

Nova

TOWNHOMES

A QUALITY
SOHO
LIVING
PROJECT



ANOTHER DENNIS
FAMILY COMMUNITY

THE SOHO LIVING DIFFERENCE

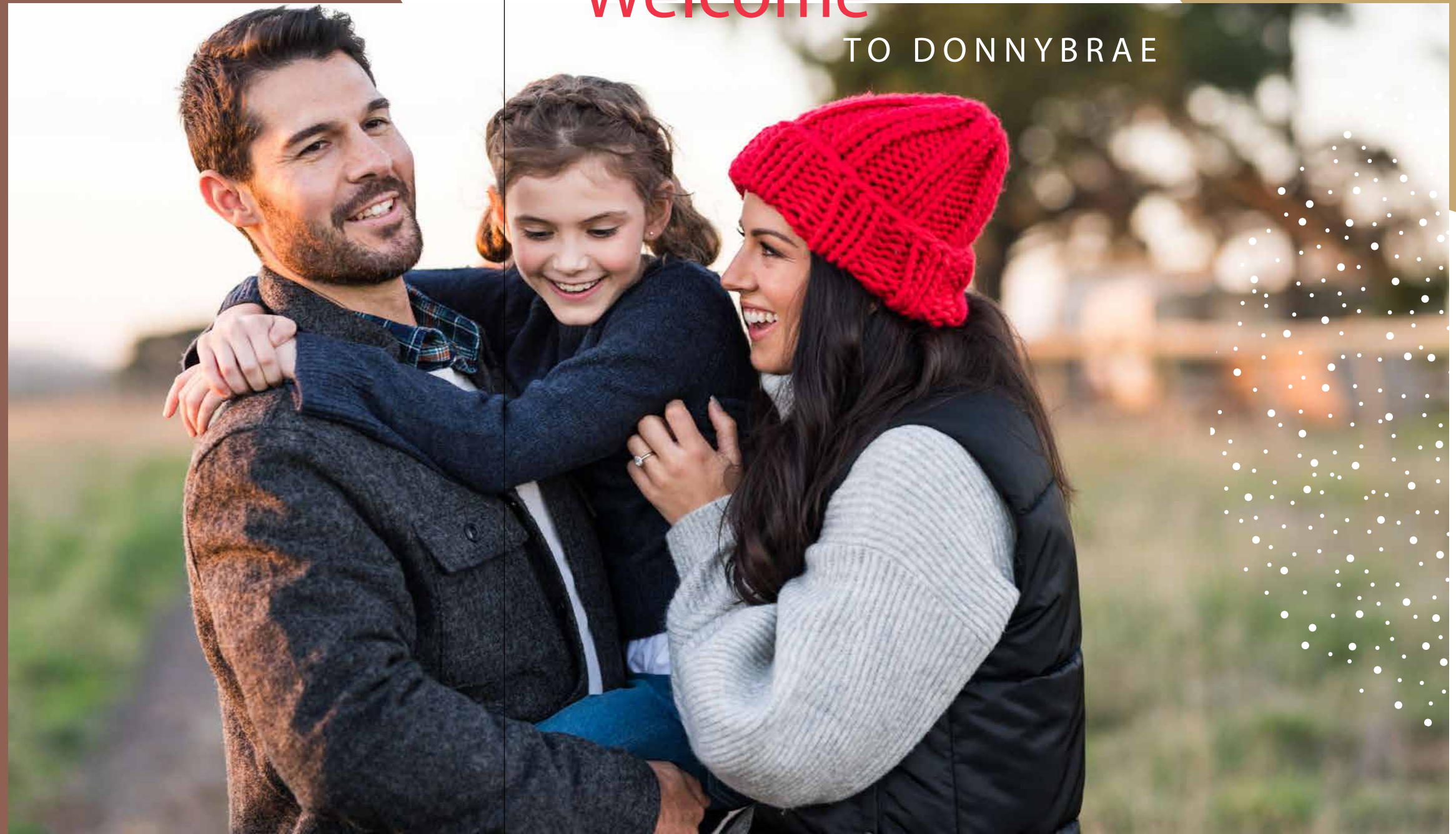
WHEN YOU CHOOSE SOHO LIVING,
YOU ARE INVESTING IN A SPACE
THAT INSTILLS BOTH A PHYSICAL AND
EMOTIONAL CONNECTION TO ITS DESIGN.

