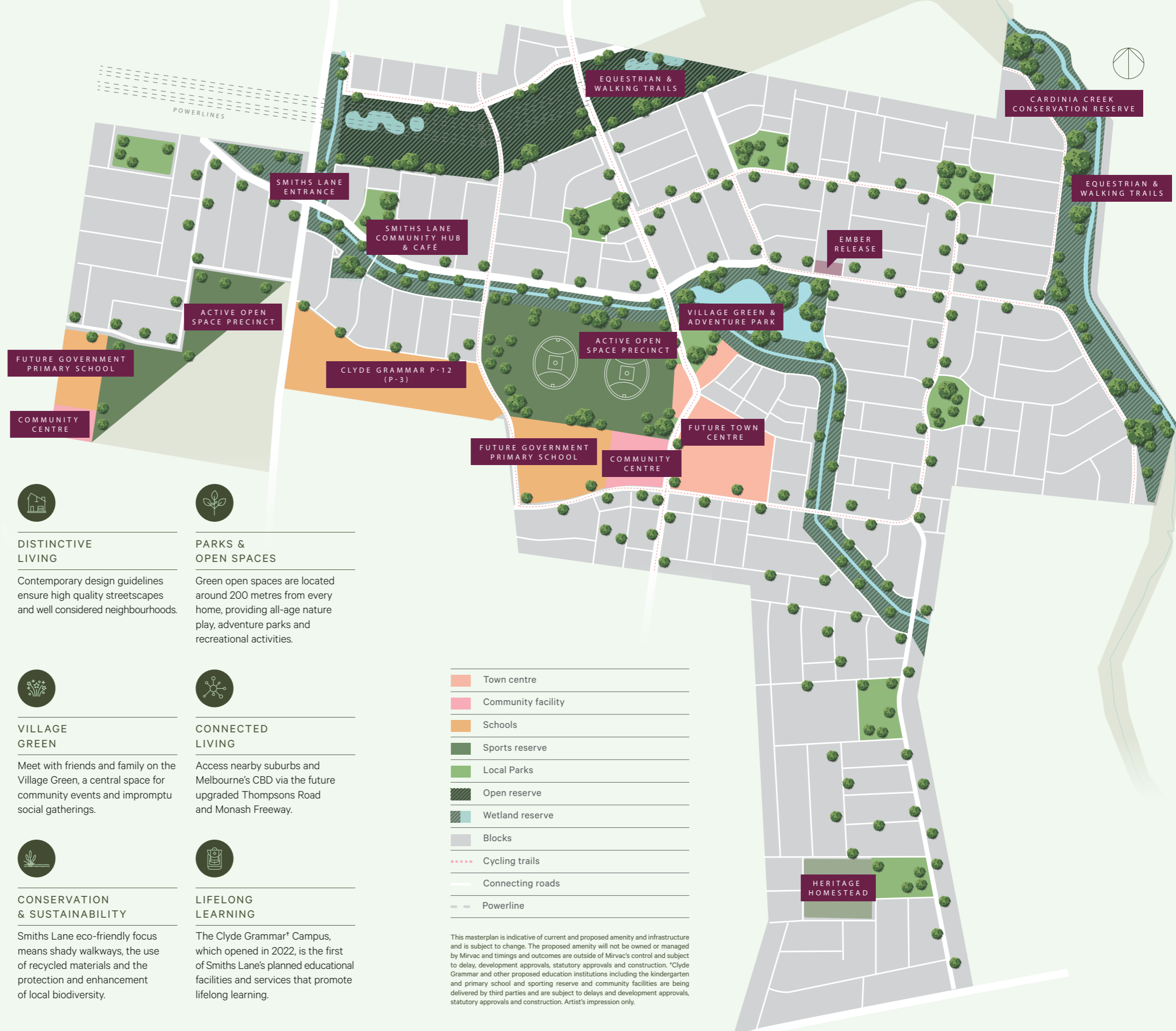
SOHO
LIVING

Come home to what matters at Smiths Lane



There's a place for everyone at Smiths Lane: a thriving community that's coming to life with abundant parklands, new schools, social cafés and more. Now Mirvac is proud to welcome you into the neighbourhood with the Ember release of 3-bedroom Townhomes, delivered by SOHO Living – one of Australia's most reliable and innovative home builders.

Come home to life on the lane



GRAND ENTRY & LANDSCAPING

Creating an impressive backdrop for your life on the lane are the grand entries and elegant landscaped streets.



COHESIVE NEIGHBOURHOODS

Smiths Lane's individual neighbourhoods have been carefully planned to seamlessly integrate into the overall identity, character and charm.



DISTINCTIVE LIVING

Contemporary design guidelines ensure high quality streetscapes and well considered neighbourhoods.



PARKS & OPEN SPACES

Green open spaces are located around 200 metres from every home, providing all-age nature play, adventure parks and recreational activities.



SPORTING GROUNDS & FACILITIES

A fit and active lifestyle is assured with the future football and soccer fields, cricket nets, playgrounds and tennis courts.



CONVENIENT TOWN CENTRE

A local town centre is planned to ensure that residents are well catered for with essentials, fresh produce and plenty of dining options.



VILLAGE GREEN

Meet with friends and family on the Village Green, a central space for community events and impromptu social gatherings.



