



ROSELLE

Springvale

LUMINARY RELEASE





THE SOHO LIVING

Difference

SOHO Living is a distinguished and innovative residential builder and property developer that takes pride in crafting architecturally stunning homes and townhouses that will instill a sense of pride in their owners.

Our goal is to foster communities and dynamic living spaces where individuals can prosper and flourish. We excel in thinking outside the box, resulting in beautiful and adaptable homes in neighbourhoods that are built to stand the test of time. Regardless of what stage you are in life, we have a SOHO Living development that will perfectly cater to your needs and aspirations.

When you choose SOHO Living, you can expect an unrivaled level of service that sets us apart in the industry. We hold ourselves to the highest standards of quality and integrity, ensuring that our designs, builds, and finishes always surpass homebuyer expectations. With a wide array of luxurious townhomes and houses to choose from, we have everything you need to turn your dream of owning a beautiful home into a reality.

Join the ranks of satisfied customers who have experienced first-hand the exceptional service and attention to detail that sets SOHO Living apart as one of Australia's fastest-growing builders. Discover the SOHO Living difference for yourself today and make the best possible investment in your future.

ROSELLE

springvale

639-649 SPRINGVALE ROAD
SPRINGVALE SOUTH
VIC 3172



Artist Impression. Images, measurements and other information are for general illustration purposes only and 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 are conditional on authority approval. CDB-U 50036



Artist Impression

LUMINARY RELEASE



LOT 21
REGENT

LOT 22
REGENT

LOT 23
AMARA

LOT 24
AMARA

A COMMUNITY YOU WILL BE PROUD TO CALL HOME

Welcome to Roselle, poised to become one of Melbourne's most sought-after residential addresses. Located in the heart of the vibrant cultural community of Springvale, our architecturally designed homes offer the highest standards of luxury.

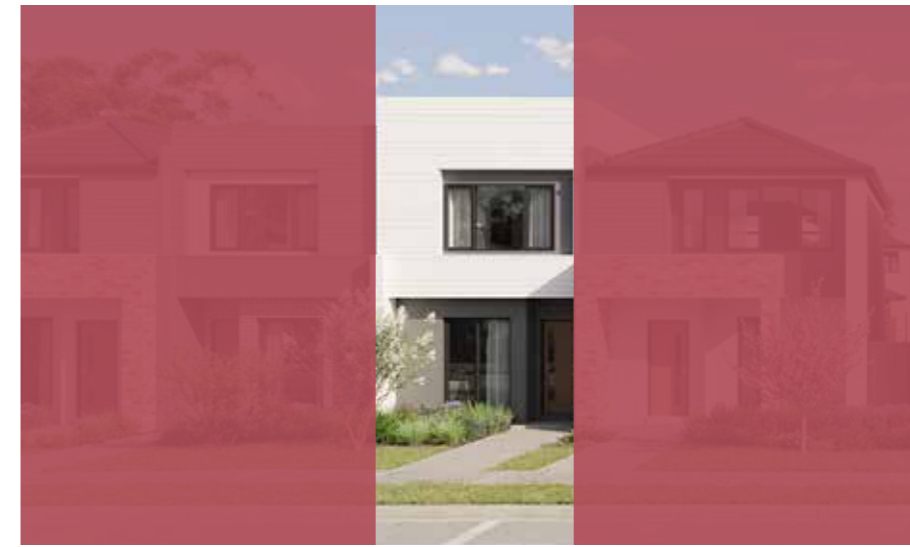
Here at Roselle, you'll find a thriving community overflowing with life and culture, yet tranquil and refined, providing the perfect backdrop for your elegant lifestyle.



REGENT

LOT 21 | 14 SQ

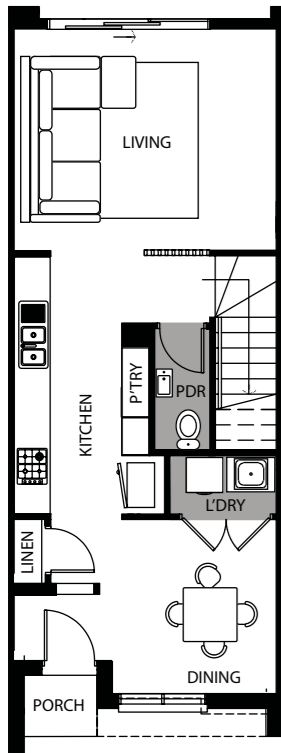
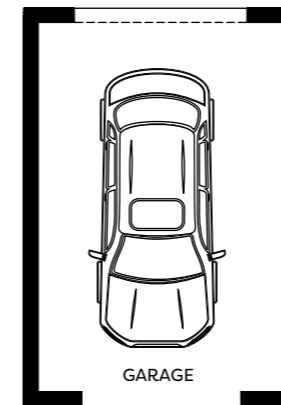
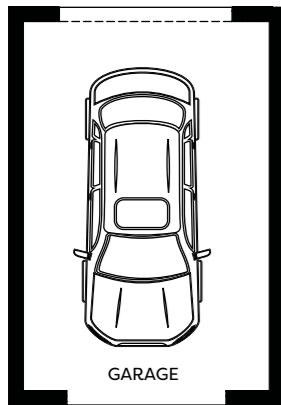
2 2.5 1



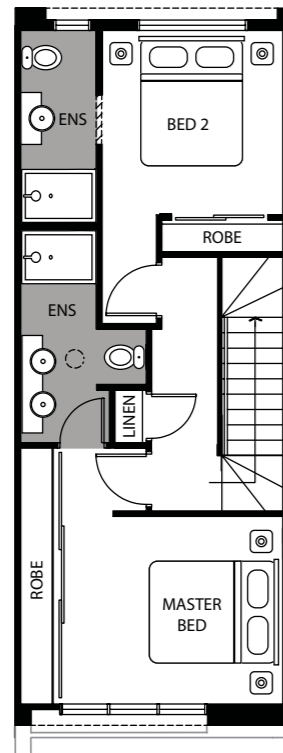
REGENT

LOT 22 | 14 SQ

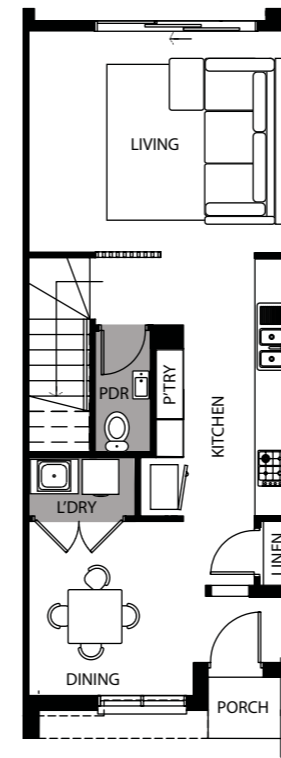
2 2.5 1



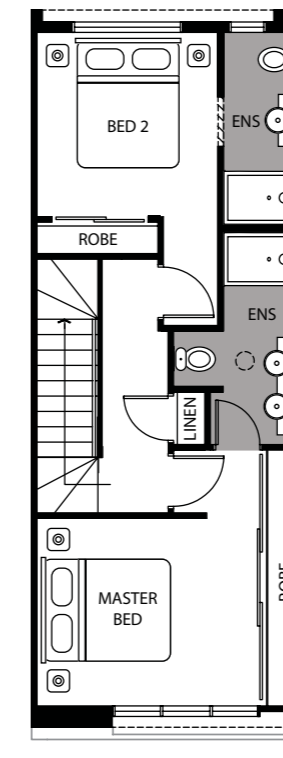
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

These plans and information are indicative only and may vary without notice. Furniture or vehicles are not included in the sale of these lots. The images depicted here are indicative only. Facade finishes and colours may vary.