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



Welcome

TO DONNYBRAE

Embrace the close-knit community that Donnybrae will
offer, with only 480 exclusive lots in a prime central location,
you could be a part of a growing, boutique community.

CREATE THE LIFESTYLE
YOU DESIRE



All images and drawings are for illustrative purposes only and are not a complete representation of the final product. Façade finishes, colours, landscaping, and number of townhomes may vary. Please speak to the sales team for further details.

Overlooking the community's Northern Park, the Nova Townhomes are conveniently located to an abundance of local amenity.

The Donnybrae Train Station, parks and playgrounds, plus future schools, shopping precincts and sports facilities will all be within close proximity to your brand new home.



Oakland CNR

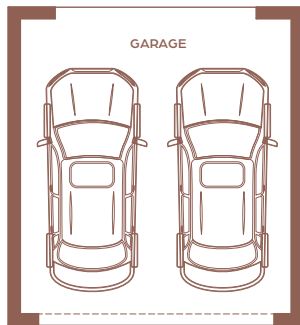
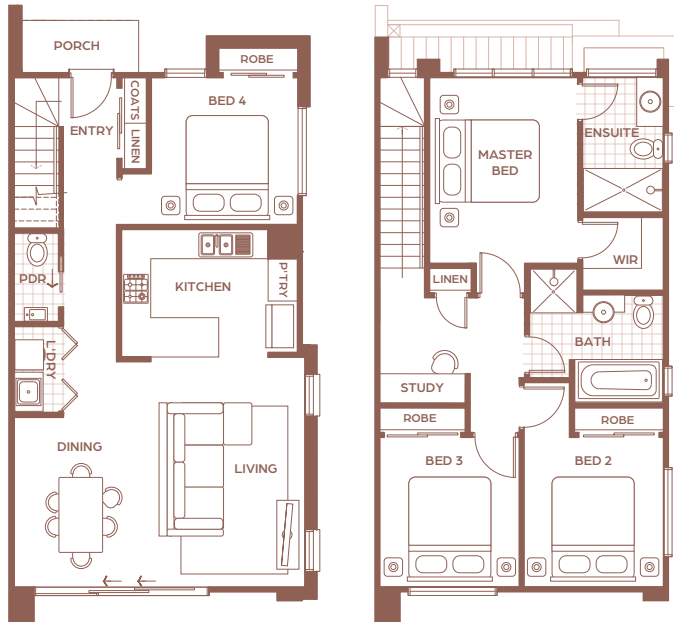
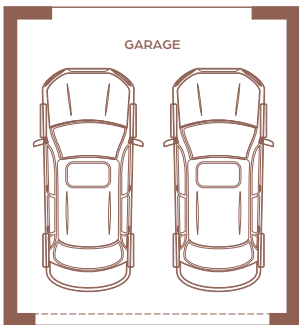
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Oakland CNR

