

The background features a soft, light pink color palette. A large, semi-transparent pink circle is positioned in the upper left quadrant. In the upper right, a dandelion seed head is shown in a light pink tone, with its seeds blowing away in a curved path. The lower left corner is dominated by a large, stylized dandelion seed head rendered in a light pink, sketchy style. In the lower right, a more detailed dandelion seed head is shown in a darker pink, with its stem and a few leaves visible. The overall aesthetic is soft, feminine, and nature-inspired.

Blush

collection

BY

SOHO
LIVING



THE SOHO LIVING *difference*

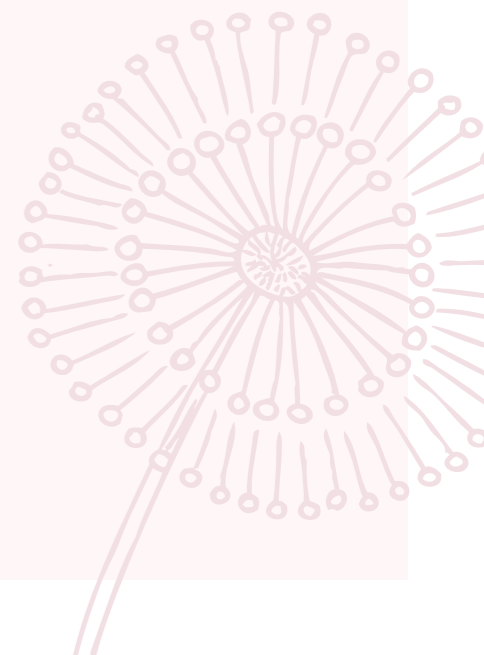
When you choose SOHO Living, you are investing in a space that instills both a physical and emotional connection to its design.

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



Blush

collection



All images and drawings are for illustrative purposes.

So many people are already proud to call Bloomdale home. Live amongst tree-lined streets, local parks, sports fields and a friendly, welcoming community, just 40 minutes from the CBD.

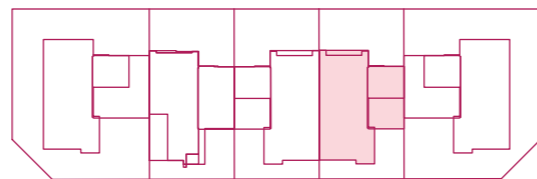
The Blush Collection by SOHO Living is the perfect blend of country comfort and contemporary living, helping you to live life in full bloom at Bloomdale.



