

ANCHORIDGE

armstrong creek

Cassia

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



Cassia

BY SOHO LIVING

Your new home at Cassia, Anchoridge is an idyllic community in close proximity to everything the Geelong region has to offer. From the moment you leave your doorstep, you are literally minutes away from enjoying the iconic Surf Coast in Torquay, a short drive from picturesque Barwon Heads on the Bellarine Peninsula as well as the city of Geelong but a stone's throw away.



All images and drawings are for illustrative purposes.



capri CORNER

17 SQUARES / 155.76



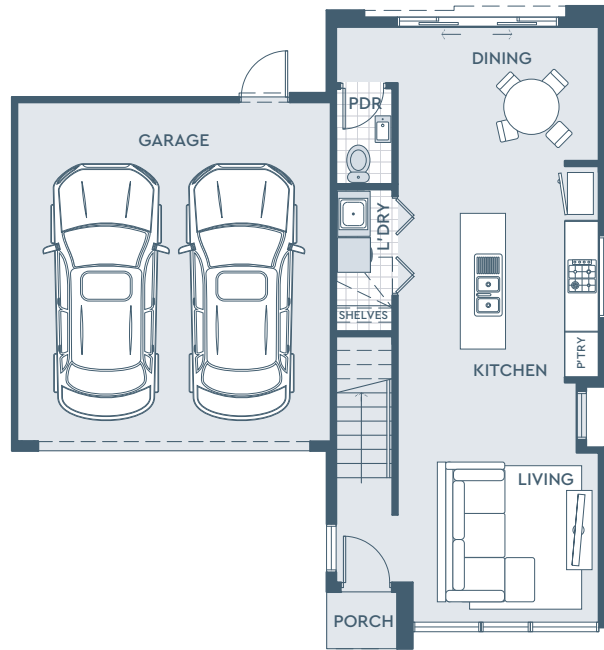
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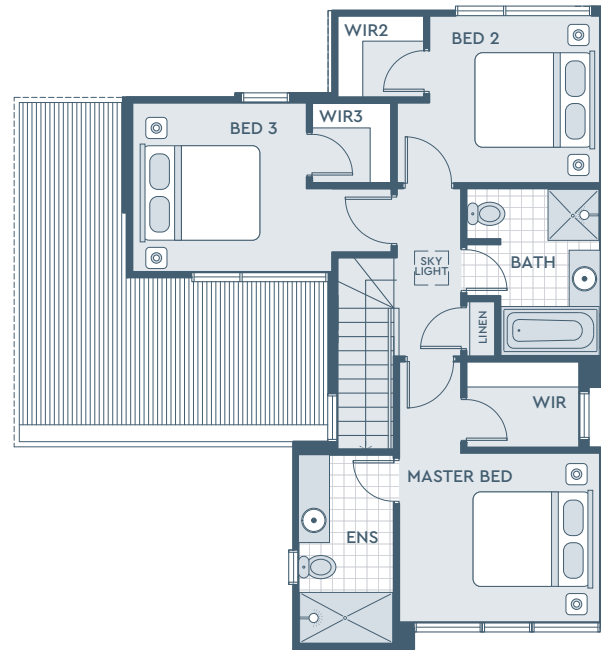
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GROUND FLOOR