4 BED | TYPE H
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4 2.5 2

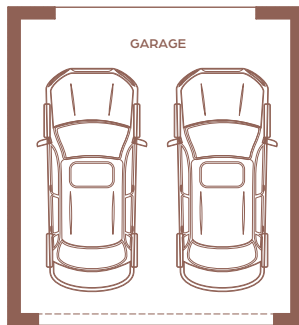
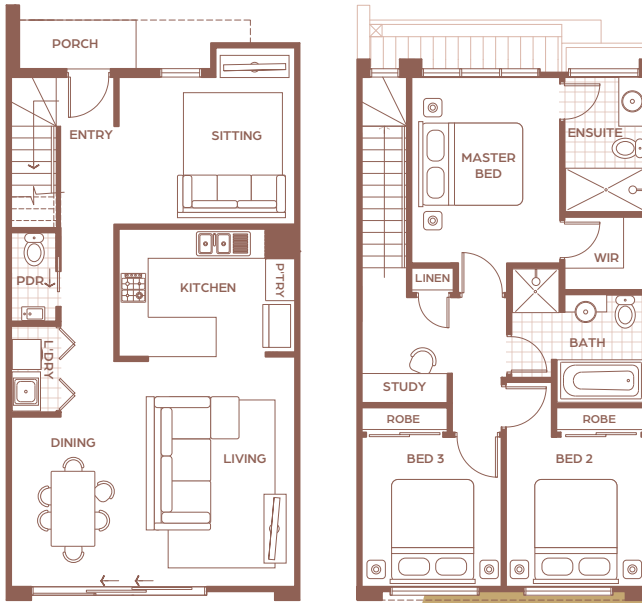


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Oakland

3 BED | TYPE D
195Q

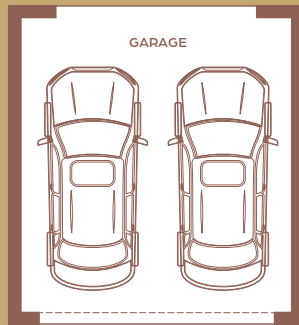
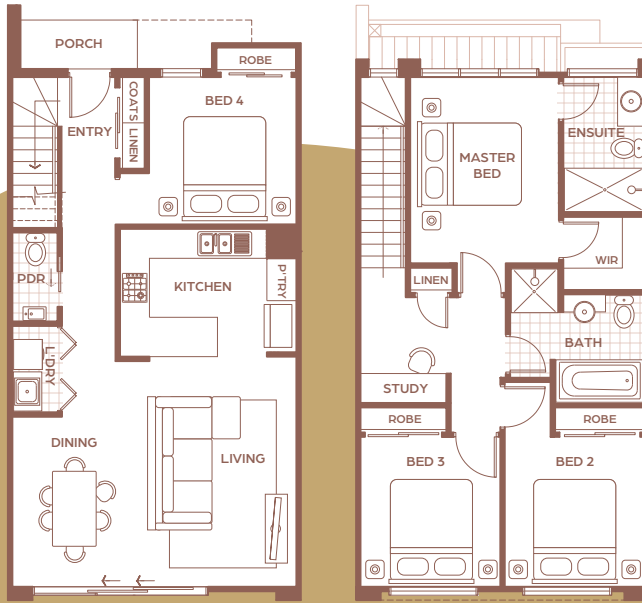
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Oakland

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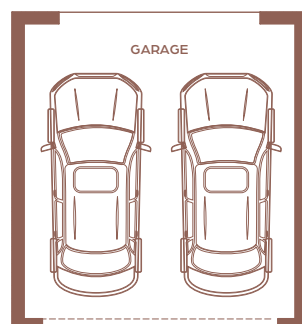
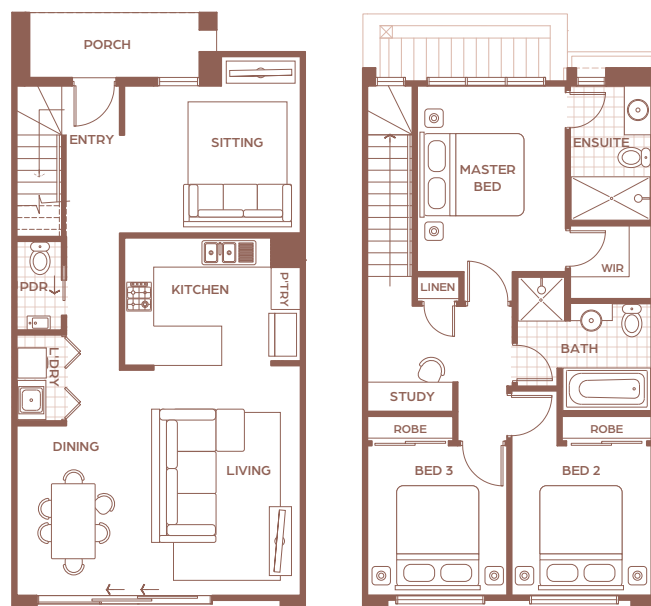
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Oakland