CONNECTED LIVING

Access nearby suburbs and Melbourne's CBD via the future upgraded Thompsons Road and Monash Freeway.



SMITHS LANE HUB

This inspiring place comprises our community centre with multi-purpose spaces and our buzzing social enterprise cafe.



EVENTS & ACTIVATIONS

Join in community events planned throughout the year from pop-up cinemas to farmers markets and group activities.



CONSERVATION & SUSTAINABILITY

Smiths Lane eco-friendly focus means shady walkways, the use of recycled materials and the protection and enhancement of local biodiversity.



LIFELONG LEARNING

The Clyde Grammar* Campus, which opened in 2022, is the first of Smiths Lane's planned educational facilities and services that promote lifelong learning.

- Town centre
- Community facility
- Schools
- Sports reserve
- Local Parks
- Open reserve
- Wetland reserve
- Blocks
- Cycling trails
- Connecting roads
- Powerline

This masterplan is indicative of current and proposed amenity and infrastructure and is subject to change. The proposed amenity will not be owned or managed by Mirvac and timings and outcomes are outside of Mirvac's control and subject to delay, development approvals, statutory approvals and construction. *Clyde Grammar and other proposed education institutions including the kindergarten and primary school and sporting reserve and community facilities are being delivered by third parties and are subject to delays and development approvals, statutory approvals and construction. Artist's impression only.

Come home to fun for all ages

Enjoy an active and outdoor lifestyle at Smiths Lane — a thriving community of abundant green open space, new schools, ample conveniences and more. The Ember release is located in the centre of it all: opposite Cardinia Creek Reserve, while in close proximity of the future town centre and neighbourhood parks.



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Come home to a sense of place

At Smiths Lane, you will have more time to enjoy the moments that matter. Witness growing families at play, walk to local schools, and leisurely stroll down the streets connecting this closely knit community. Taste the local fare while savouring a breath of fresh air in the surrounding green, open spaces. It's the vibrant community that truly sets Smiths Lane apart.

Reimagining residential living in the south-east, Smiths Lane is fast becoming a thriving benchmark community. You'll have all of life's essentials on your doorstep, with the early delivery of schools, parks and retail.

This community is coming to life around its people, just the way it should be. Schools, parks, playgrounds, and cafés are welcoming its first residents to a place built with and for the people who make it special.

A modern town center is also planned for Smiths Lane, serving as the bustling heart of the community—a place where family, friends, and neighbors can come together.