These plans and information are indicative only and may vary without notice. Furniture or vehicles are not included in the sale of these lots. The images depicted here are indicative only. Facade finishes and colours may vary.



AMARA

LOT 23 | 18.5 SQ

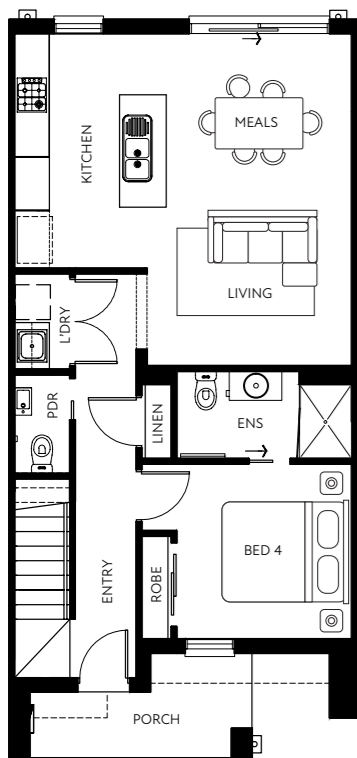
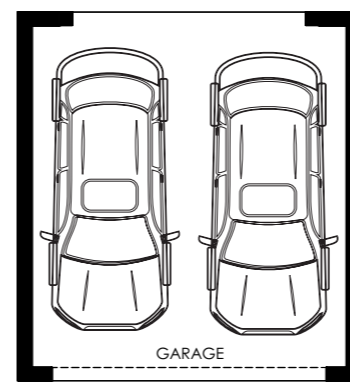
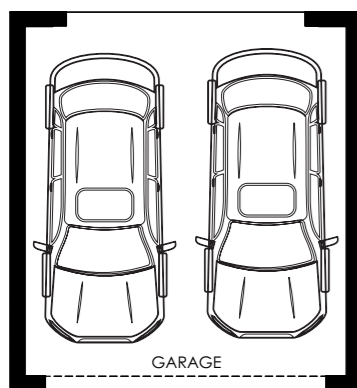
4 3.5 2



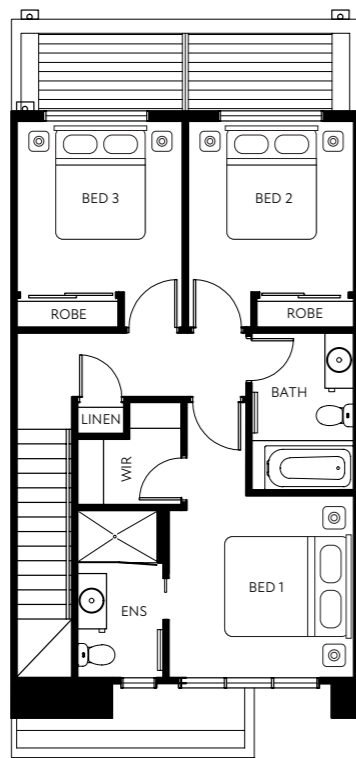
AMARA

LOT 24 | 18.5 SQ

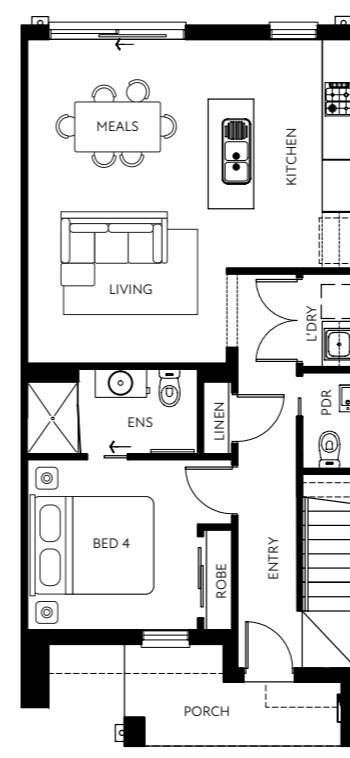
4 3.5 2



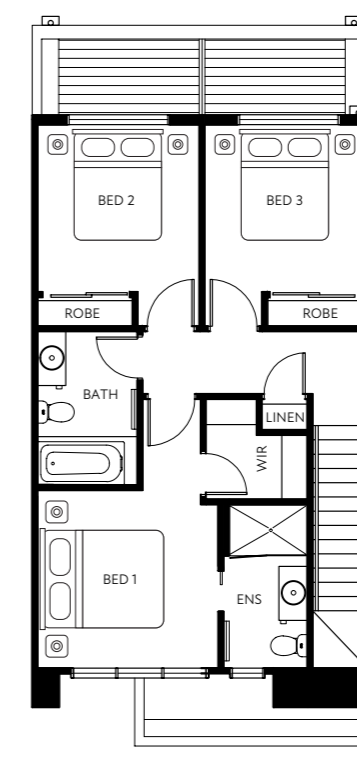
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

These plans and information are indicative only and may vary without notice. Furniture or vehicles are not included in the sale of these lots. The images depicted here are indicative only. Facade finishes and colours may vary.

These plans and information are indicative only and may vary without notice. Furniture or vehicles are not included in the sale of these lots. The images depicted here are indicative only. Facade finishes and colours may vary.



LUMINARY RELEASE



PERFECTLY BALANCED FOR YOUR SOPHISTICATED LIFESTYLE

Satisfy your palate with an impressive selection of market shopping, shopping centres, and dining opportunities. Roselle was thoughtfully designed to complement and enhance the local community, providing residents with stylish and comfortable living in one of Melbourne's most sought-after neighbourhoods.

