



COASTAL VINES

OCEAN GROVE

RELEASE ONE

SOHO
LIVING

THE SOHO LIVING
DIFFERENCE



Artist Impression

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.



WELCOME TO COASTAL VINES

Nestled within the breathtaking Bellarine Peninsula, Coastal Vines is your gateway to an elegant coastal lifestyle in Ocean Grove. This premium boutique estate presents an exclusive collection of House and Land packages, just minutes away from pristine beaches, bustling shops, and all the conveniences you could desire for your luxury lifestyle.

Live in a secure, peaceful master-planned estate enveloped by the coastal surroundings, with thoughtfully designed homes that blend style and functionality. Coastal Vines delivers a year-round resort lifestyle all set against the stunning backdrop of Ocean Grove, exclusive and ready for you to enjoy with your family and friends.

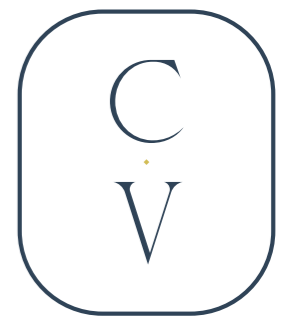




Artist Impression



Artist Impression



COASTAL VINES
OCEAN GROVE

Facade Options



Palm



Moonah



Dune



Bay



Cove



Coral

Byron

23 Squares

4 2 2



Facade Option

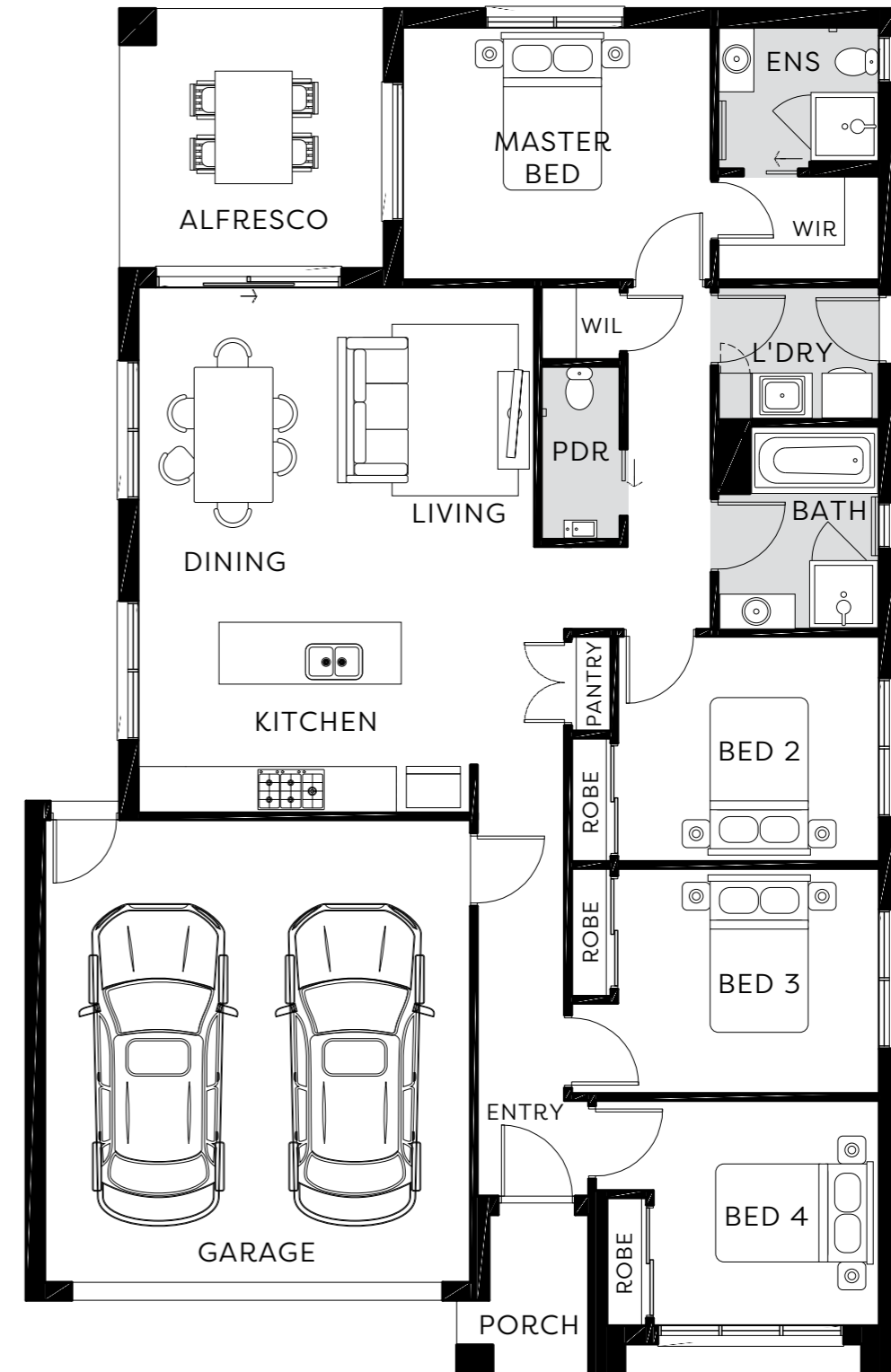


Bells

Lennox

19 Squares

