



# ACACIA

## TOWNHOMES

**ASHBURY**  
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.

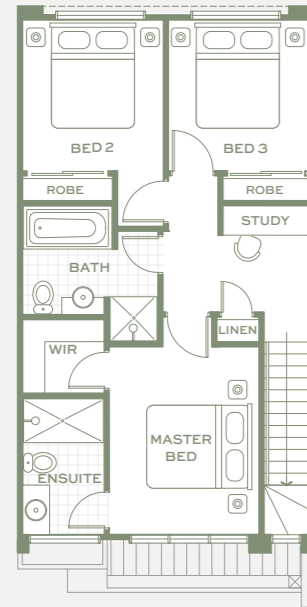
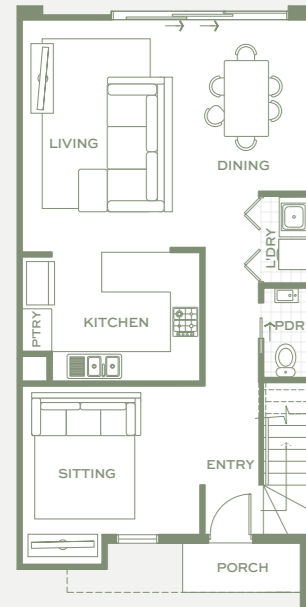
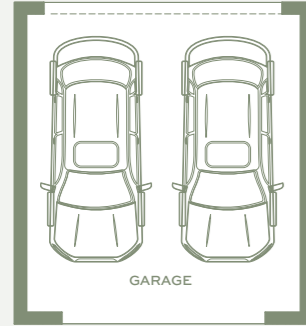
Investing with SOHO Living is investing in an optimistic future. Our developments aim to create lasting, elegant neighbourhoods that have a style and modernism that is pioneering and versatile – being young and dynamic and thinking outside the box is what SOHO Living does best.

All images and drawings are for illustrative purposes.



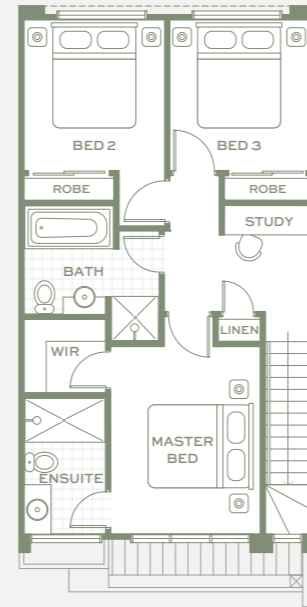
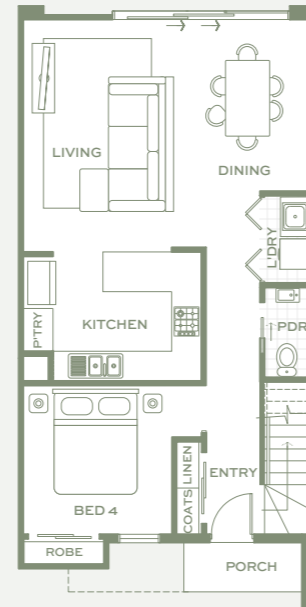
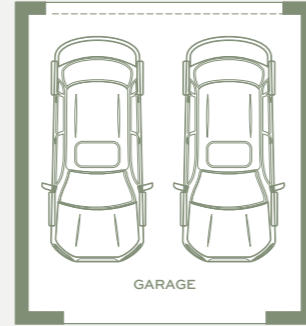
# OAKLAND