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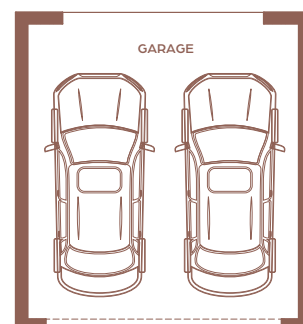
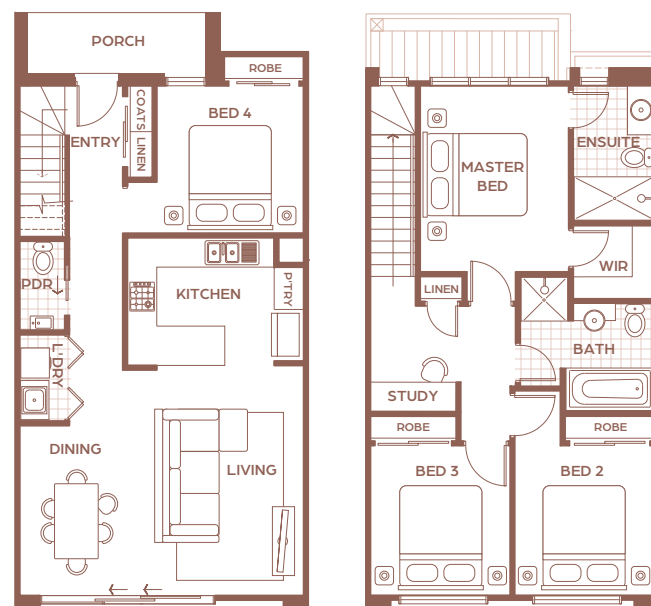
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Oakland