4  2  2 



Facade Options

Carlton

19 Squares

4  2  2 



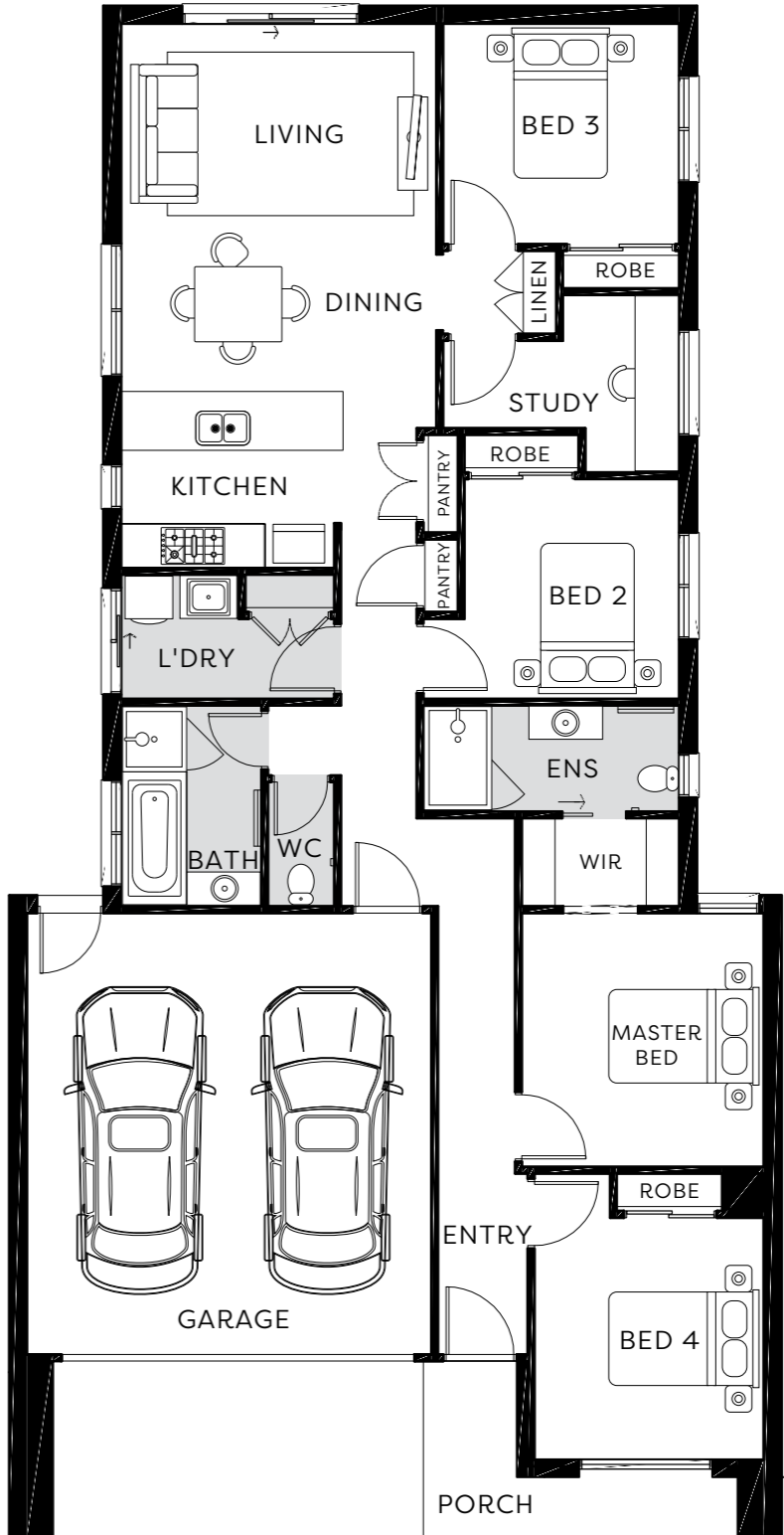
Manly



Bondi



Laguna



All images and drawings are for illustrative purposes.

These plans and information are indicative only and may vary without notice. Furniture or vehicles are not included in the sale of these lots. The images depicted here are indicative only. Facade finishes and colours may vary.

Colour Schemes



Urban

1. 2740mm Ceilings to ground floor
2. LED Downlights
3. WattyL Paint (Winter Mushroom)
4. Overhead laminex cupboards (Rural Oak)
5. Quality Timber Laminate Flooring (Rustic Maize)
6. Premium Splashback (White Penny Round)
7. Chrome pull out tap & Stainless steel double undermount sink
8. 40mm Engineered stone benchtop with waterfall edge (Oyster)
9. SMEG dishwasher
10. Laminex Cabinetry (Storm Cloud)
11. SMEG 900mm rangehood & cooktop, SMEG 600mm oven



Coastal

1. 2740mm Ceilings to ground floor
2. LED Downlights
3. WattyL Paint (SOHO White)
4. Overhead laminex cupboards (Bleached Elm)
5. Quality Timber Laminate Flooring (Rustic Oatmeal)
6. Premium Splashback (Grand Atlantis White)