3 BED | TYPE D & E  
19 SQUARES



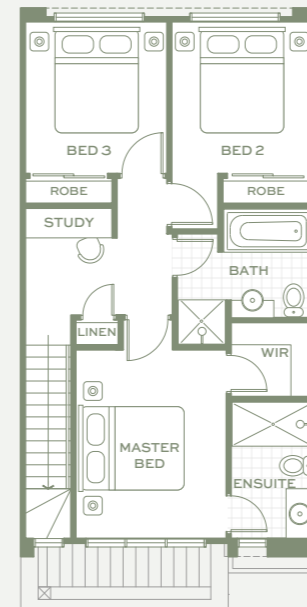
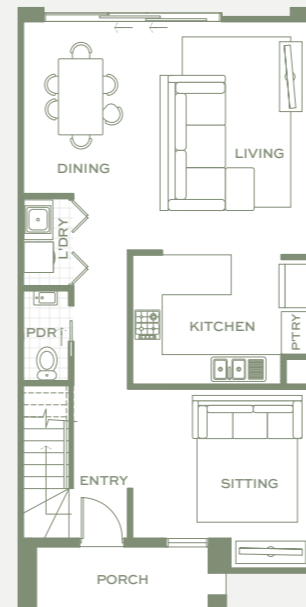
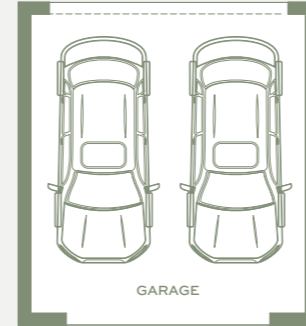
# OAKLAND

4 BED | TYPE D & E  
19 SQUARES



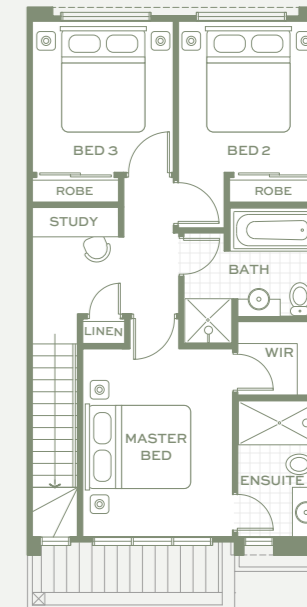
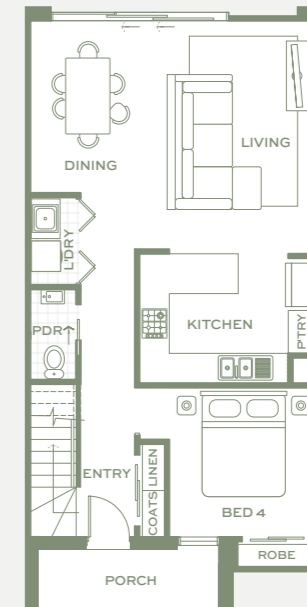
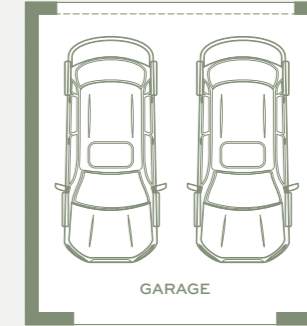
# OAKLAND

3 BED | TYPE F & G  
19 SQUARES



# OAKLAND

4 BED | TYPE F & G  
19 SQUARES



Floorplans 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.

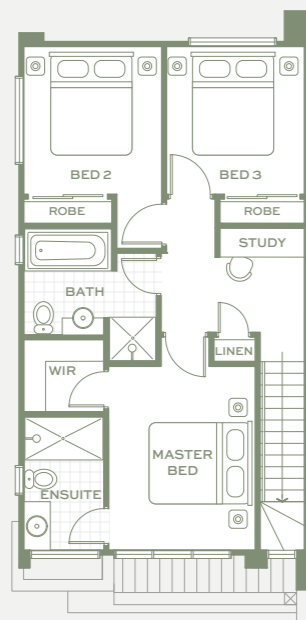
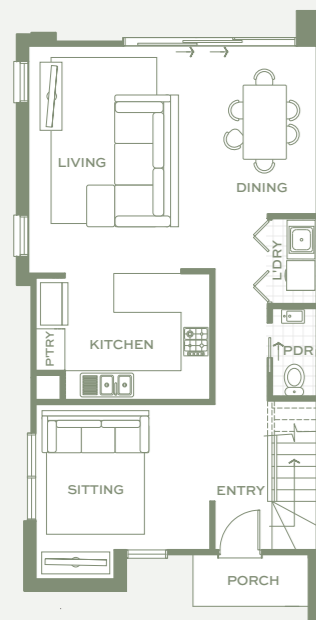
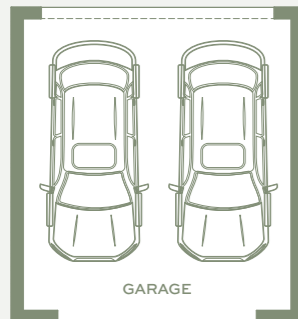
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## OAKLAND CNR