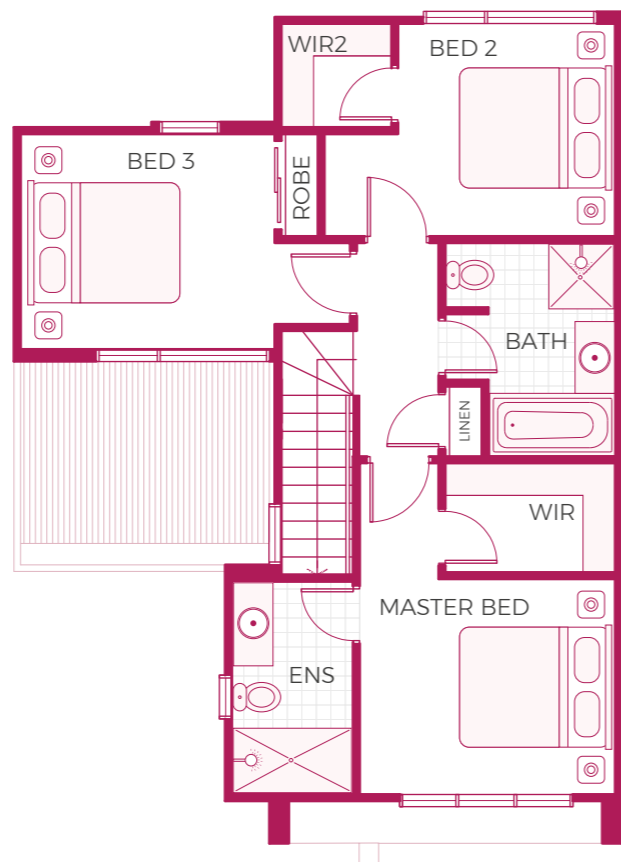
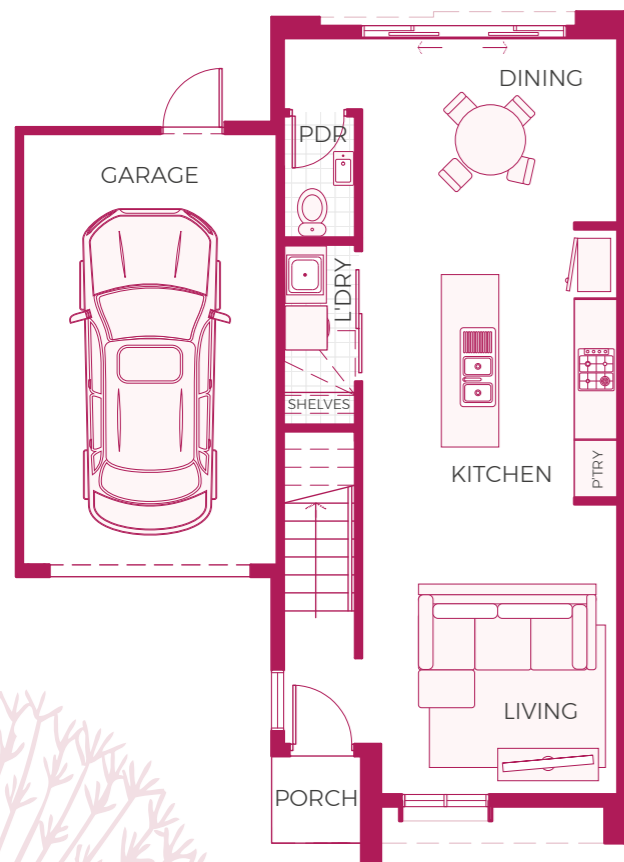


the albany

16SQ | 3 | 2.5 | 1