7. Chrome pull out tap & Stainless steel double undermount sink
8. 40mm Engineered stone benchtop with waterfall edge (Snow)
9. SMEG dishwasher
10. Laminex Cabinetry (Calm White)
11. SMEG 900mm rangehood & cooktop, SMEG 600mm oven

Colour Schemes



Echo

1. 2740mm Ceilings to ground floor
2. LED Downlights
3. Wattyl Paint (Designer White)
4. Overhead laminex cupboards (Calm White)
5. Quality Timber Laminate Flooring (Rye Matt)
6. Premium Splashback (Grand Atlantis Gold)
7. Chrome pull out tap & Stainless steel double undermount sink
8. 40mm Engineered stone benchtop with waterfall edge (Sleek Concrete)
9. SMEG dishwasher
10. Laminex Cabinetry (Calm White)
11. SMEG 900mm rangehood & cooktop, SMEG 600mm oven



Nova

1. 2740mm Ceilings to ground floor
2. LED Downlights
3. Wattyl Paint (Winter Mushroom)
4. Overhead laminex cupboards (Black Birchply)
5. Quality Timber Laminate Flooring (Buckwheat Matt)
6. Premium Splashback (Mod Fingers White)
7. Chrome pull out tap & Stainless steel double undermount sink
8. 40mm Engineered stone benchtop with waterfall edge (Alpine Mist)
9. SMEG dishwasher
10. Laminex Cabinetry (Calm White)
11. SMEG 900mm rangehood & cooktop, SMEG 600mm oven