LOT 33
VERONA

LOT 32
VERONA CNR



VERONA

LOT 33 | 17.5 SQ

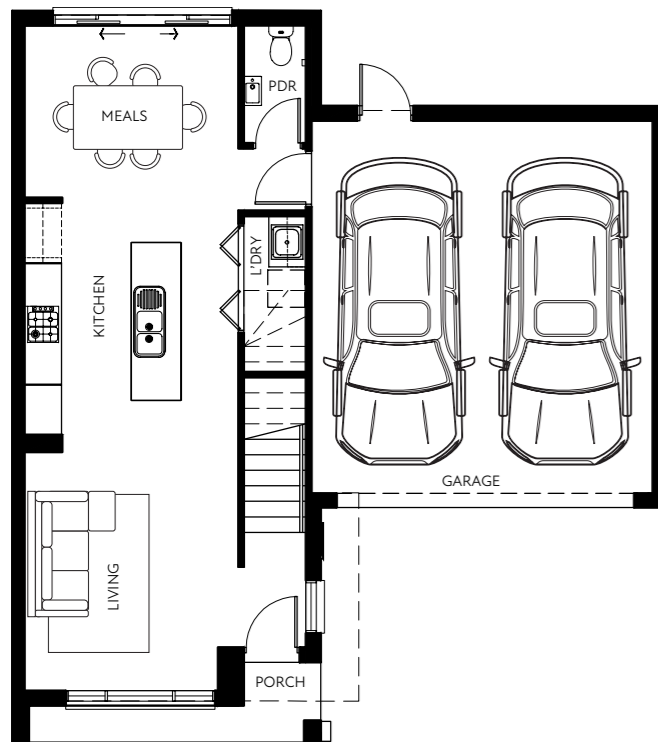
3 2.5 2



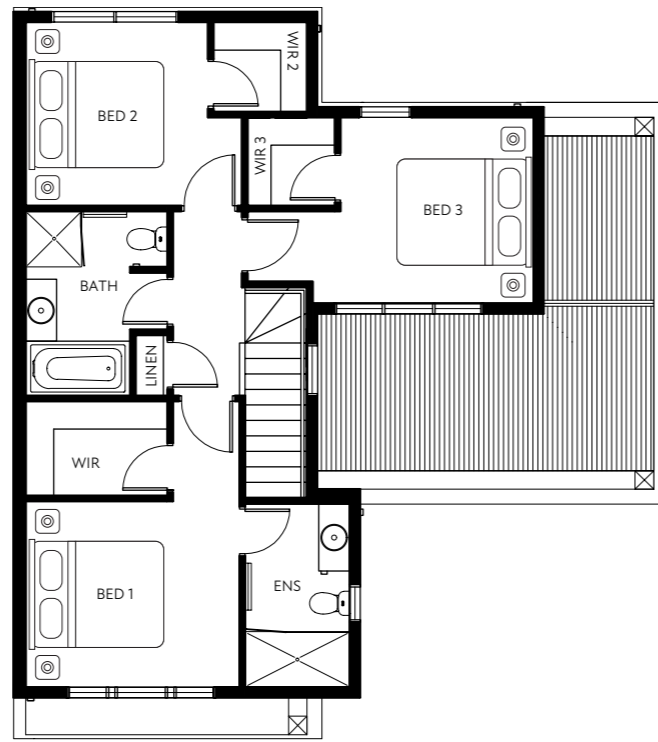
VERONA CNR

LOT 32 | 17.5 SQ

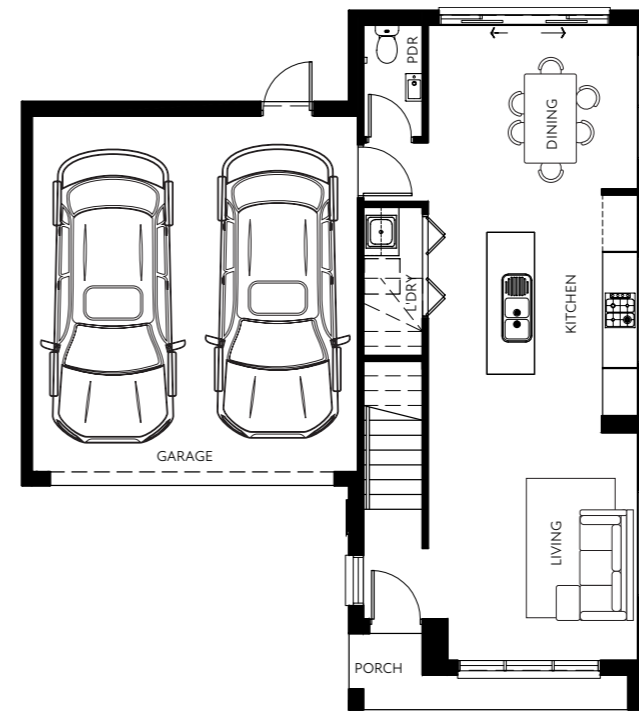
3 2.5 2



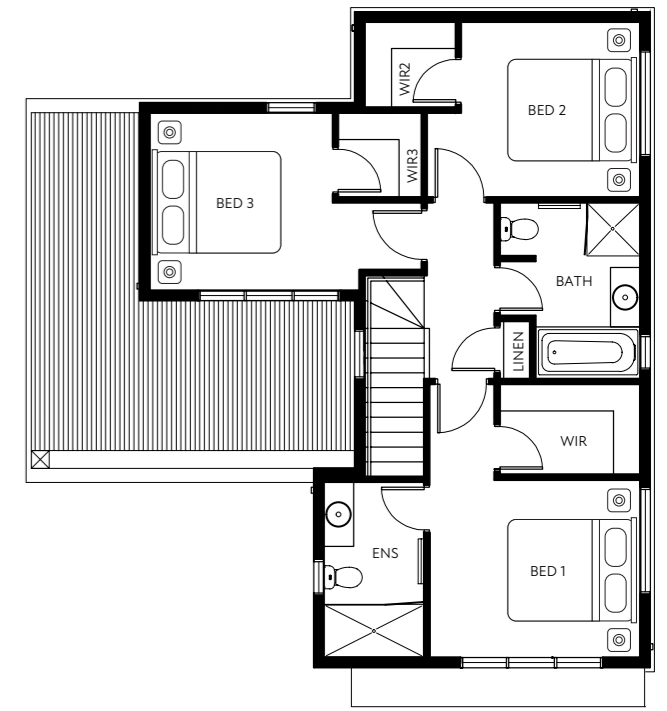
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



LUMINARY RELEASE



Artist Impression



LOT 56
NEXUS CNR



LOT 57
NEXUS

EVERY DETAIL CAREFULLY CONSIDERED

Introducing the Luminary Release, where tradition and modernism blend seamlessly to create light filled, sophisticated living environments.

Discover this stunning range of architecturally designed 2, 3, and 4-bedroom townhomes, that offer generous living spaces to connect with loved ones, European-inspired kitchens to enjoy home-cooked meals in, and private sanctuaries to rest and relax.