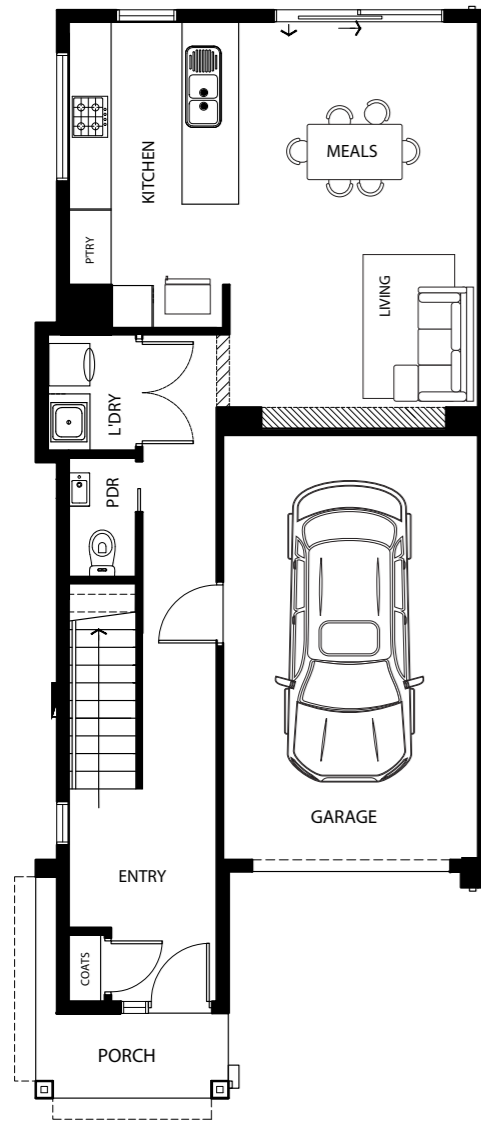


TOWNHOMES - FLOORPLANS

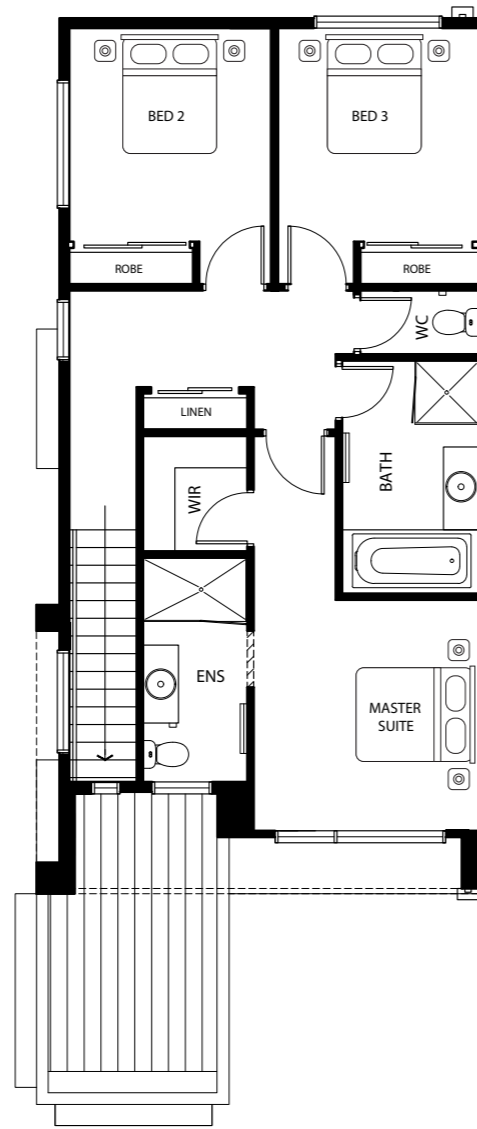
Boston B CNR E

Lot 01 | 152sqm | 16.5sq

3 2.5 1



Ground Floor



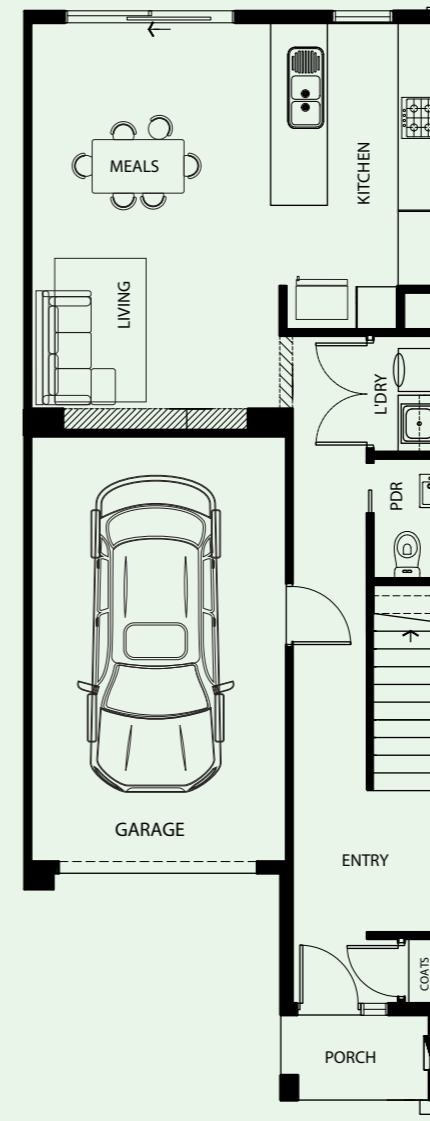
First Floor

TOWNHOMES - FLOORPLANS

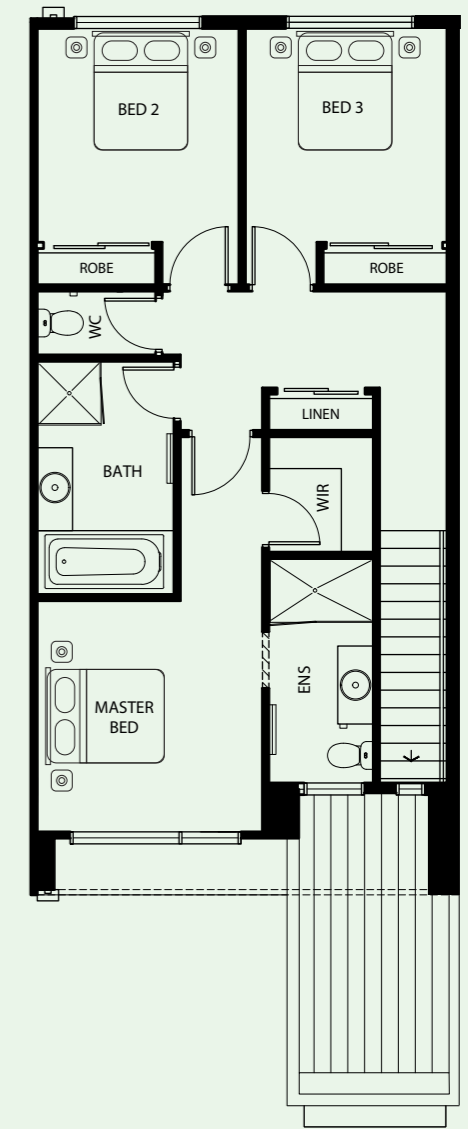