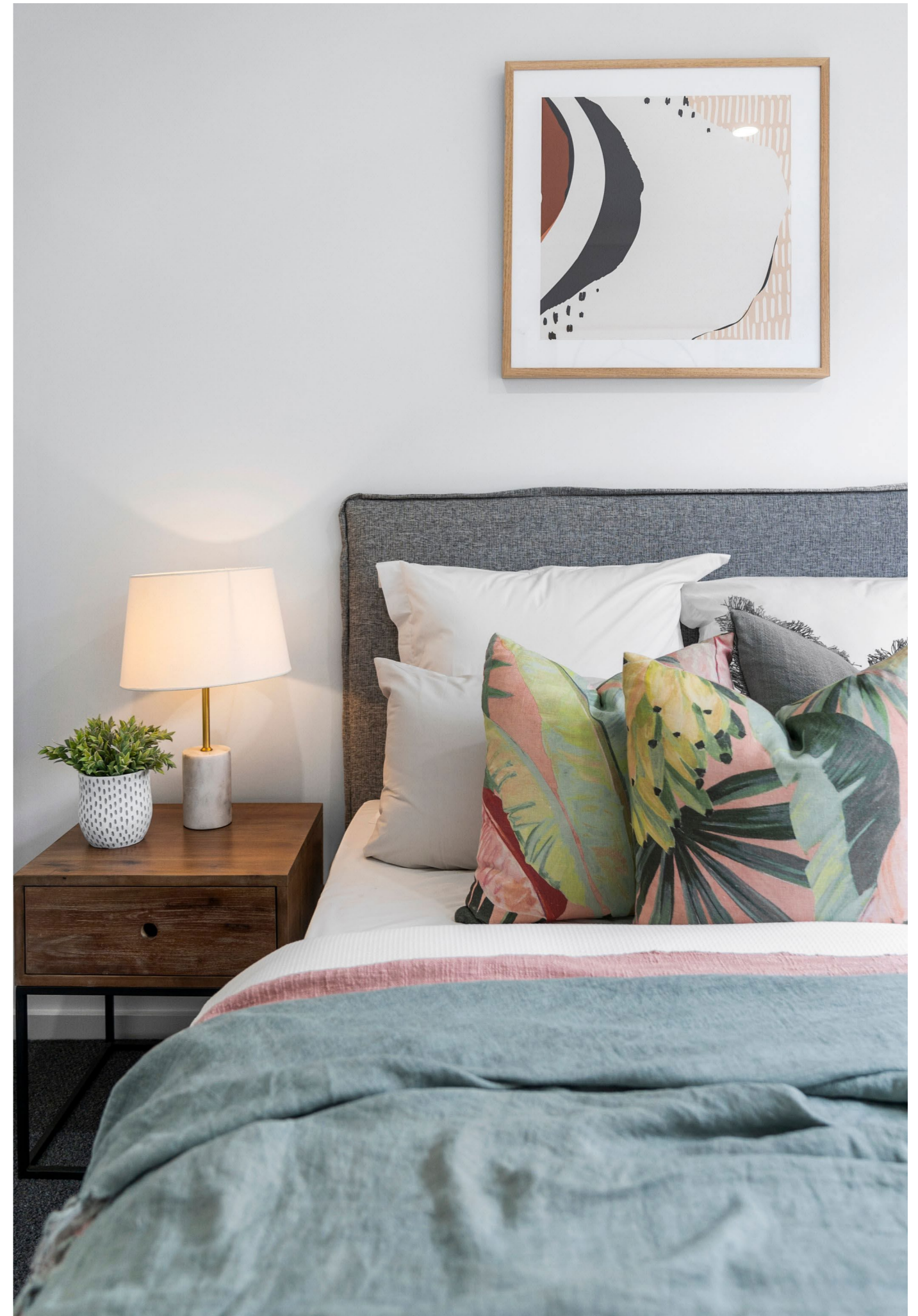
Colour Schemes



Artist Impression

- Botanic

1. 2740mm Ceilings to ground floor
2. LED Downlights
3. WattyL Paint (Floral White)
4. Overhead laminex cupboards (Classic Oak)
5. Quality Timber Laminate Flooring (Maize Matt)
6. Premium Splashback (Safi White Struct Gloss)
7. Chrome pull out tap & Stainless steel double undermount sink
8. 40mm Engineered stone benchtop with waterfall edge (Organic White)
9. SMEG dishwasher
10. Laminex Cabinetry (Alpine Mist)
11. SMEG 900mm rangehood & cooktop, SEMG 600mm oven



Perfection in every luxurious detail

Every material and detail has been considered to ensure the homes at Coastal Vines are one of a kind.