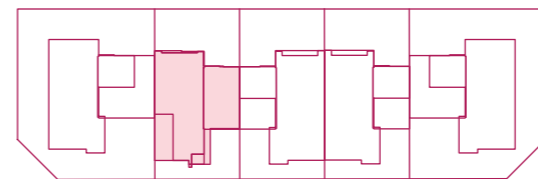


MAROON WAY

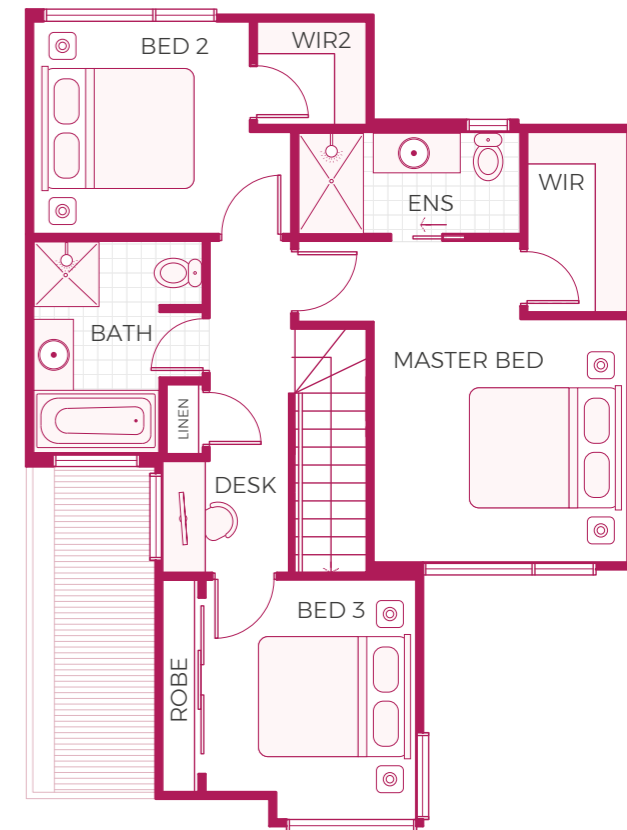
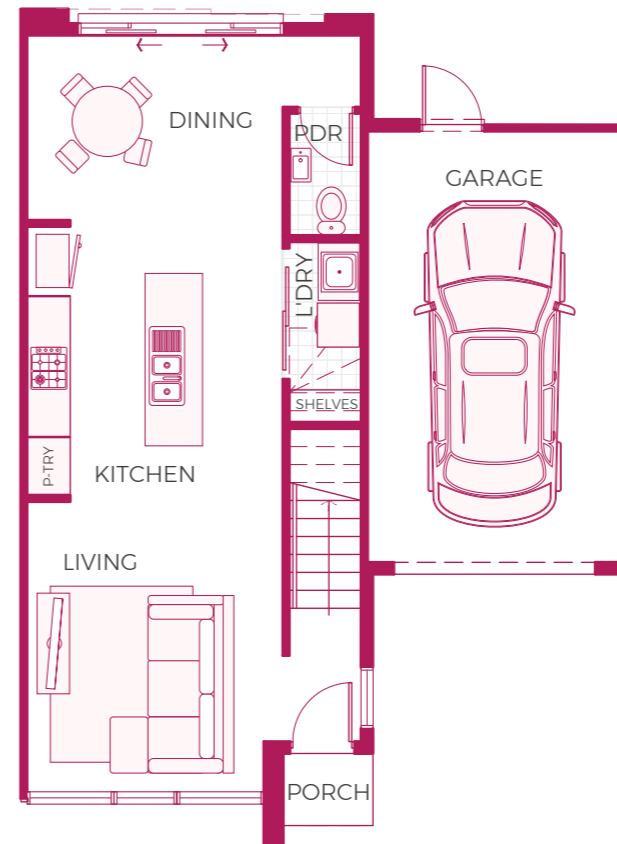