Boston B D

Lot 02 03* | 150sqm | 16sq

3 2.5 1



Ground Floor



First Floor

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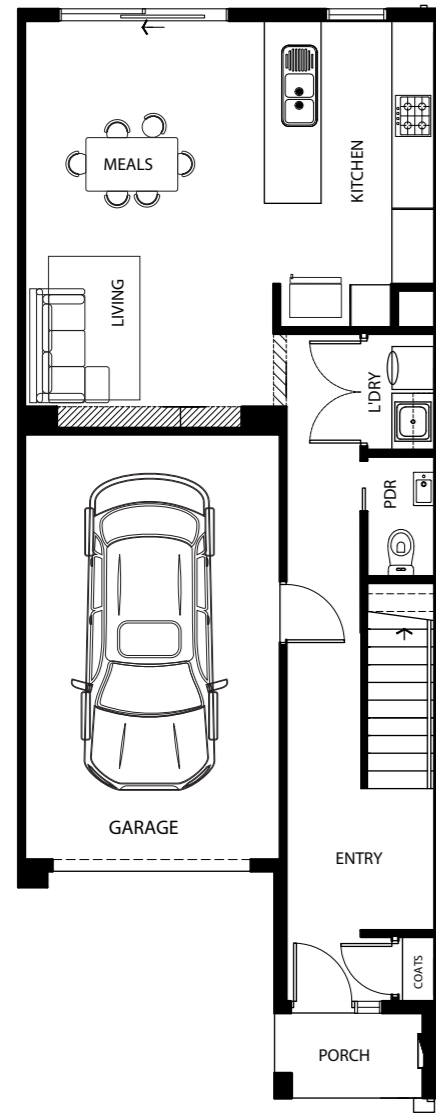
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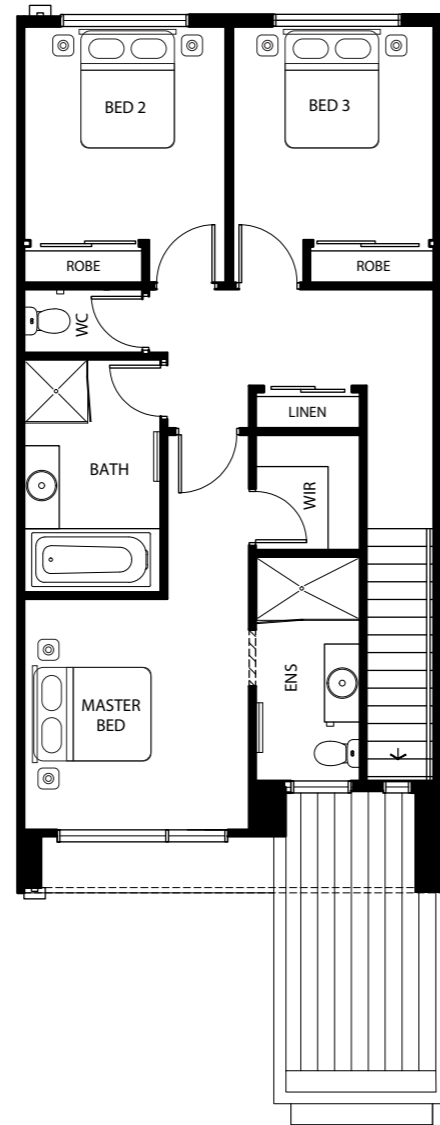
Boston B C

