

sage

TOWNHOMES



WILLOW SPRINGS

ROCKBANK

THE SOHO LIVING  
*difference*

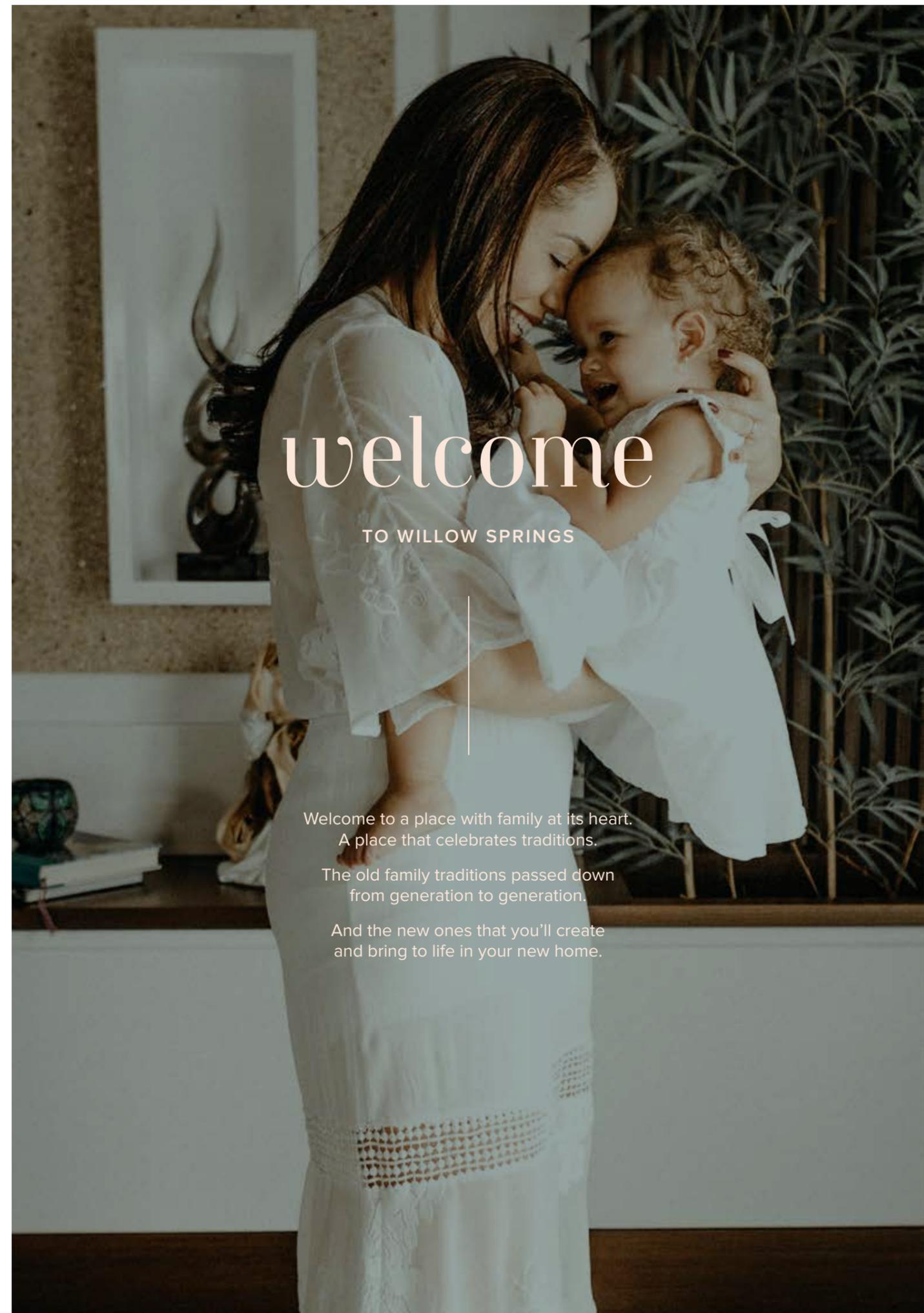
When you choose SOHO Living,  
you are investing in a space  
that instills both a physical and  
emotional connection to its design.

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



welcome

TO WILLOW SPRINGS

Welcome to a place with family at its heart.  
A place that celebrates traditions.

The old family traditions passed down  
from generation to generation.

And the new ones that you'll create  
and bring to life in your new home.



All images and drawings are for illustrative purposes.

sage  
TOWNHOMES

Keep your treasured traditions alive and create new ones for your family at Sage Townhomes, Willow Springs. A boutique community in Rockbank, part of Melbourne's popular western growth corridor.

You'll be just minutes away from the Rockbank town centre, schools, child care, shopping and entertainment.



## lincoln corner

3 BED 18.10SQ



GROUND FLOOR

FIRST FLOOR

*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. Refer to siteplan opposite for facade type. Refer to 2d Masterplan for actual facade.*