the baxter

16SQ | 3 | 2.5 | 1



MAROON WAY



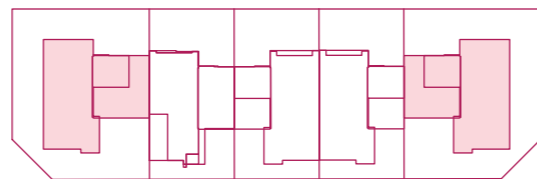
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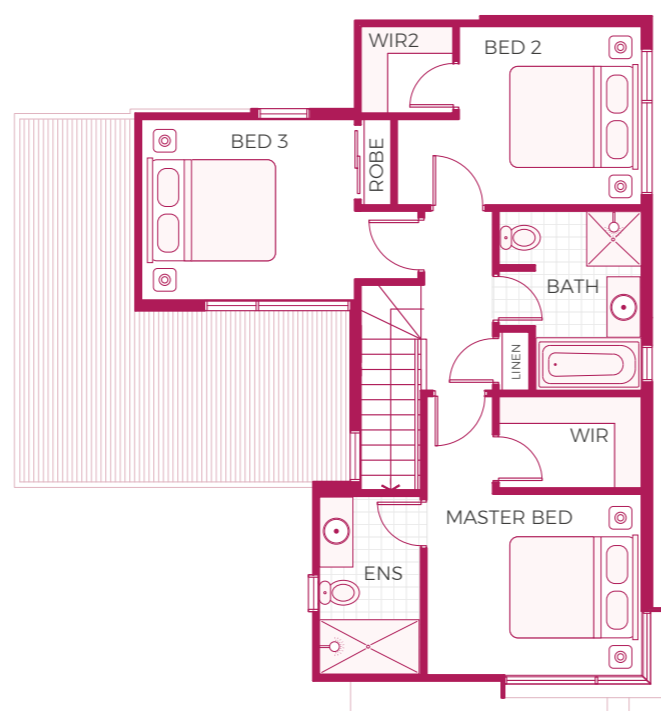
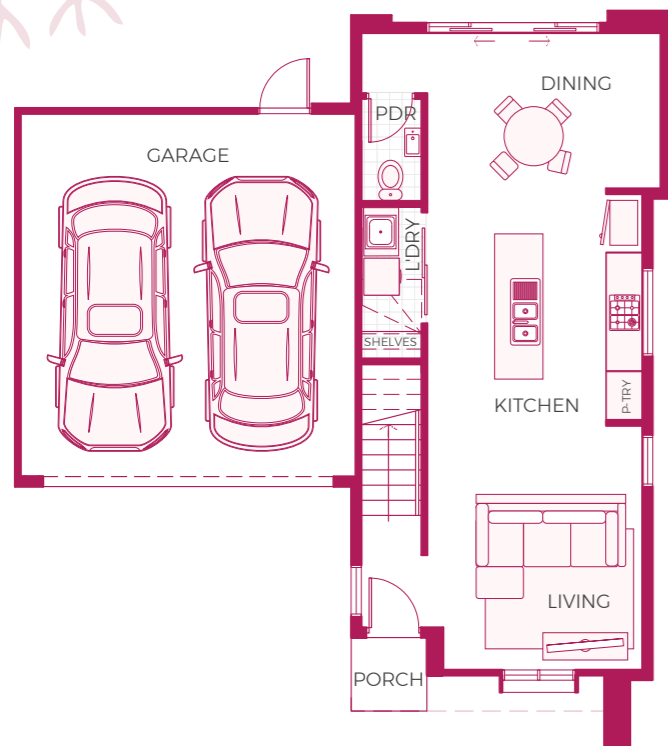
the healey enr