Lot 04 | 145sqm | 16sq

3 2.5 1



Ground Floor



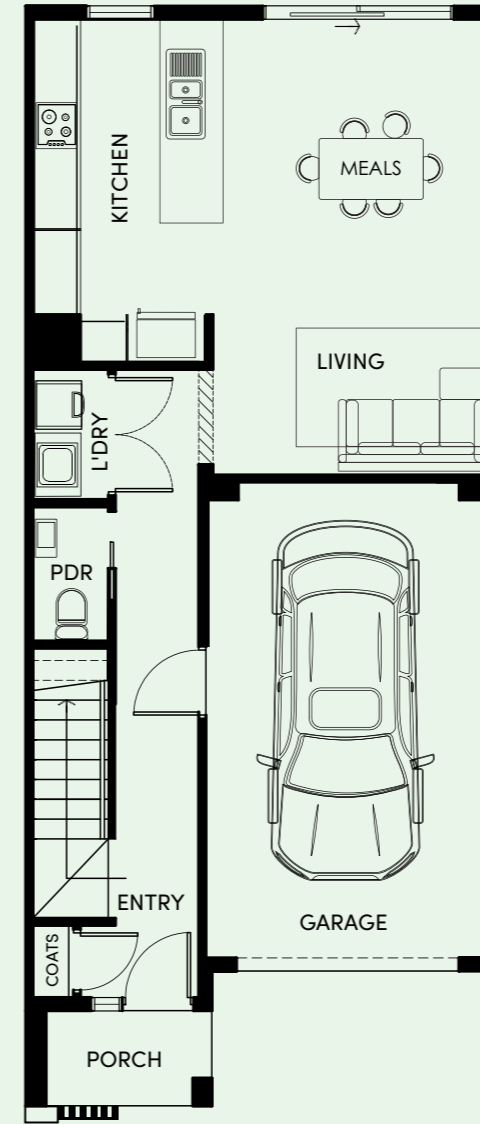
First Floor

TOWNHOMES - FLOORPLANS

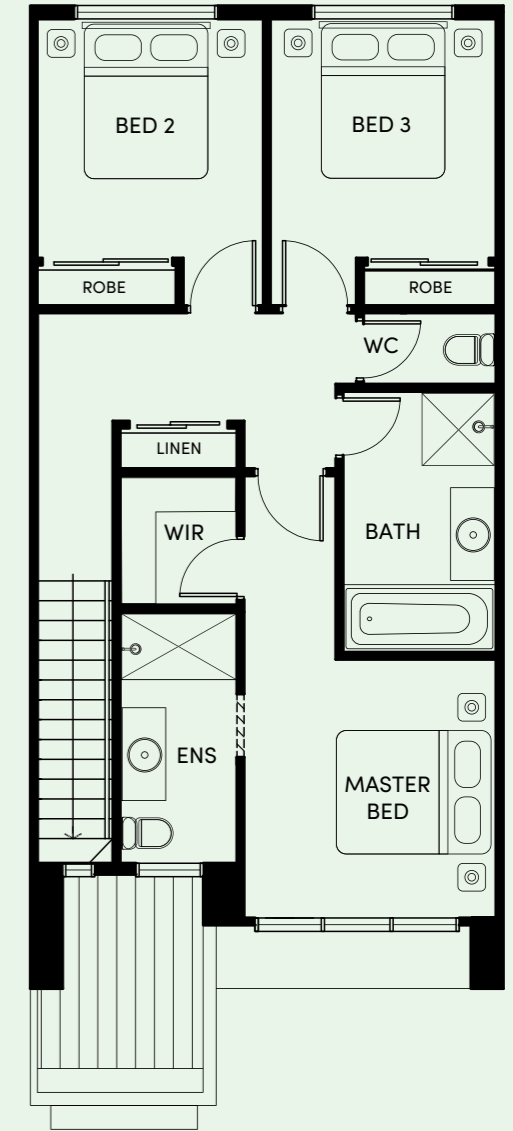
Boston C

Lot 05 | 145sqm | 16sq

3 2.5 1



Ground Floor



First Floor

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TOWNHOMES - FLOORPLANS

Boston D

Lot 06 07* | 145sqm | 16sq

3 2.5 1



Artist Impression

TOWNHOMES - FLOORPLANS

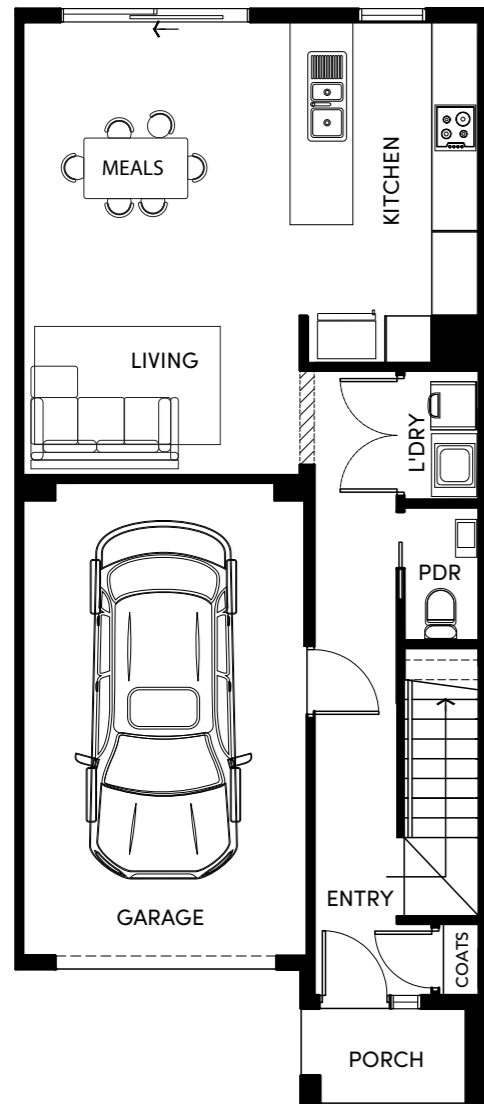
Boston CNR E

Lot 08 | 150sqm | 16sq

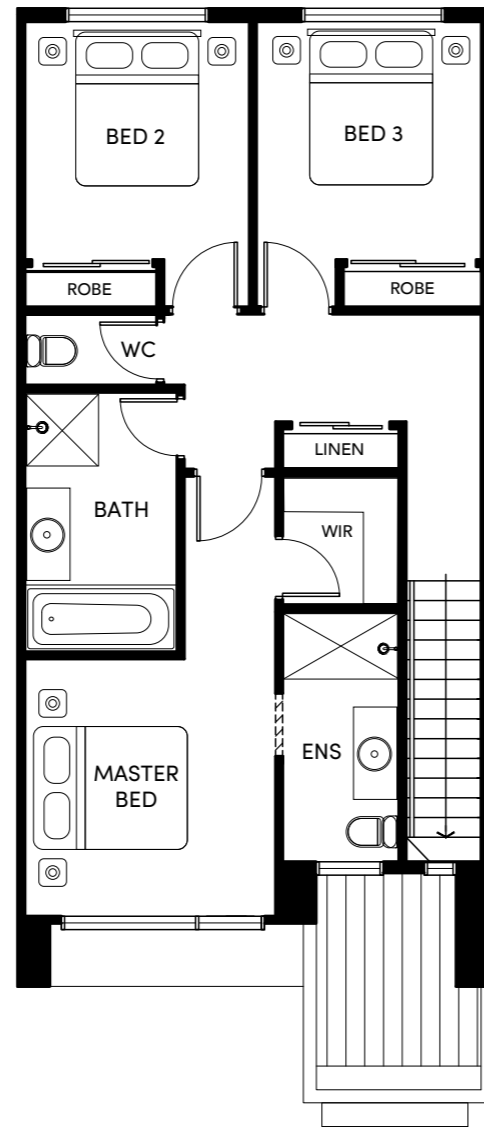
3 2.5 1



Artist Impression

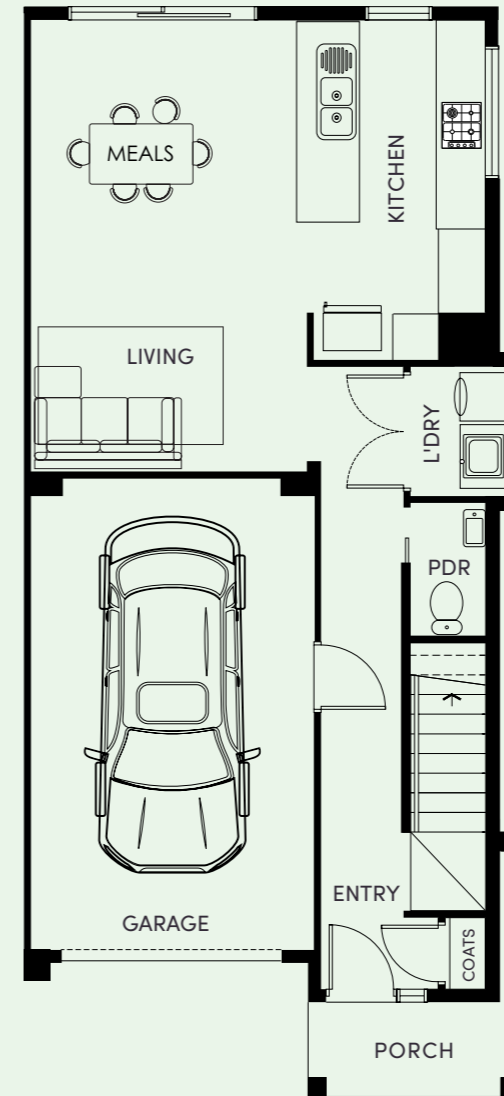


Ground Floor

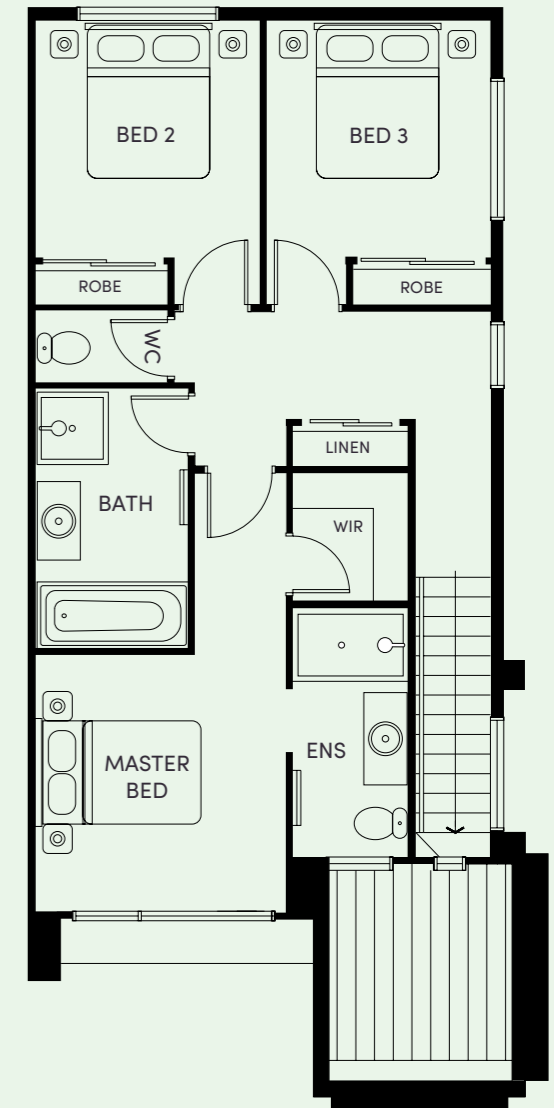


First Floor

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Ground Floor



First Floor

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TOWNHOMES – INCLUSIONS

The SOHO Living 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 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

Fisher & Paykel oven 600mm.

Fisher & Paykel cooktop 600mm 4 burner stainless steel gas cooktop.

Fisher & Paykel rangehood 600mm stainless steel.

Fisher & Paykel 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: Selected as per SOHO Living colour scheme.
Regent design white subway tiles.

BATHROOM, ENSUITE, POWDER ROOM & WC

Mirror: 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: 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 and double towel rails.

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

LAUNDRY

Trough: Design specific.

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 nonmetallic 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, where a single power point is provided.

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 (Design specific).

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 through concrete driveway and front path

Letterbox: Pre cast concrete letterbox with colour to match house.

Clothesline: Fold out clothesline in rear yard.

ABOUT US

Member of Master Builders Association & Housing Industry of Australia.

10-year structural guarantee.

SOHO Living reserves the right to amend specification without prior notice. Products may vary depending on availability. Imagery for illustrative purposes.