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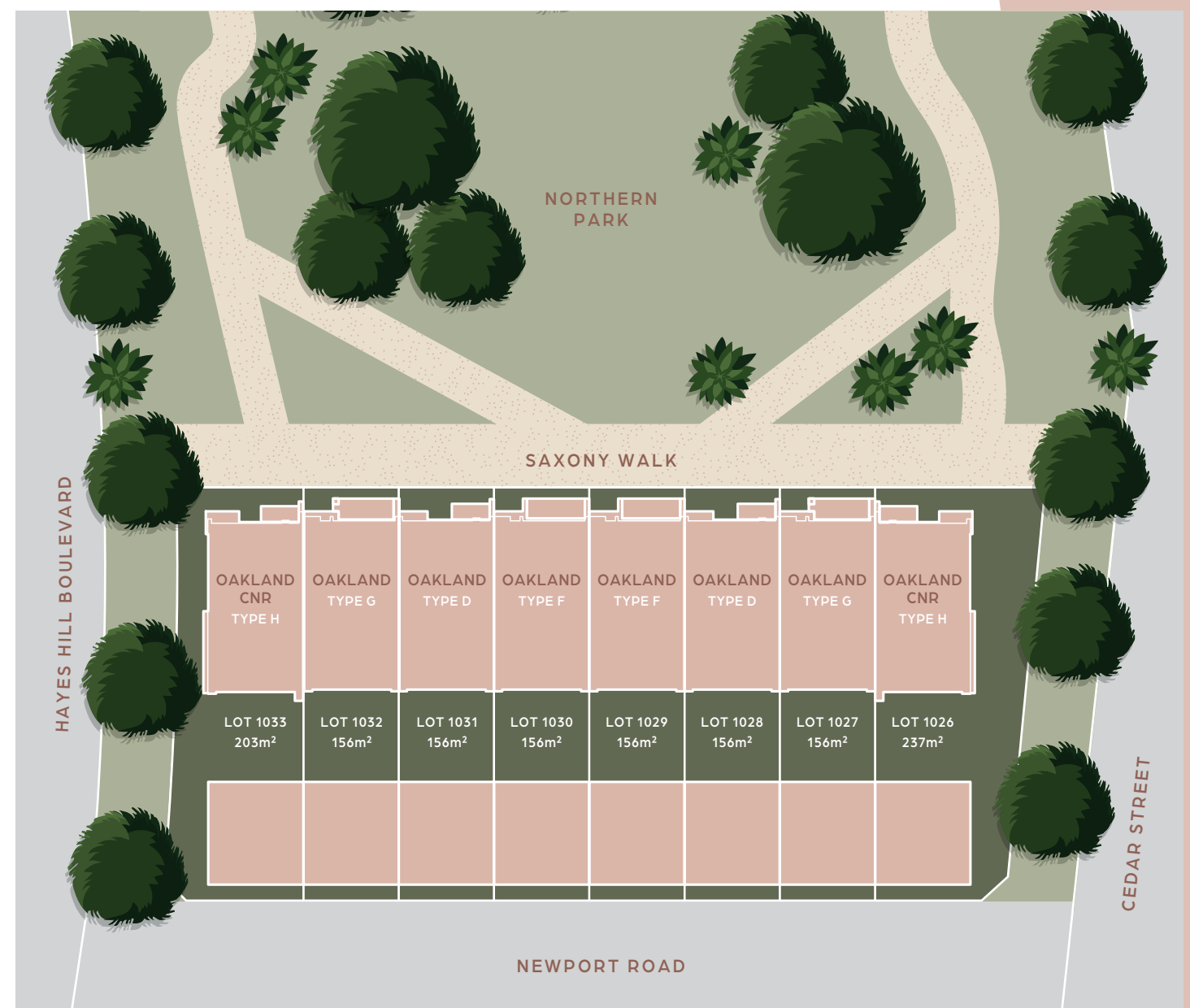
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Your new life awaits

AT DONNYBRAE



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SOHO Terraces

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.