175Q | 3 2.5 2



MAROON WAY

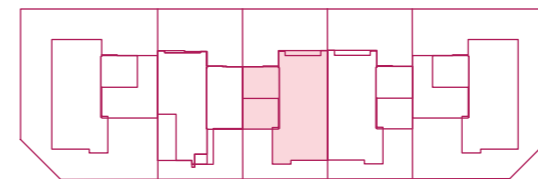


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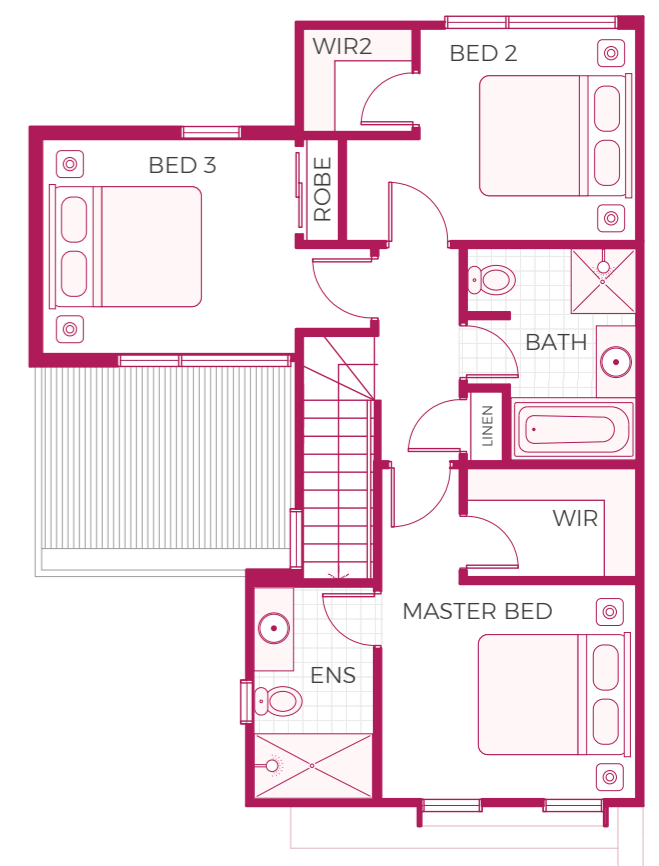
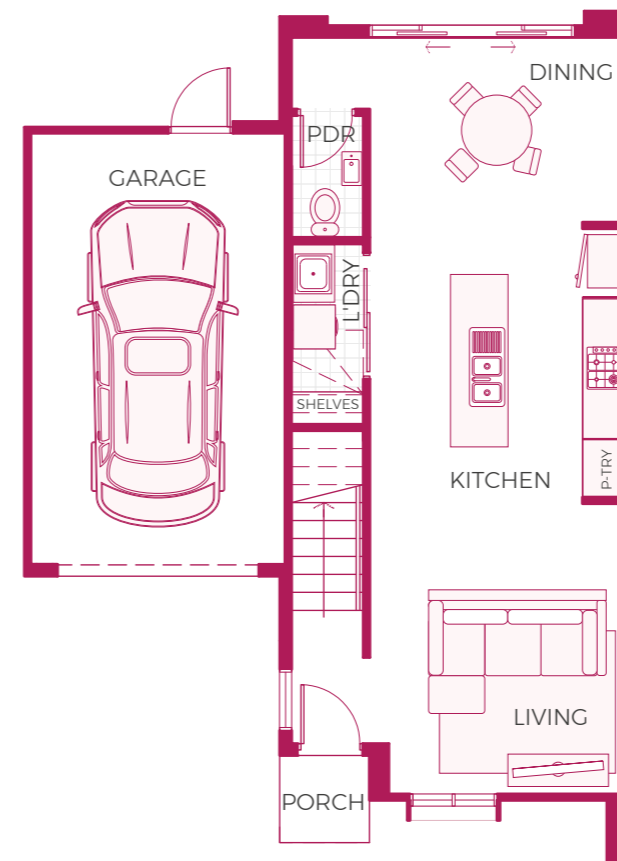
the healey