3 BED | TYPE H  
19 SQUARES

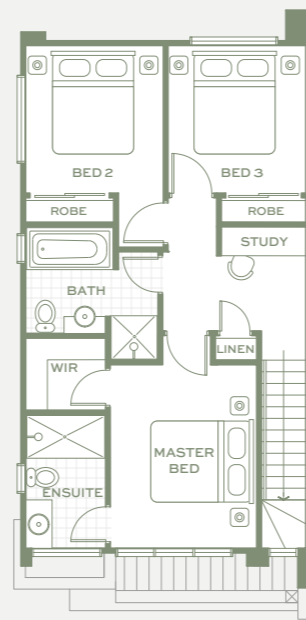
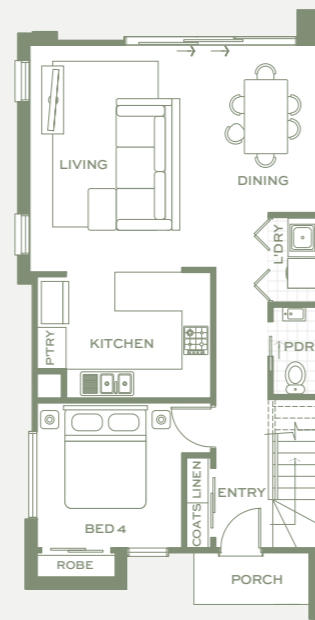
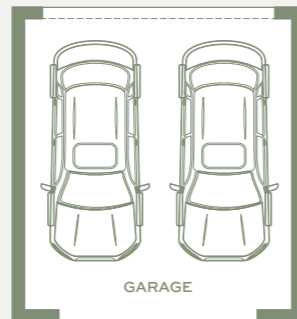


FIRST FLOOR

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## OAKLAND CNR

4 BED | TYPE H  
19 SQUARES

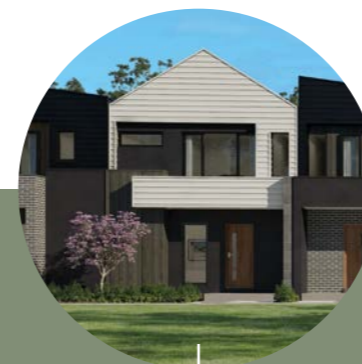


FIRST FLOOR

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# ACACIA FACADES

Acacia Townhomes by SOHO Living offer a magnificent range of architecturally designed homes with a high quality finish. Giving you that stylish, sought-after first impression.