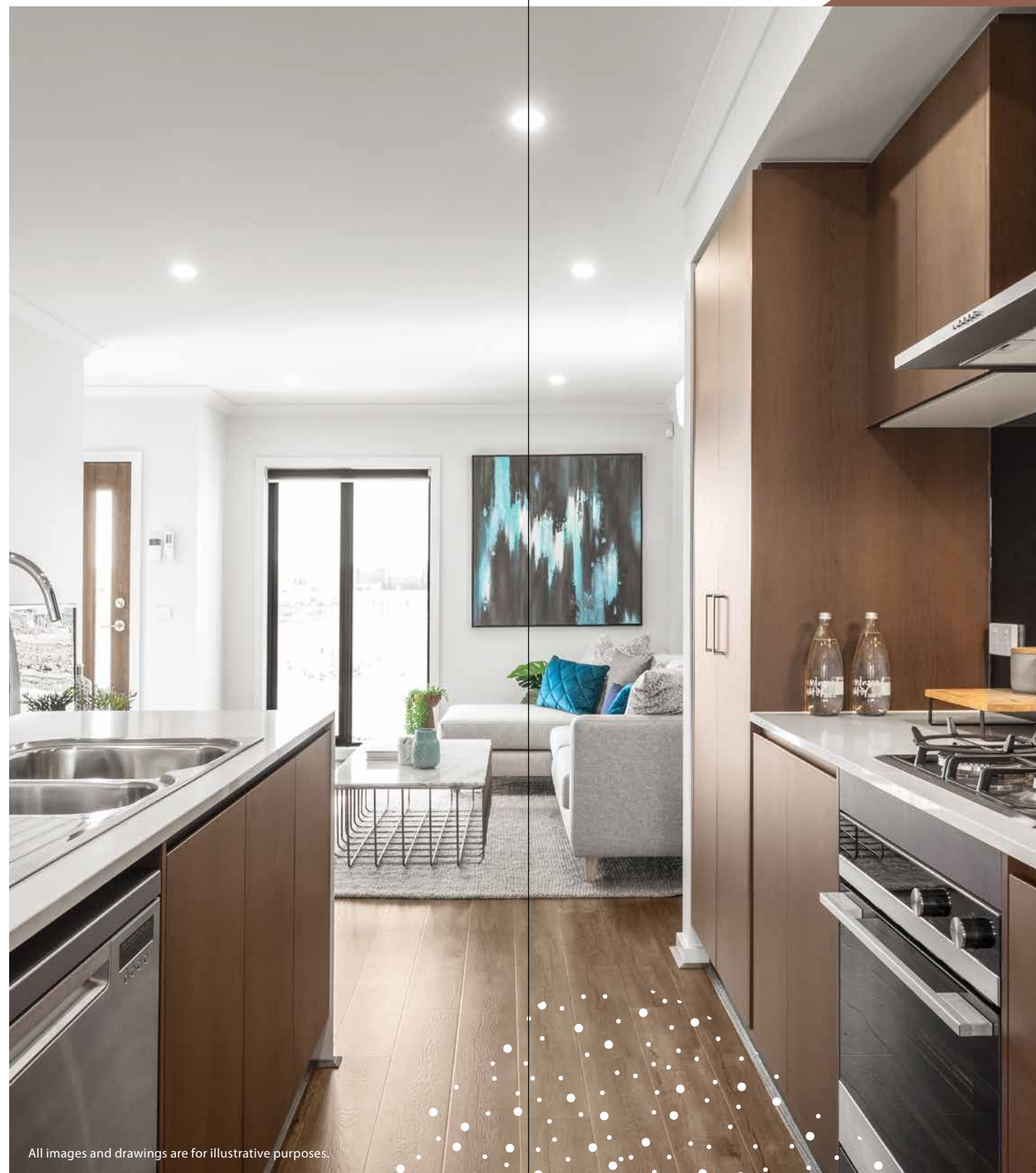
Woodwork and Skirting: Two coats.

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.



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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: 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 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.



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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 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, 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).

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: 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.

nova

TOWNHOMES

Donnybrae residents will enjoy great shopping even closer to home with future retail centres opening within 1km of the community.

- Future Shopping from 1km
- Post office from 650m
- Pacific Epping Shopping Centre from 13km
- Craigieburn central shopping centre from 9km

The recently upgraded Donnybrook Train Station is just a short walk away (600m) making access to Craigieburn, Broadmeadows, Essendon and the CBD truly easy.



Artist Impression

- 2.4km to Hume Freeway
- 600m to Donnybrook Station



The development of Donnybrae is being managed by the Dennis Family Corporation through DFC (Donnybrook) Pty Ltd on behalf of the land-owners.

The Dennis Family Corporation is one of Australia's largest privately owned residential developers and home builders and as a family owned business, we understand our customers and their desire for affordable homes with all the modern facilities.

"Our commitment is to provide excellent service, a superior quality product in the homes we construct, cutting edge urban design and honesty and integrity in everything we do."

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CDB-U-50036 SOHQ23372

1.8km to Hume Anglican Grammar

- Northern Park
- Southern Park
- Playground
- Sales Office
- Future Development
- SOLD Lots



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Limited number of lots available and buyers of the lots must sign a building contract for the lot with the builder specified by the vendor. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice. The information contained in this promotional material including statements, figures, images and representations are indicative only, are current on the date of publication, and may change without notice. Images may include artist impressions and computer-generated images that are for general illustration purposes only, which may not be to scale and may differ from the final built form. Actual lots, stages, facilities, amenities, infrastructure, and their configuration are subject to statutory approval and may change. All persons should seek their own independent legal, financial, and real estate advice. This document is not a contract and is not binding. Your land sale contract will set out all binding terms relating to the lot, and your building contract with Soho Living Australia Pty Ltd will set out all binding terms for the build.

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