NEXUS CNR

LOT 56 | 20 SQ

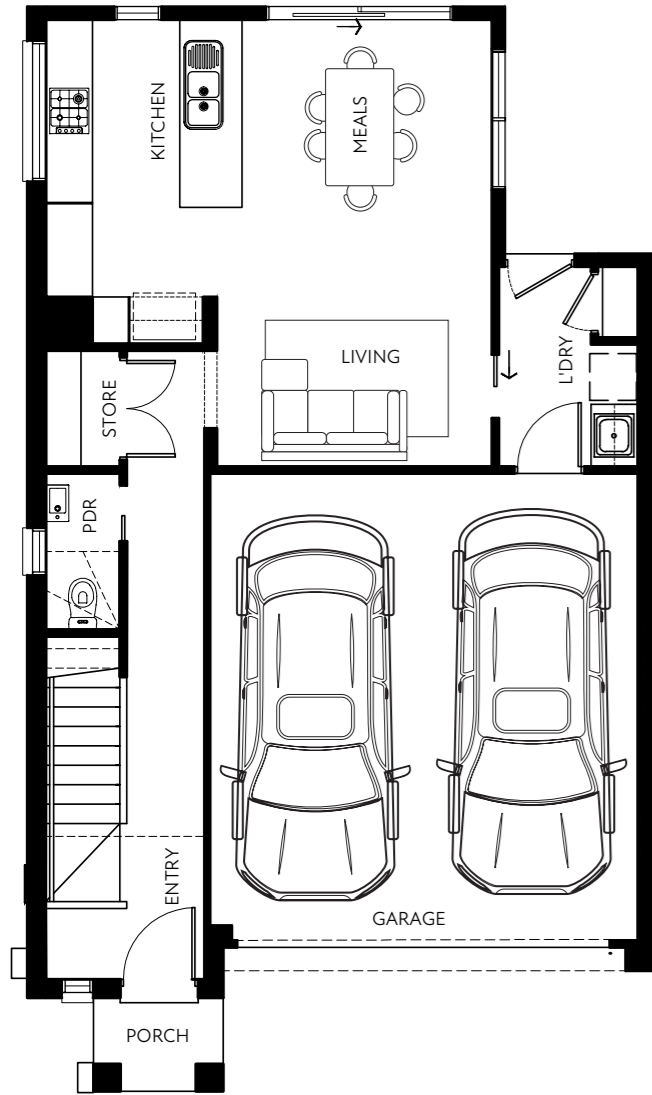
4 2.5 2



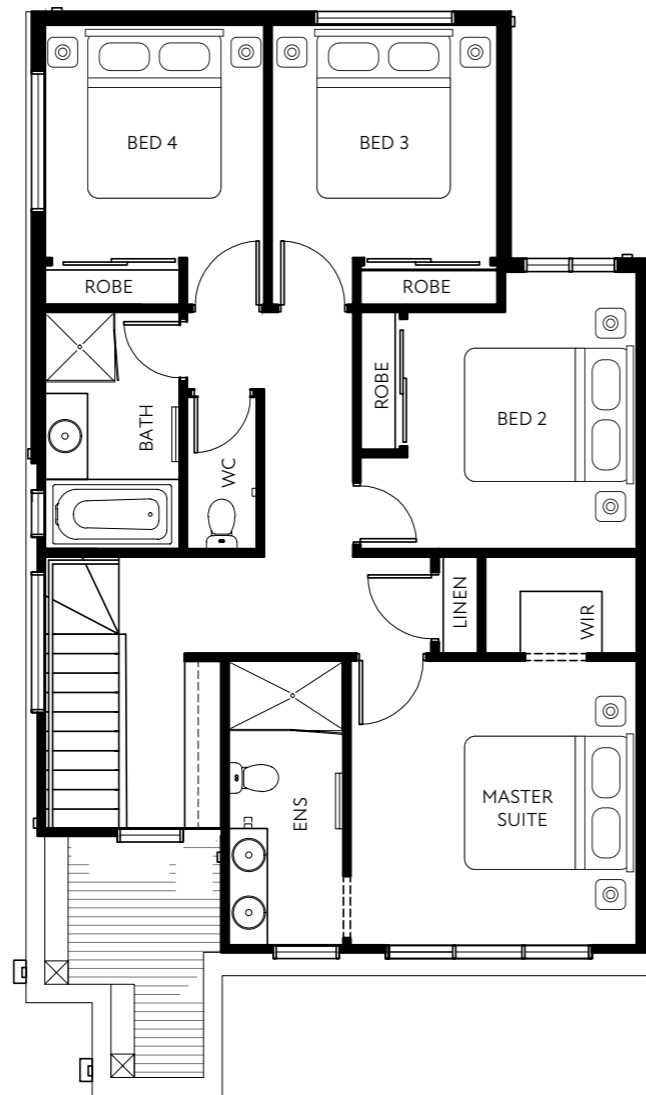
NEXUS

LOT 57 | 20 SQ

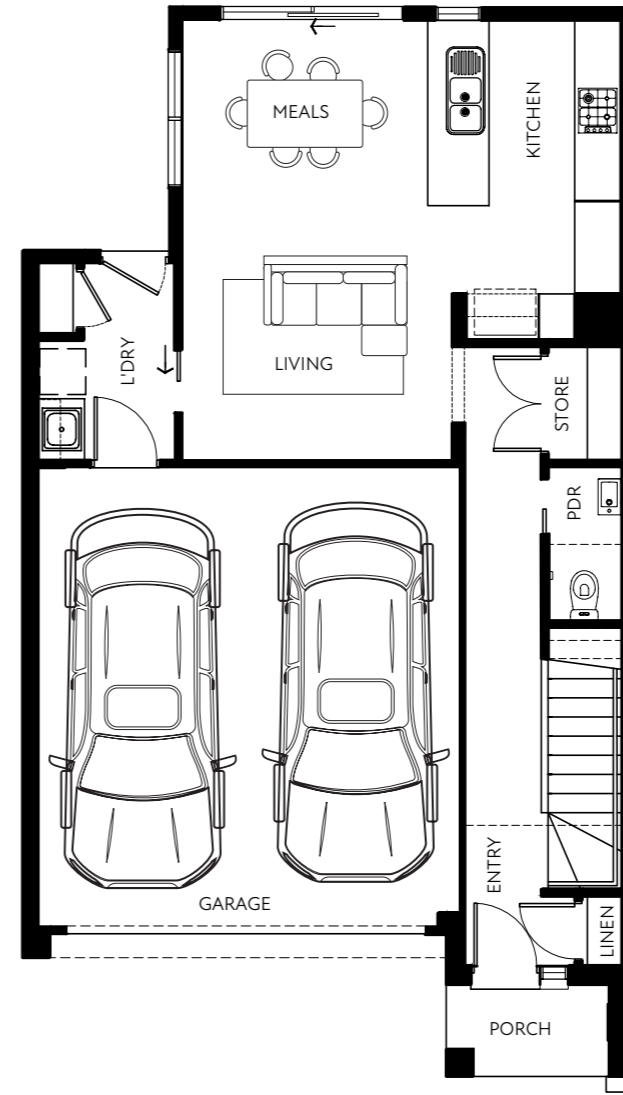
4 2.5 2



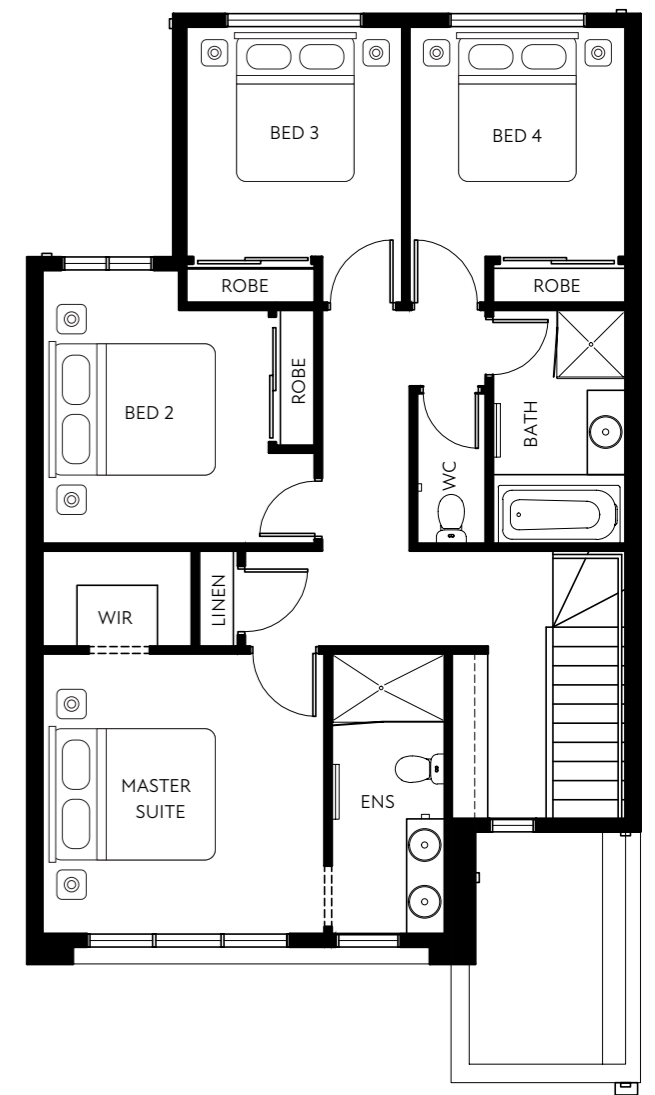
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

INCLUSIONS



All images are for illustrative purposes only.

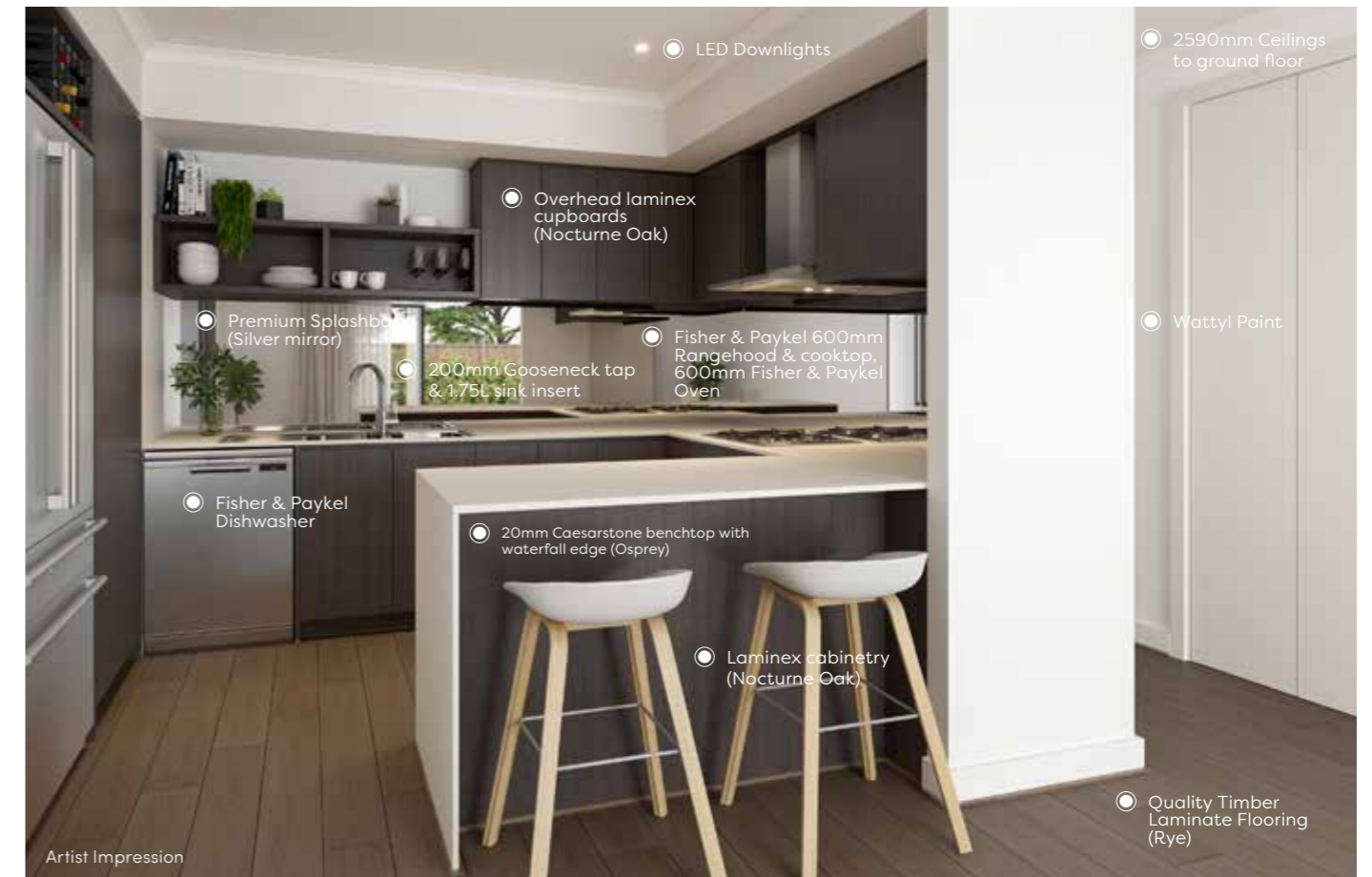
Internal Features	Ceiling Height	2590mm ceiling height (nominal) to single storey with 75mm cove cornice. 2590mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.	
	Room Doors	Flush panel Honeycomb Core 2040mm 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 & External	Two coats.
		Woodwork & Skirting	Two coats.
Heating & Cooling	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. Reverse cycle split system (heating and cooling) to living and master bedroom.		
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.		
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.	
	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.
Electrical	Tapware	Sink mixer in chrome finish.
	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 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.
	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, 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	Carpets	Selected from SOHO Living colour scheme to Bedrooms, WIR, Lounge, Study, Activity and Staircase.
	Timber Laminate	Selected from SOHO Living colour scheme timber oak 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
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.
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.