165Q | 3 2.5 1



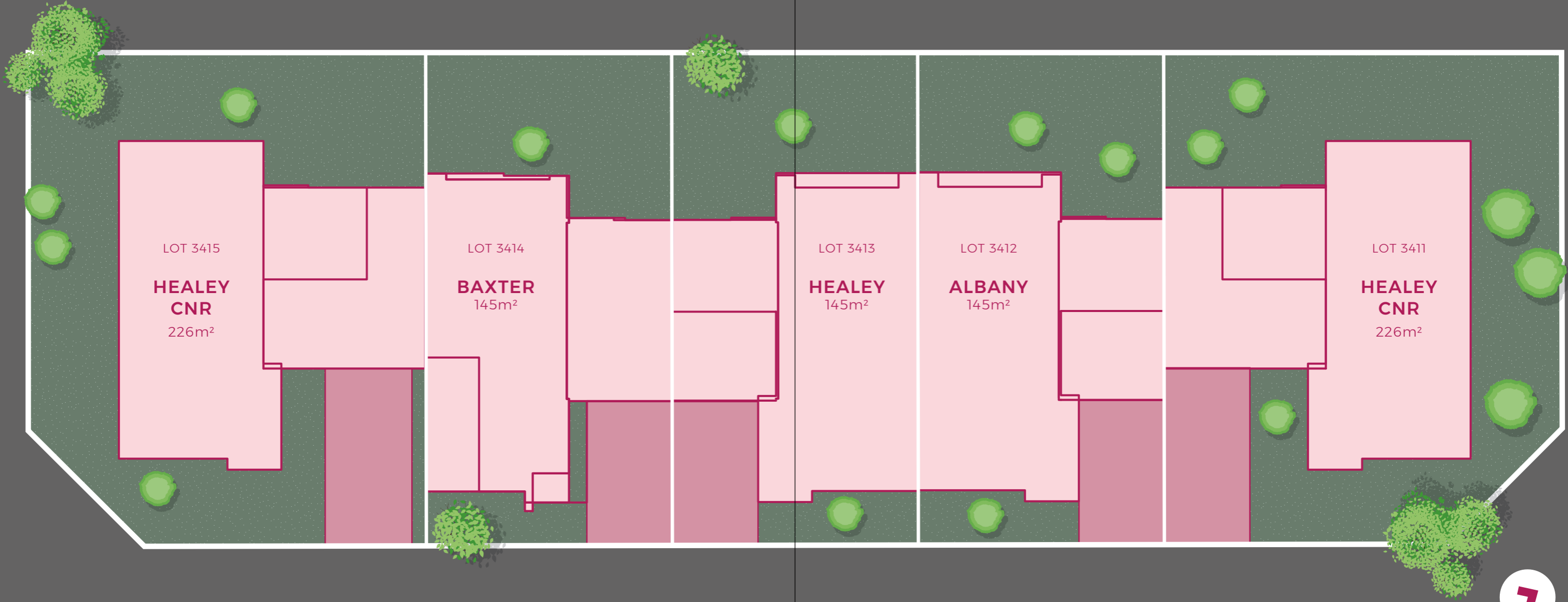
MAROON WAY



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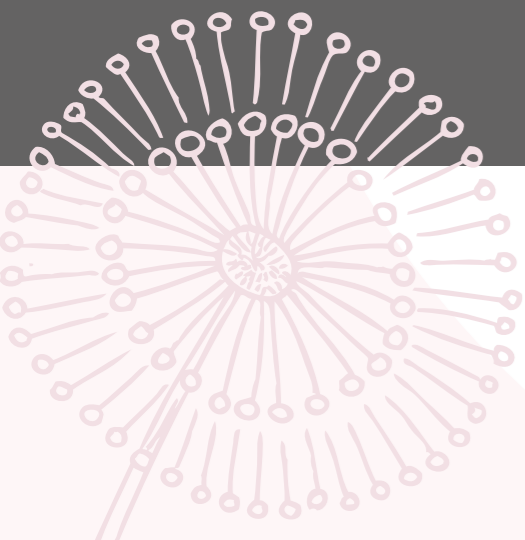
SITE
plan



MAROON WAY



NORTH



SOHO *inclusions*

INTERNAL FEATURES

Ceiling Height: 2590mm ceiling height (nominal) to single and double 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.



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.

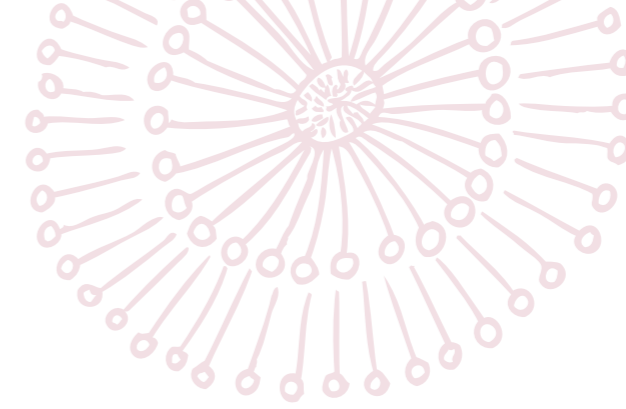
PLUMBING

(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.