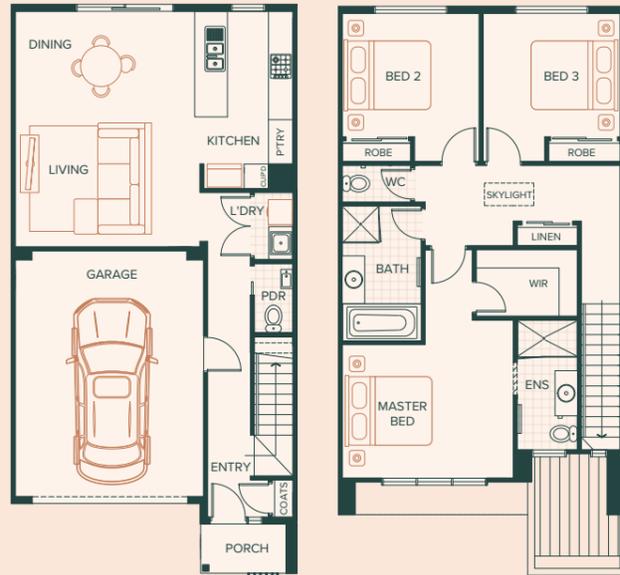
TYPE D



TYPE C

## boston

3 BED 18.18SQ

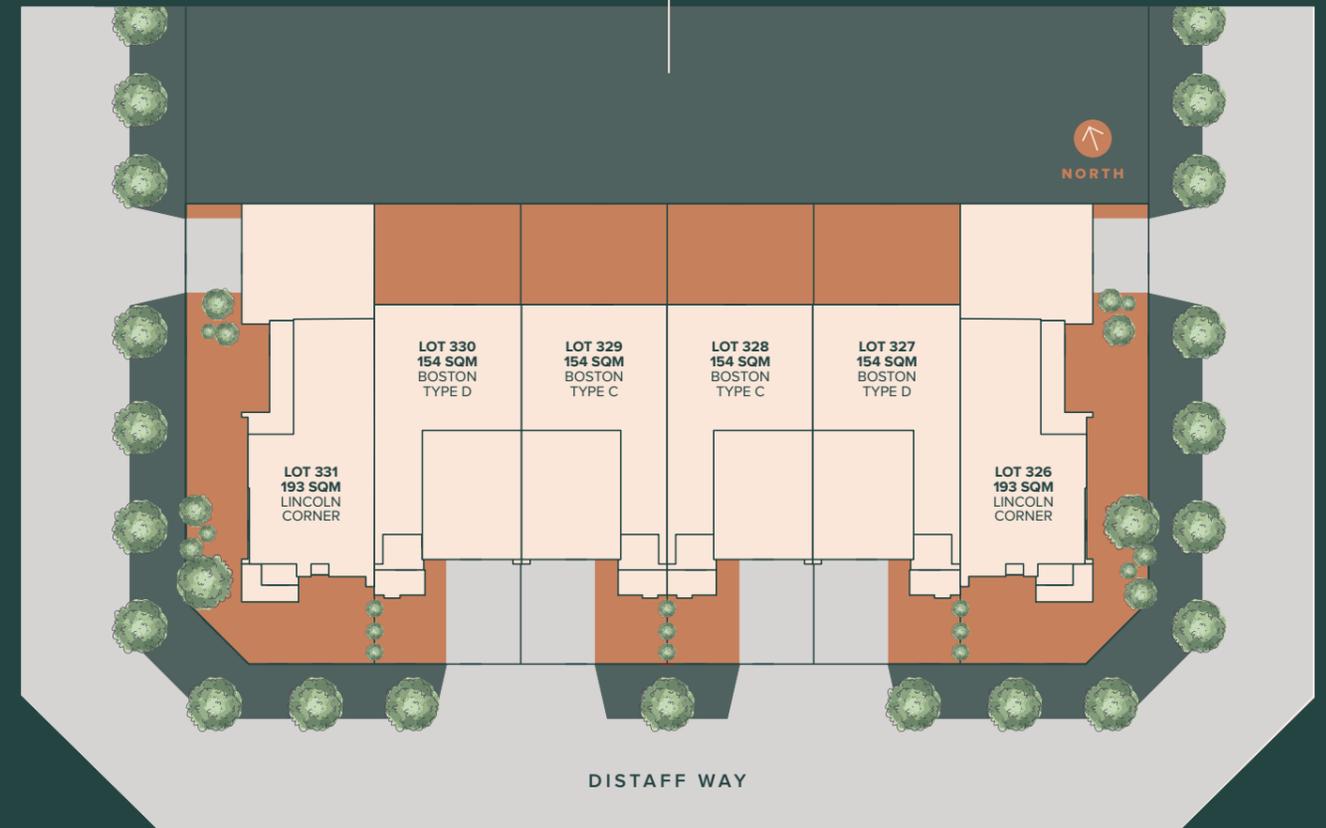


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FIRST FLOOR

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BOUTIQUE  
*living*



Sage Townhomes offer an exclusive selection of six architecturally designed, three bedroom stylish townhomes to suit your family's lifestyle.

*Artist's impression. 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. CDB-U-50036 SOHO24142*

# inclusions

## SOHO TERRACES SMART TURNKEY



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### 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

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:** Selected as per SOHO Living colour scheme. Regent design white subway tiles.

### 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.

**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, where a single power point is provided.

**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 (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:** 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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Artist's impression.

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WILLOW SPRINGS  
ROCK BANK

GOING  
*local*



Along with the area's existing schools, Willow Springs will be less than a kilometre from a planned primary and a secondary school, with a large sporting reserve just beyond.

Rockbank Station is just a 15-minute stroll away. Here's where you'll find the new major town centre and public plaza with shopping, food and entertainment.

The upgraded train ride from Rockbank Station to the city takes just 35 minutes. Or hop into your car for easy access to the Western Freeway and commute to the CBD or Tullamarine Airport.



Artist's impression.

MEET THE  
*developer*

Golden Age Group has been creating iconic residential towers and vertical communities for Melbourne and Sydney since 2006.

We design environments that bring people together by putting people first.

Using our expertise in growing successful communities, our vision is to make Willow Springs a unique community with new family traditions at its heart.

**GOLDEN AGE**  
>