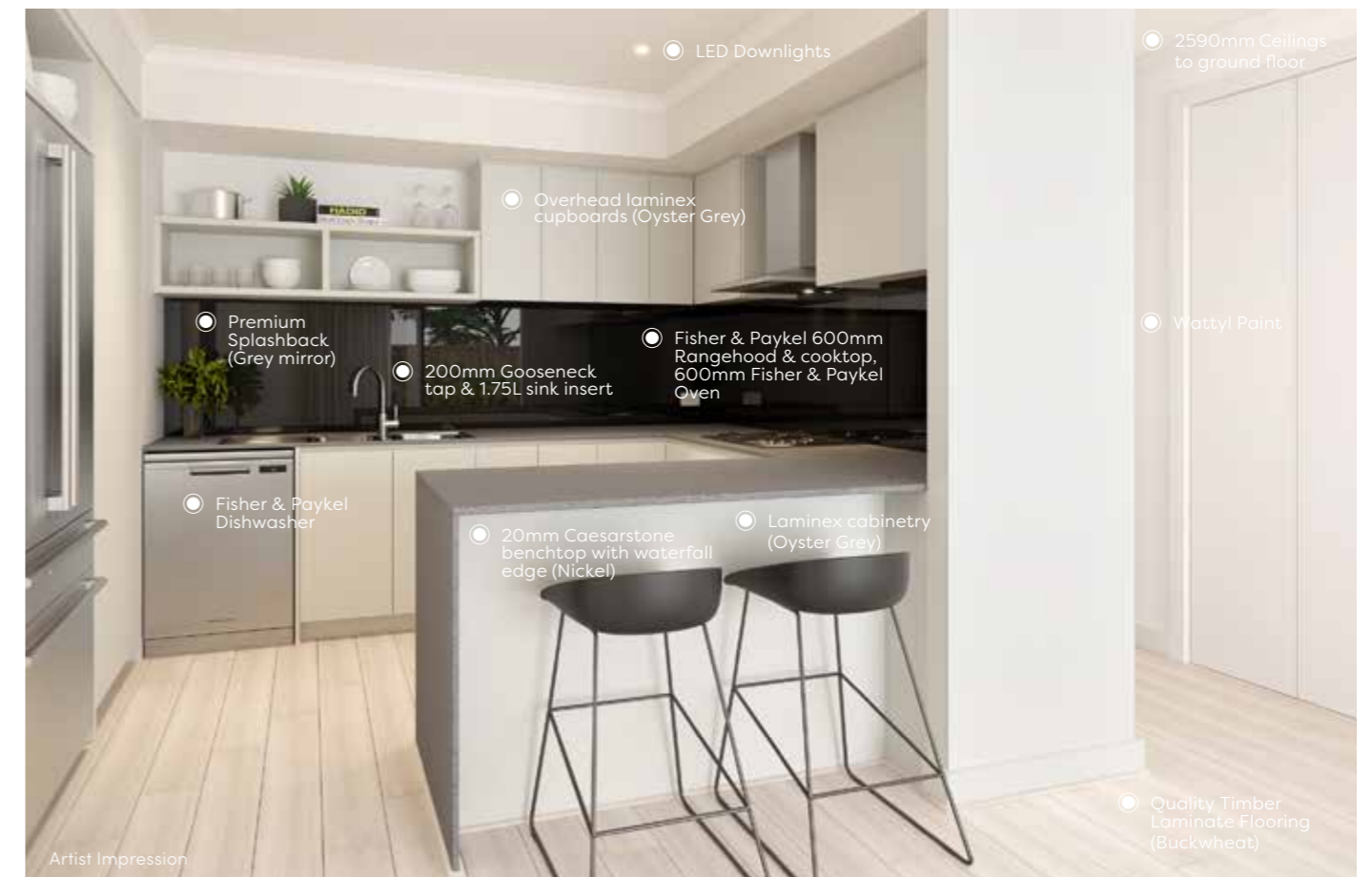
COLOUR SCHEMES



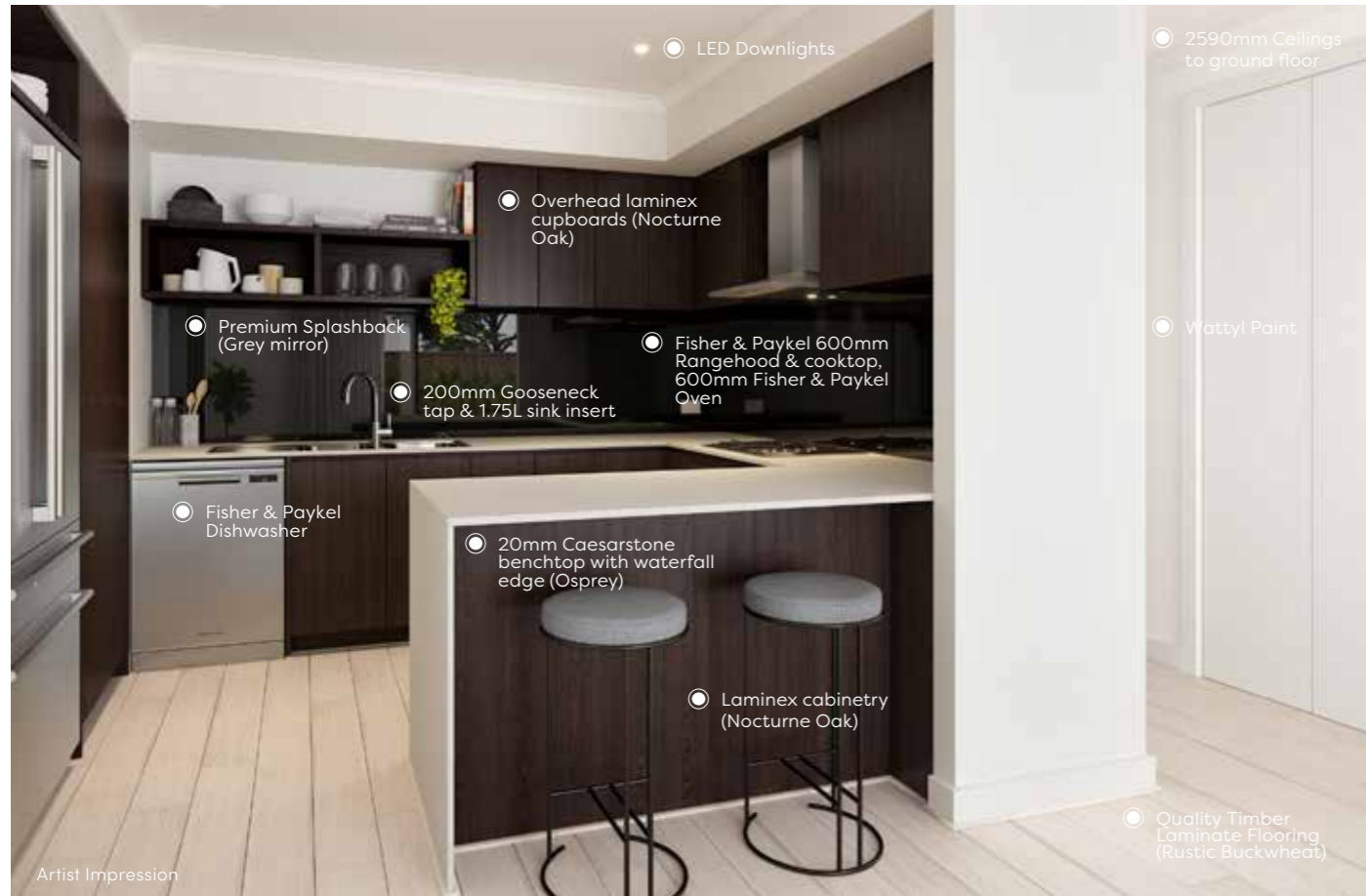
ONE / KITCHEN



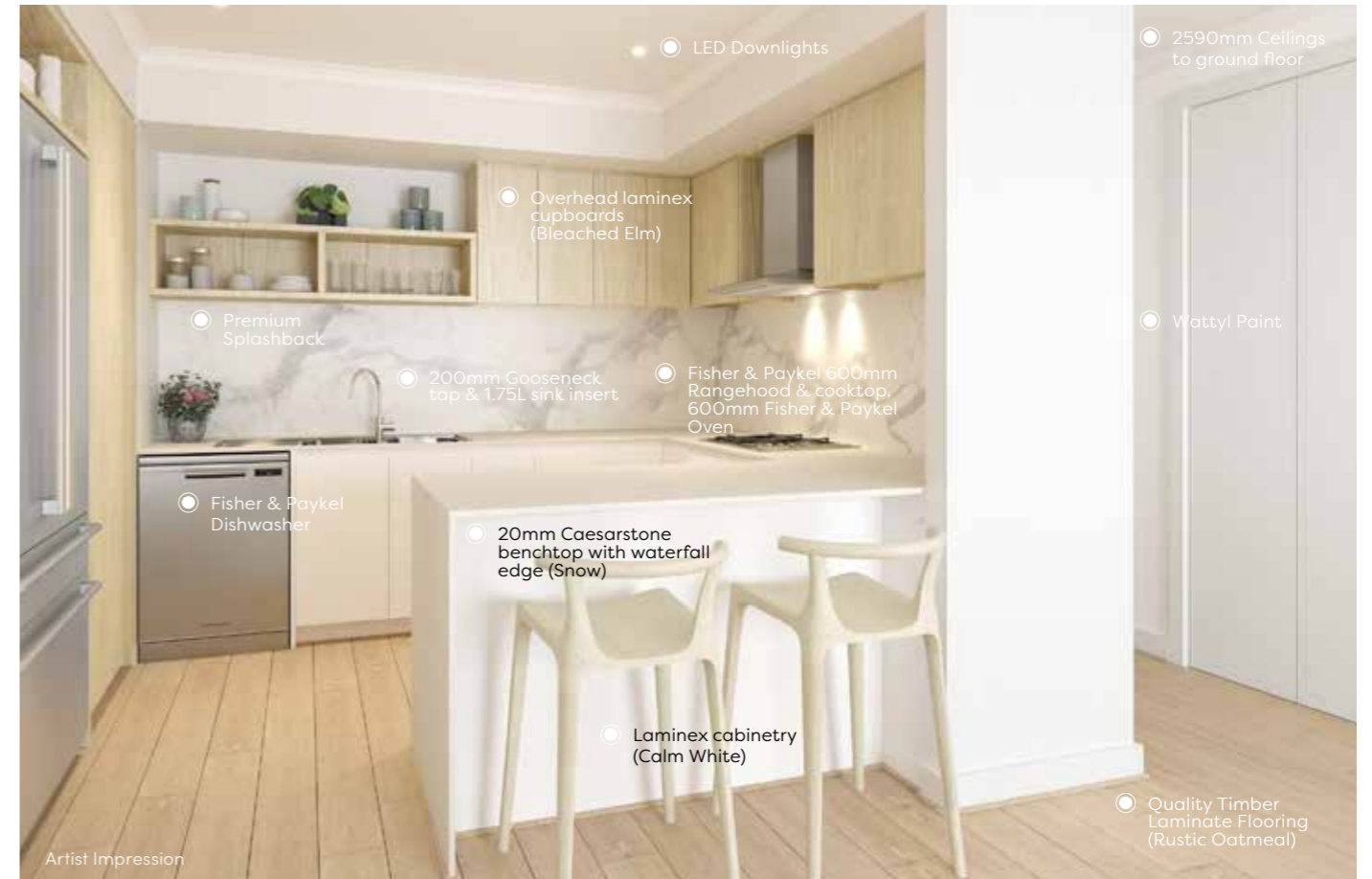
TWO / KITCHEN



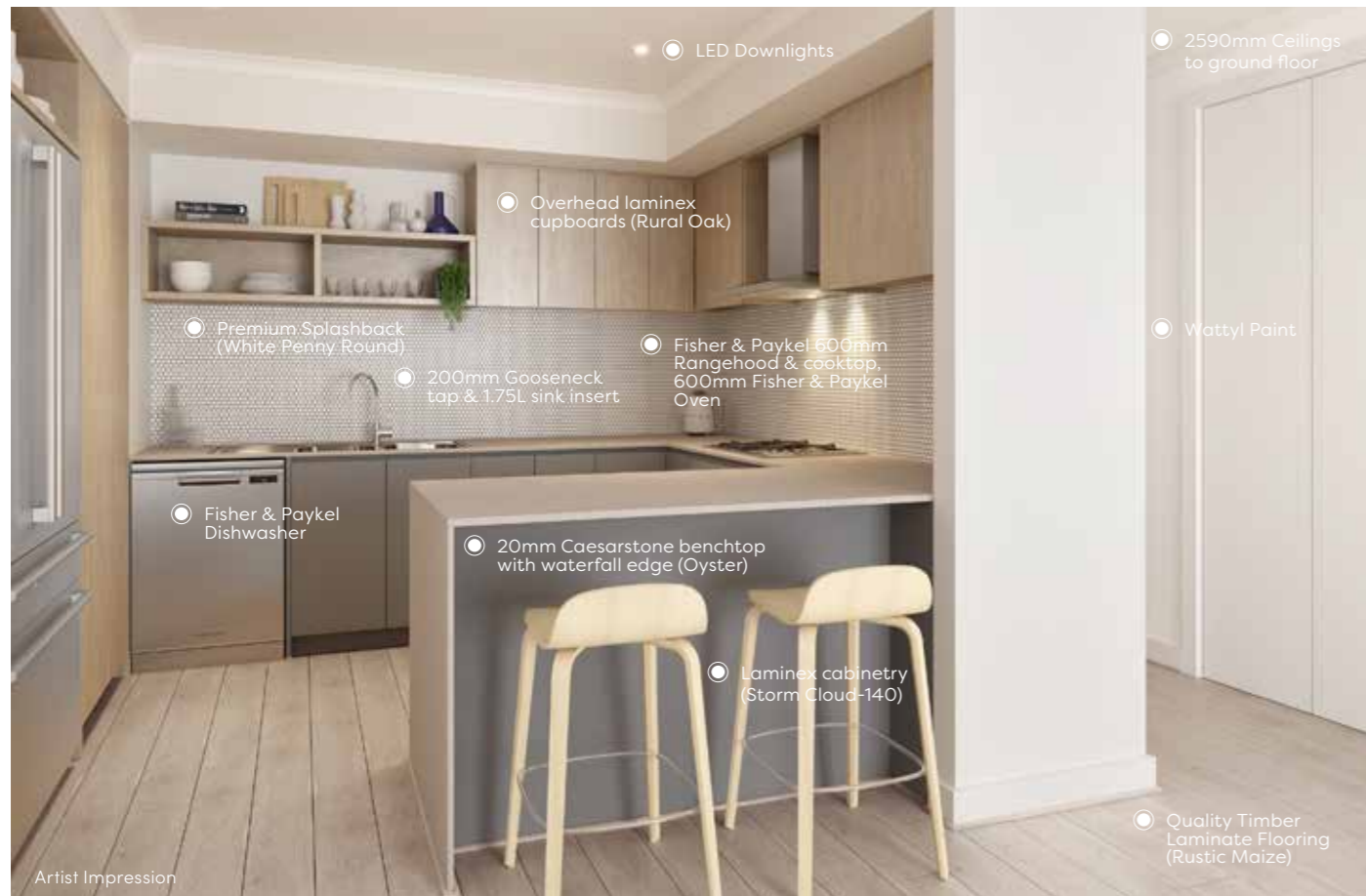
THREE / KITCHEN



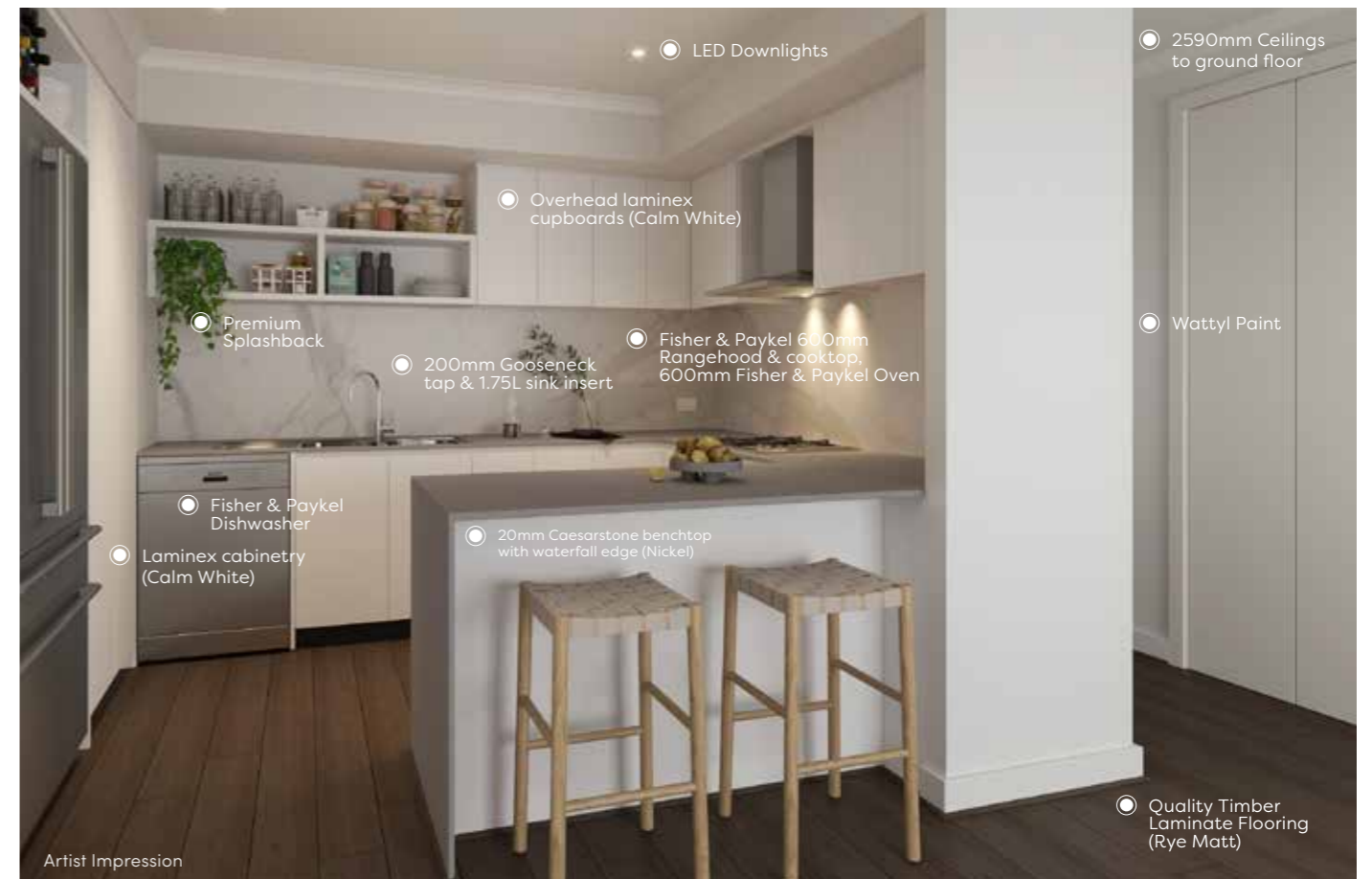
FIVE / KITCHEN



FOUR / KITCHEN



SIX / KITCHEN







DISPLAY SUITE

639-649 Springvale Road
Springvale South VIC 3172

REGISTER YOUR INTEREST

info@rosellespringvale.com.au

rosellespringvale.com.au



SOHO
LIVING

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. Please ask your new homes consultant for detailed home designs specific drawings for full extent of inclusions, features, pricing and specifications of your preferred SOHO Living home design, colour scheme and or facade. All information contained within this brochure is accurate at time of May 2023. CDB-U 50036