FIRST FLOOR



capri DG

17 SQUARES / 157.01



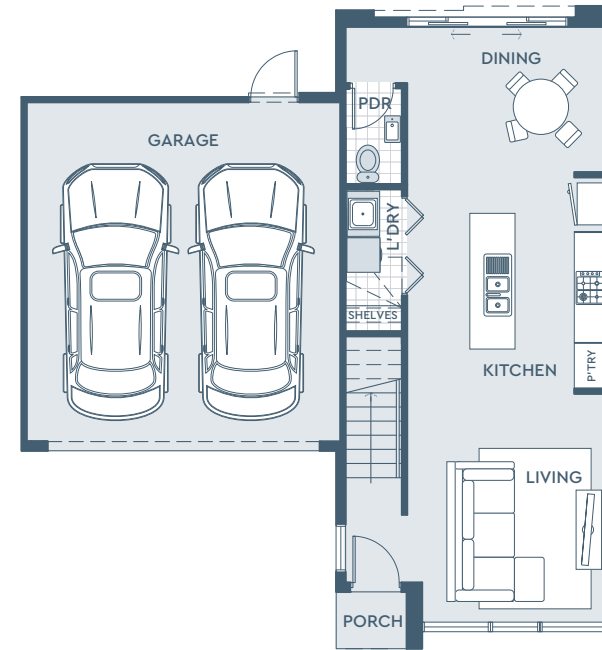
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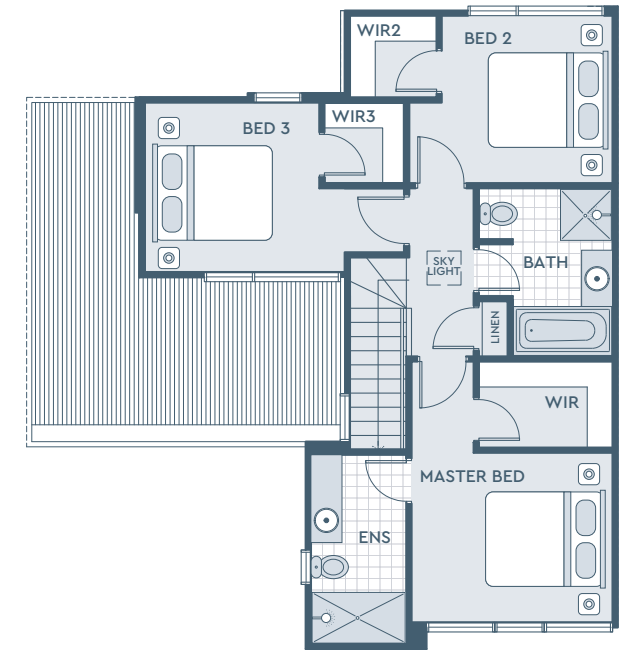
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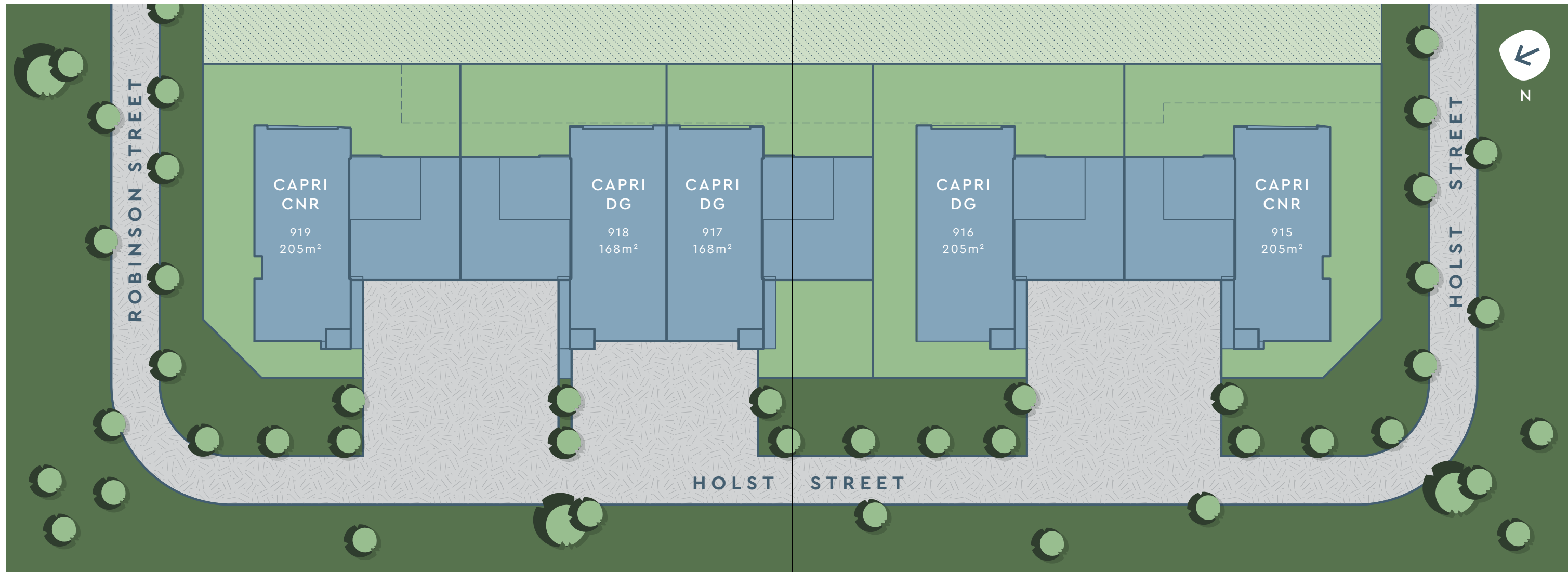
GROUND FLOOR



FIRST FLOOR

Artist's Impression. 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.

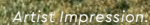
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THE siteplan

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. CDB-U-50036 RPM22903





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 – 67×18mm square edge primed MDF. Architraves – 67×18mm 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 AND 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.

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 AND 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 400×400mm to Laundry, Ensuite, Bathroom, WC, Internal Courtyard and Powder room.

Ceramic Wall Tiles: Selected from SOHO Living colour scheme 400×400mm 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.



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At Anchorage Estate, your new community is perfectly positioned for accessibility to The Village Warralily Shopping Centre and over 30 kilometres of bike paths within the adjacent Armstrong Creek wetlands.

Experience a premium location, just a few minutes to Marshall Train Station, a quick 10-minute drive to the Geelong CBD, and easy access to the Princes Freeway for the Melbourne commute. With Avalon Airport only 30 minutes away and the many sporting and entertainment opportunities in Geelong close by, Anchorage remains at the heart of connectivity for work, rest and play.



within

REACH

Armstrong Creek is fast becoming the jewel of Geelong and the gateway to the iconic Surf Coast. Discover your safehaven in the heart of Armstrong Creek.