OAKLAND  
3/4 BED  
TYPE D



OAKLAND  
3/4 BED  
TYPE E



OAKLAND  
3/4 BED  
TYPE F

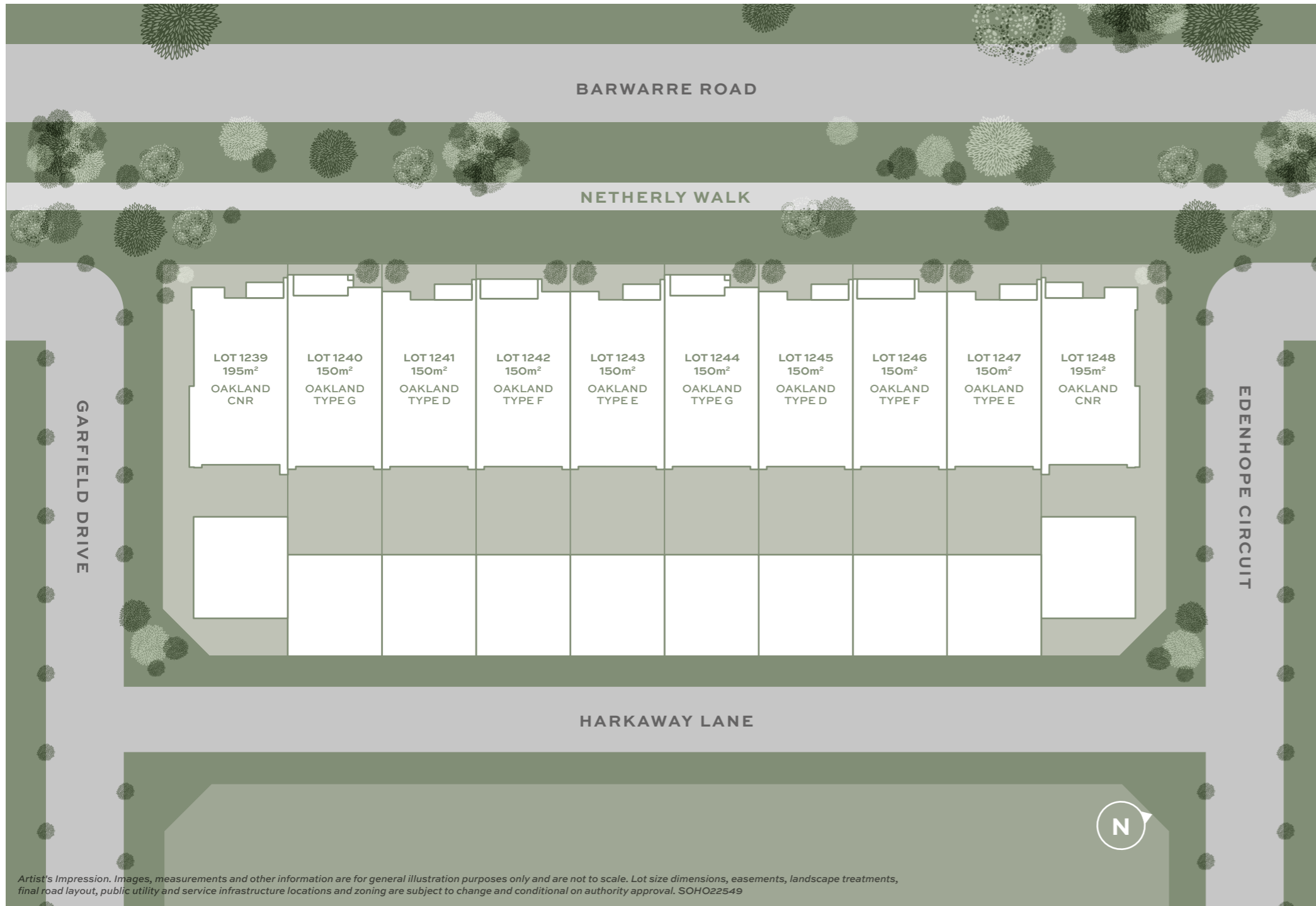


OAKLAND  
3/4 BED  
TYPE G



OAKLAND CNR  
3/4 BED  
TYPE H

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## DISCOVER YOUR TRUE NATURE

Acacia Townhomes at Ashbury offer you an escape from traditional living. This stunning master-planned community has been passionately designed to allow residents to relax, rejuvenate and reconnect with nature.

Situated just 15 minutes from the Geelong CBD, Ashbury is an idyllic residential community packed with future amenity and surrounded by natural beauty.

Less than two kilometres from the Armstrong Creek Town Centre, Geelong Lutheran College and Iona College, Ashbury is in the heart of the fast-growing and dynamic Armstrong Creek precinct.

Indeed, the best of all worlds – city, country and coast – is at your doorstep, with famed Torquay beach and Barwon Heads beach just a short drive away.

Ashbury is proudly developed by the Dennis Family Corporation, a trusted leader in the Australian property industry with a proven history of creating award-winning residential developments.



Images, photos, plans, maps, measurements and other information are for general illustration purposes only, may not be to scale and may differ from final built form. Actual lots, stages, facilities, amenities, infrastructure and their configuration are subject to Council/statutory approval and may change.



# 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 & COOLING

Panel heating unit installed to living areas and bedrooms (excludes wet areas and areas 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 & 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).



All images and drawings are for illustrative purposes.



# ASHBURY

A QUALITY

SOHO  
LIVING

PROJECT



ASHBURY



ANOTHER DENNIS FAMILY COMMUNITY

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