

LET'S FIND THE HOUSE & LAND PACKAGE FOR YOU





Just 24 kilometres from Melbourne's CBD, Westbrook sits in the centre of one of Melbourne's fastest growing communities.

It is surrounded by a host of childcare centres, along with both government and private primary and secondary schools.

There's plenty of local shopping with Tarneit Central Shopping Centre just across the road and the recently expanded Pacific Werribee less than 5kms away.

The Western Ring Road is nearby for easy access to the northern suburbs, Bendigo and Ballarat. Or drive straight down Leakes Road and take the West Gate Freeway to the CBD or Geelong.

Of course many people leave their car at home and use our railway station, taking advantage of the easy 30 minute ride to the city.



The logo for SOHO Living, featuring the word "SOHO" in a large, white, serif font and "LIVING" in a smaller, gold, sans-serif font, both centered within a black circle. The background of the entire page is a blue geometric pattern of overlapping lines.

SOHO LIVING

SOHO Living is a contemporary residential home builder and property developer focused on building architecturally designed homes and townhomes that you will be proud to call your own. Our mission is to create communities and dynamic spaces where individuals can grow and thrive.

Thinking outside the box is what we do best, which is why our developments always result in stylish and versatile homes in neighbourhoods that are built to last. Regardless of your stage in life, there's a SOHO Living development that's right for you.

When you choose SOHO Living, you are assured a high standard of service that is unparalleled in the industry. We pride ourselves on the exceptional quality of our designs, builds and finishes that are guaranteed to exceed homebuyer expectations every time.

By investing in a SOHO Living home, you are investing in your best possible future. With a wide selection of townhomes and homes available, we can make your home ownership dreams a reality.

Find out for yourself why SOHO Living are one of Australia's fastest growing builders and experience firsthand the SOHO Living difference.



EVERYTHING YOU NEED, RIGHT WHERE YOU NEED IT

Westbrook residents will be living with everything they need on their doorstep - right where they need it.

The planned Commercial and Retail Town Centre promises to be a thriving hub of shopping, recreation and dining experiences.

Tarneit Railway Station is already one of the most important on the V/Line network. There'll be a vast choice of recreation and

play areas – with over 28km of shared paths and trails across the estate – plus indoor and outdoor sports facilities, school, and two major waterway projects enhancing the area's natural beauty.

WESTBROOK 
 ANOTHER DENNIS FAMILY COMMUNITY

Artist's Impression

Images, photos, plans, maps, measurements and other information are for general illustration purposes only and are not to scale. Actual facilities, amenities, infrastructure, and their configuration are indicative of current or proposed amenity and infrastructure delivery and design, which may be subject to change without notice. Some amenities may not be owned or managed by the Developer and outcomes may be subject to delays in implementation or statutory/development/planning approvals outside the Developer's control. Accordingly, the Developer makes no representations on the delivery or timing of any amenities or works shown or featured herein.

KEY

- SALES CENTRE
- THE EDGE
- THE EDGE AVAILABLE
- AVAILABLE
- SOLD
- FUTURE MEDIUM DENSITY

- 1 Future Community Centre
- 2 Future Town Centre
- 3 Tarnet Railway Station
- 4 Tarnet Central Shopping Centre
- 5 Future Commercial Centre
- 6 Future Indoor Recreation Centre
- 7 **Winnings** Tarnet
- 8 Julia Gillard Library Tarnet
- 9 Picnic Park
- 10 Central Park
- 11 Heyfield Park
- 12 Future Sporting & Recreational Space
- 13 Bemn Secondary College
- 14 Durell Road Park
- 15 Truganina Cemetery
- 16 Future Truganina Shopping Centre
- 17 Petrol Station
- 18 Aspire Early Education & Kindergarten
- 19 Grassland Expansion
- 20 Future Parks
- 21 Sporting & Recreational Space
- 22 Garrang Wilam Primary School
- 23 Truganina P-9 College