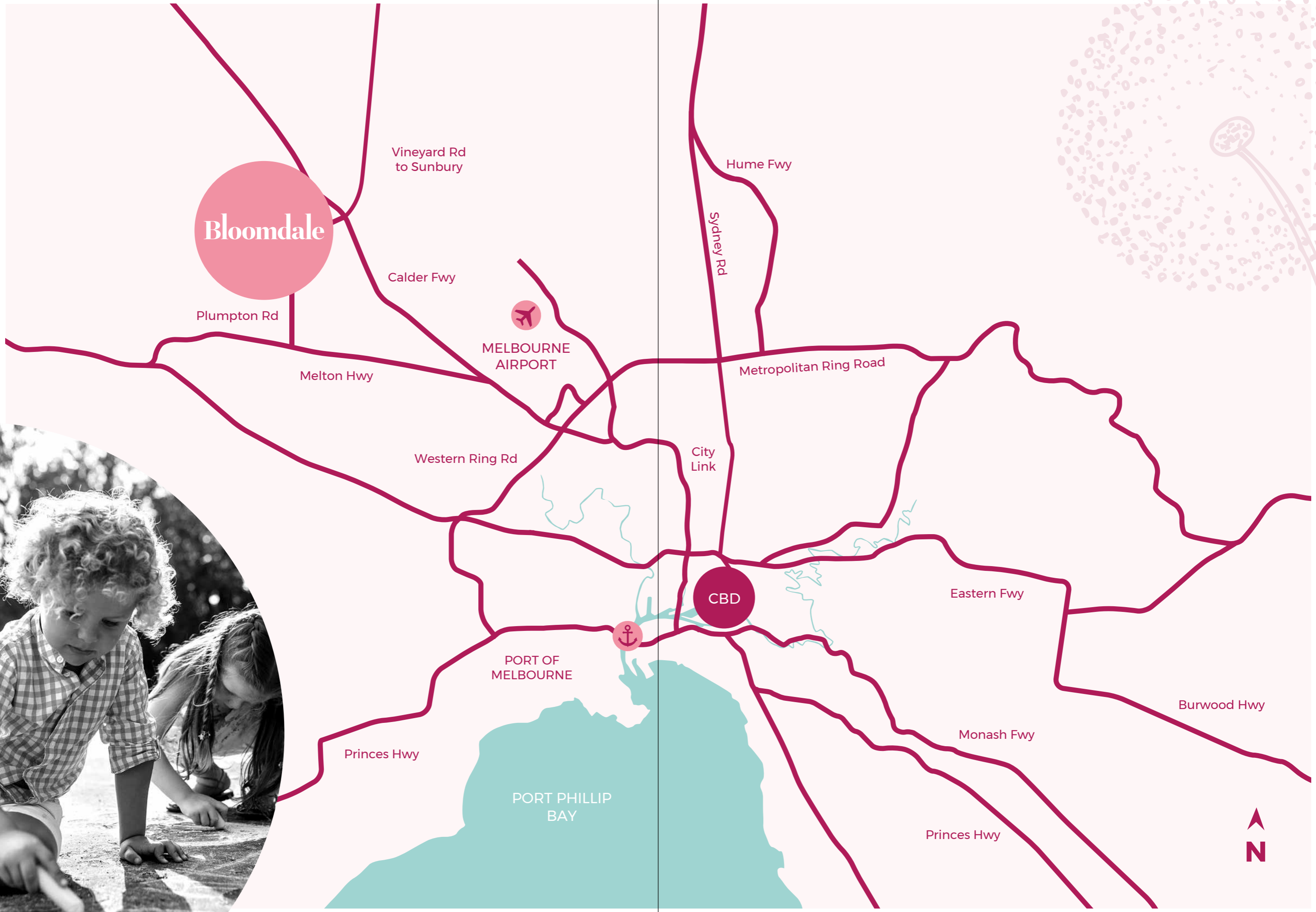
Fencing: 1800mm high timber paling/Colorbond including wing fence and gate to suit estate design covenants.

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.

Bloomdale





Blush

collection

- Melbourne CBD (40 mins)
- Melbourne Airport (20 mins)
- Watergardens Shopping Centre (12 mins)
- Sunbury (10 mins)
- Future linear reserve (300m)
- Future Bloomdale wetlands (230m)
- Future Flore Village Park (400m)
- Valere Fitness Park (700m)
- Future Bloomdale Town Centre (1km)
- Diggers Rest Medical and Dental Centre (1km)
- Fifteen Bar Café (900m)
- Diggers Rest Recreation Reserve (1.5km)

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. DB-U22873 SOHO21923

YOUR COMMUNITY *from day one*

Nestled right between Melbourne and the Macedon Ranges, Bloomdale is a short drive from Sunbury and Watergardens town centre. Right from the start, enjoy sporting and recreation facilities including football ovals, tennis courts and parks.

45 minutes to the city

With the Calder freeway and Diggers Rest train station nearby, you could be on Southbank Promenade in under 45 minutes.

Future Bloomdale Town Centre

You'll be able to find everything you need at the heart of the future Bloomdale Town Centre, whether it's a supermarket for essential shopping, dinner with friends, looking for a gift or relaxing with a coffee.

Play, walk and ride

Explore over 6 hectares of parks, interconnected with over 40km of bike trails and shared walking paths.



We were looking for a place to build our first home, and we were really drawn to the country feel and open space. Bloomdale was an easy choice."

angela and mitchell

PURCHASER OF SOHO LIVING
TOWNHOME IN AURORA

The background features a soft, light pink circular shape. Overlaid on this are several dandelion illustrations: a large, faint one at the top left, a smaller, solid pink one in the center right, and a stylized pink one at the bottom left. The word 'Blush' is written in a large, elegant serif font, with 'collection' in a smaller, lowercase script font below it.

Blush

collection

1 Hero Street
(cnr Vineyard Rd and Hero St)
Diggers Rest VIC 3427

A QUALITY
SOHO
LIVING
PROJECT

Bloomdale
by AVID Property Group