Urban

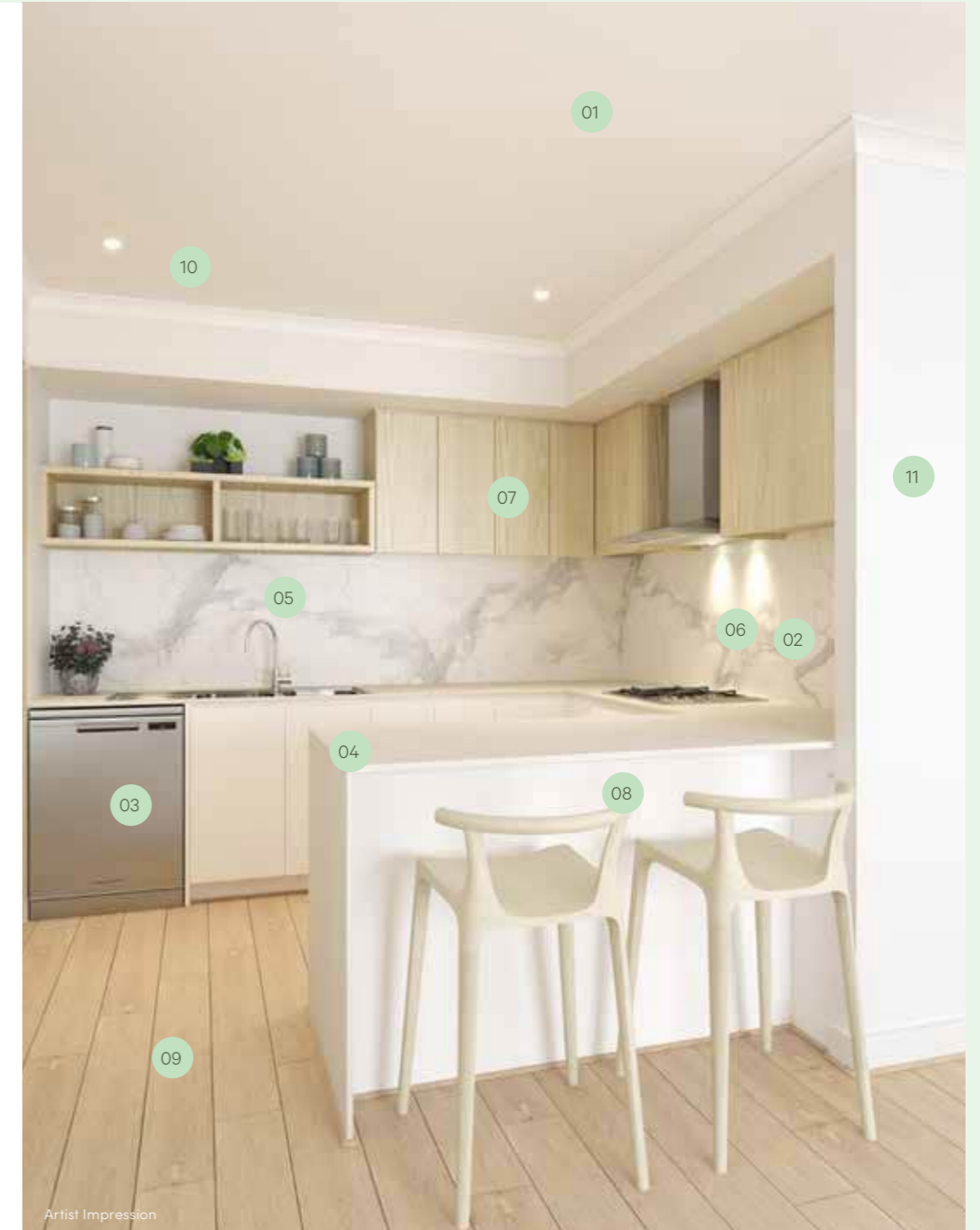
- 01** 2590mm Ceilings to ground floor
- 02** Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- 03** Fisher & Paykel Dishwasher
- 04** 20mm Caesarstone benchtop with waterfall edge (Oyster)
- 05** 200mm Gooseneck tap & 1.75L sink insert
- 06** Premium Splashback (White Penny Round)
- 07** Overhead laminex cupboards (Rural Oak)
- 08** Laminex cabinetry (Storm Cloud-140)
- 09** Quality Timber Laminate Flooring (Rustic Maize)
- 10** LED Downlights
- 11** Wattyl Paint (Winter Mushroom)