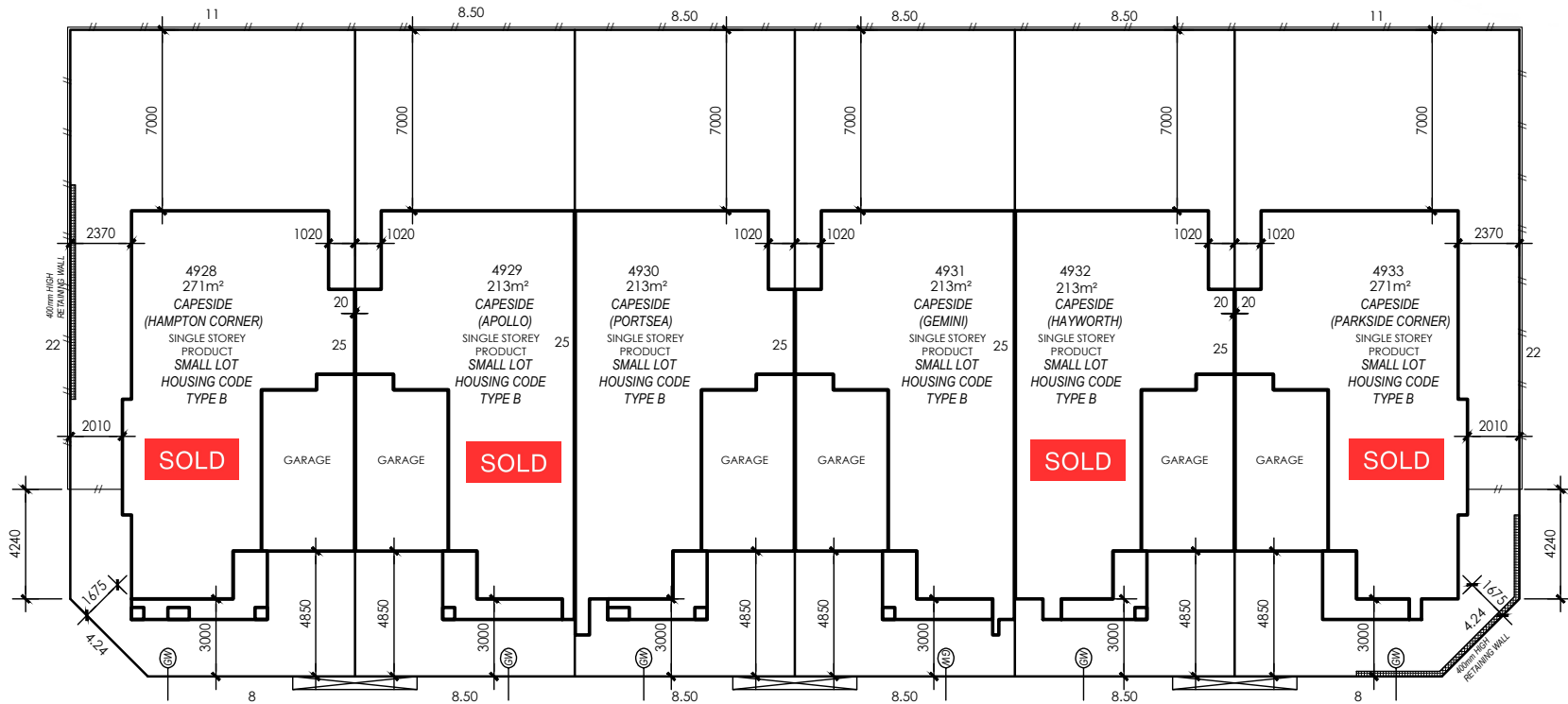
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SITE PLAN

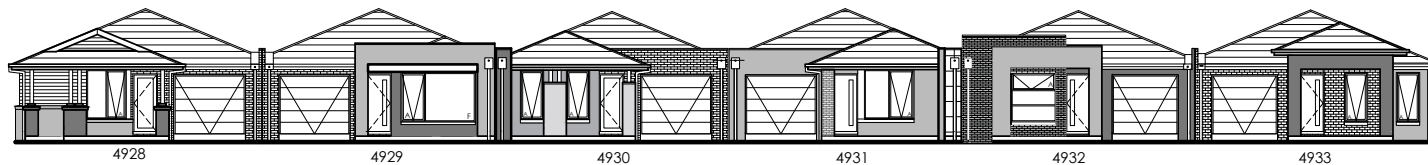


SEYMOUR STREET

HOWELL CRESCENT



TIMOR ROAD





Artist's Impression

HOME SIZE 135SQ | LAND SIZE 271m²

TURNKEY INCLUSIONS:

- Architectural façade
- 2590mm ceiling heights to ground floor
- 20mm stone benchtops including waterfalls (Design specific)
- 20mm engineered stone benchtop to ensuite and bathroom
- SMEG kitchen appliances including dishwasher
- Premium splashback to kitchen
- Coloured concrete driveway and front path
- Timber laminate Flooring to living areas
- Quality carpet to bedrooms
- Tiled shower bases
- Colorbond sectional garage door with dual remotes
- Sliding Robe doors
- LED downlights
- Landscaping to front and rear including letterbox, clothesline and fencing
- All developer and design requirements
- SOHO Living Capeside Corner floorplan

Statements in relation to inclusions, specifications or other information relating to the construction of dwellings and built form products have been supplied by Soho Living Australia Pty Ltd Builder Licence Number CDB-U 50036 (Soho Living). For further details, please refer to your building contract with Soho Living or contact Soho Living on 13 76 46. The promoter, DFC (Westbrook) Pty Ltd, takes no responsibility for the accuracy, currency, reliability or correctness of any statements by or in relation to Soho Living or its built form products. *Subject to land and build contracts for specified lots, available until sold. Lot width and depth subject to fall and layout of land. Images may contain optional or additional cost upgrades such as, furniture, and decorator items, unless otherwise specified. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice. Price based on façade shown, but excludes stamp duty, and legal and transactional costs, for eg FIRB, finance fees. Package not available in conjunction with any other promotions. For detailed home pricing, please contact a SOHO Living sales consultant for further information. SOHO Living reserves the right to alter the images, descriptions, and/or pricing without notice.



SOLD

Artist's Impression

HOME SIZE 135SQ | LAND SIZE 213m²

TURNKEY INCLUSIONS:

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- 20mm stone benchtops including waterfalls (Design specific)
- 20mm engineered stone benchtop to ensuite and bathroom
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- Premium splashback to kitchen
- Coloured concrete driveway and front path
- Timber laminate Flooring to living areas
- Quality carpet to bedrooms
- Tiled shower bases
- Colorbond sectional garage door with dual remotes
- Sliding Robe doors
- LED downlights
- Landscaping to front and rear including letterbox, clothesline and fencing
- All developer and design requirements
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Artist's Impression

HOME SIZE 13SQ | LAND SIZE 213m²

\$532,950*

TURNKEY INCLUSIONS:

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- 2590mm ceiling heights to ground floor
- 20mm stone benchtops including waterfalls (Design specific)
- 20mm engineered stone benchtop to ensuite and bathroom
- SMEG kitchen appliances including dishwasher
- Premium splashback to kitchen
- Coloured concrete driveway and front path
- Timber laminate Flooring to living areas
- Quality carpet to bedrooms
- Tiled shower bases
- Colorbond sectional garage door with dual remotes
- Sliding Robe doors
- LED downlights
- Landscaping to front and rear including letterbox, clothesline and fencing
- All developer and design requirements
- SOHO Living Capeside floorplan

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Artist's Impression

HOME SIZE 13SQ | LAND SIZE 213m²

\$532,950*

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- Premium splashback to kitchen
- Coloured concrete driveway and front path
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Artist's Impression

HOME SIZE 13SQ | LAND SIZE 213m²

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- Architectural façade
- 2590mm ceiling heights to ground floor
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- 20mm engineered stone benchtop to ensuite and bathroom
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- Premium splashback to kitchen
- Coloured concrete driveway and front path
- Timber laminate Flooring to living areas
- Quality carpet to bedrooms
- Tiled shower bases
- Colorbond sectional garage door with dual remotes
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- LED downlights
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Artist's Impression

HOME SIZE 13SQ | LAND SIZE 271m²

TURNKEY INCLUSIONS:

- Architectural façade
- 2590mm ceiling heights to ground floor
- 20mm stone benchtops including waterfalls (Design specific)
- 20mm engineered stone benchtop to ensuite and bathroom
- SMEG kitchen appliances including dishwasher
- Premium splashback to kitchen
- Coloured concrete driveway and front path
- Timber laminate Flooring to living areas
- Quality carpet to bedrooms
- Tiled shower bases
- Colorbond sectional garage door with dual remotes
- Sliding Robe doors
- LED downlights
- Landscaping to front and rear including letterbox, clothesline and fencing
- All developer and design requirements
- SOHO Living Capeside Corner floorplan