Artist Impression

Coastal

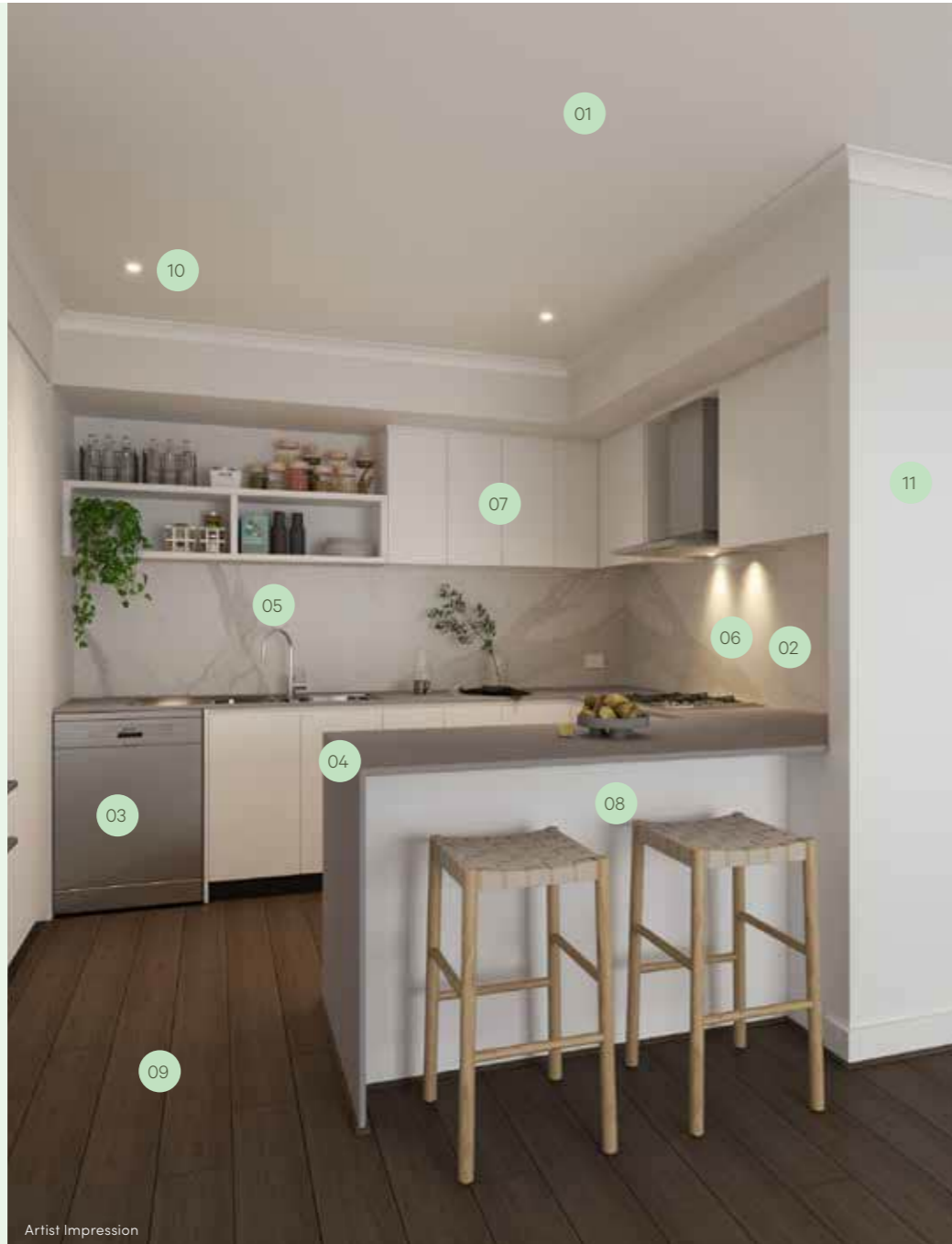
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- 03** Fisher & Paykel Dishwasher
- 04** 20mm Caesarstone benchtop with waterfall edge (Snow)
- 05** 200mm Gooseneck tap & 1.75L sink insert
- 06** Premium Splashback
- 07** Overhead laminex cupboards (Bleached Elm)
- 08** Laminex cabinetry (Calm White)
- 09** Quality Timber Laminate Flooring (Rustic Oatmeal)
- 10** LED Downlights
- 11** Wattyl Paint (Wattyl White)



Artist Impression

Echo

- 01 2590mm Ceilings to ground floor
- 02 Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- 03 Fisher & Paykel Dishwasher
- 04 20mm Caesarstone benchtop with waterfall edge (Sleek Concrete)
- 05 200mm Gooseneck tap & 1.75L sink insert
- 06 Premium Splashback (Calacatta Gold Tile)
- 07 Overhead laminex cupboards (Calm White)
- 08 Laminex cabinetry (Calm White)
- 09 Quality Timber Laminated Flooring (Rye Matt)
- 10 LED Downlights
- 11 Wattyl Paint (Designer White)



Artist Impression

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.



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THE MIRVAC DIFFERENCE

Quality and care in every little detail

For 50 years we have been reimagining urban life in Australia - creating exceptional living experiences through the pursuit of quality and care in every little detail.



VISIT US

Smiths Lane Hub
35 Oconnor Avenue,
Clyde North VIC 3978



Award winning excellence since 1972,
we have won over 700 awards including



**Property Council
of Australia 2020**

Award for best
Masterplanned Community

Harcrest
Wantirna South, VIC



REIV 2019

Project Marketing
Award

The Eastbourne
East Melbourne, VIC



UDIA 2020

High Density
Development Award

The Eastbourne
East Melbourne, VIC

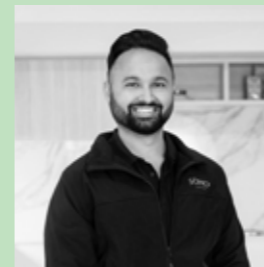


AIA 2019

Award for
Sustainable Architecture

My Ideal House,
Gledswood Hills, NSW

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