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COLOUR SCHEME I

SOHO
LIVING



Artist Impression

- ① 2590mm Ceilings to ground floor
- ② Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- ③ Fisher & Paykel Dishwasher
- ④ 20mm Caesarstone benchtop with waterfall edge (Osprey)
- ⑤ 200mm Gooseneck tap & 1.75L sink insert
- ⑥ Premium Splashback (Silver mirror)
- ⑦ Overhead laminex cupboards (Nocturne Oak)
- ⑧ Laminex cabinetry (Nocturne Oak)
- ⑨ Quality Timber Laminate Flooring (Rye)
- ⑩ LED Downlights
- ⑪ Watty Paint

COLOUR SCHEME 2

SOHO
LIVING



- ① 2590mm Ceilings to ground floor
- ② Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- ③ Fisher & Paykel Dishwasher
- ④ 20mm Caesarstone benchtop with waterfall edge (Nickel)
- ⑤ 200mm Gooseneck tap & 1.75L sink insert
- ⑥ Premium Splashback (Grey mirror)
- ⑦ Overhead laminex cupboards (Oyster Grey)
- ⑧ Laminex cabinetry (Oyster Grey)
- ⑨ Quality Timber Laminate Flooring (Buckwheat)
- ⑩ LED Downlights
- ⑪ Watty Paint

COLOUR SCHEME 3

SOHO
LIVING



- ① 2590mm Ceilings to ground floor
- ② Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- ③ Fisher & Paykel Dishwasher
- ④ 20mm Caesarstone benchtop with waterfall edge (Osprey)
- ⑤ 200mm Gooseneck tap & 1.75L sink insert
- ⑥ Premium Splashback (Grey mirror)
- ⑦ Overhead laminex cupboards (Nocturne Oak)
- ⑧ Laminex cabinetry (Nocturne Oak)
- ⑨ Quality Timber Laminate Flooring (Rustic Buckwheat)
- ⑩ LED Downlights
- ⑪ Watty Paint

COLOUR SCHEME 4

SOHO
LIVING



- ① 2590mm Ceilings to ground floor
- ② Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- ③ Fisher & Paykel Dishwasher
- ④ 20mm Caesarstone benchtop with waterfall edge (Oyster)
- ⑤ 200mm Gooseneck tap & 1.75L sink insert
- ⑥ Premium Splashback (White Penny round)
- ⑦ Overhead laminex cupboards (Rural Oak)
- ⑧ Laminex cabinetry (Storm Cloud-140)
- ⑨ Quality Timber Laminate Flooring (Rustic Maize)
- ⑩ LED Downlights
- ⑪ Watty Paint

COLOUR SCHEME 5

SOHO
LIVING



- ① 2590mm Ceilings to ground floor
- ② Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- ③ Fisher & Paykel Dishwasher
- ④ 20mm Caesarstone benchtop with waterfall edge (Snow)
- ⑤ 200mm Gooseneck tap & 1.75L sink insert
- ⑥ Premium Splashback
- ⑦ Overhead laminex cupboards (Bleached Elm)
- ⑧ Laminex cabinetry (Calm White)
- ⑨ Quality Timber Laminate Flooring (Rustic Oatmeal)
- ⑩ LED Downlights
- ⑪ Watty Paint

COLOUR SCHEME 6

SOHO
LIVING



Artist Impression

- ① 2590mm Ceilings to ground floor
- ② Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- ③ Fisher & Paykel Dishwasher
- ④ 20mm Caesarstone benchtop with waterfall edge (Nickel)
- ⑤ 200mm Gooseneck tap & 1.75L sink insert
- ⑥ Premium Splashback (Calacatta Gold Tile)
- ⑦ Overhead laminex cupboards (Calm White)
- ⑧ Laminex cabinetry (Calm White)
- ⑨ Quality Timber Laminate Flooring (Rye Matt)
- ⑩ LED Downlights
- ⑪ Watty Paint

Westbrook Estate Land Sales Centre

17 Society Boulevard (off Leakes Road), Truganina VIC 3029

PHONE 1300 303 420

WestbrookEstate.com.au

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WESTBROOK 
 ANOTHER DENNIS FAMILY COMMUNITY