Inclusions

Internal Features	Ceiling Height	2740mm ceiling height (nominal) to single storey. 2440mm ceiling height (nominal) to first floor, if applicable.
	Cornice	Square set plaster to Living and hallways, 75mm cove cornice throughout remaining areas.
	Room Doors	Flush panel Honeycomb Core 2340mm high to single storey, 2340mm high to ground floor and first floor of double storey.
	Room Door Furniture	Passage set. Provide Lianna Passage set 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.
	Blinds	Holland blinds to bedrooms and living areas.
	Fly Wire	Fly Wire screens to all openable windows.
	Paint	Internal & External
	Woodwork & Skirting	Two coats.
Heating & Cooling	Reverse cycle split system (heating and cooling) to Living. Reverse cycle split system (heating and cooling) to Bedrooms.	
Hot Water System	Hot water unit in accordance with estate design guidelines.	
Kitchen	<p>SMEG oven 600mm.</p> <p>SMEG cooktop 900mm 5 burner stainless steel gas.</p> <p>SMEG rangehood 900mm stainless steel canopy rangehood.</p> <p>SMEG dishwasher 600mm.</p> <p>Sink: Stainless steel double undermount bowl sink.</p> <p>Tap: Pull out tap in chrome finish.</p> <p>Bench Top: Engineered stone benchtop 40mm. Selected as per SOHO Living colour scheme.</p> <p>Splashback: Selected as per SOHO Living colour scheme.</p>	
Bathroom, Ensuite, Powder Room & WC	Mirror	Polished edges to full width of vanities sitting on tiled splashback..
	Basin	Ceramic abovement round. No tap hole low profile square inset basin (white), chrome waste 1 tap hole/overflow.
	Vanity Unit	Vanity unit on tiled pedestal.
	Bench Top	Engineered stone benchtop 40mm. Selected as per 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 grated drain.
	Shower Screens	1950mm high semi frameless with pivot door and clear laminated glass.
	Taps and Outlets	<p>Ensuite Shower hand shower on rail.</p> <p>Bathroom Shower – Shower hand shower on rail.</p> <p>Bath (Wall Mounted) – Straight wall bath outlet and wall mixer.</p> <p>Basin (Wall Mounted) – Wall mixer.</p>
	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	Up to 800mm wide fully lined modular cabinet or Stainless steel 42L Tub and Cabinet (Design Specific). 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 and toilet 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.
	Alarm	Bosch 2000 Series 8 Zone Bronze Package
	Plumbing	(2 No) garden taps, one located to the front water meter and one adjacent to the external Laundry door or at the rear (Design Specific).
Tiling	Ceramic Floor Tiles	Selected from SOHO Living colour scheme. 450x450 to Laundry, Ensuite, Bathroom, WC, and Powder room, shower recess and above bath.
	Ceramic Wall Tiles	Selected from SOHO Living colour scheme. Floor to Ceiling tiles with square set cornice to Bathroom and Ensuite.
Floor Coverings	Carpet	Selected from SOHO Living colour scheme to Bedrooms, WIR, Activity and Staircase in line with manufacturers guidelines.
	Timber Laminate	Selected from SOHO Living colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family, Living, Rear Hallway, Lounge and Study in line with manufacturers guidelines.
Storage	Shelving	<p>Robes – One white melamine shelf and hanging rail.</p> <p>Walk in Robe – One white melamine shelf and hanging rail.</p> <p>Pantry/Linen – Four white melamine shelves.</p> <p>Broom – One white melamine shelf.</p>
	Stairs (Double Storey Homes)	Pine handrail, painted gloss finish, stainless steel rod balusters, MDF stringer, pine newel post, gloss painted finished. MDF treads and risers including plaster dwarf walls to stairs and void areas (refer for staircase layout).



Inclusions

Garage

Garage Door	Up to 2150mm high x 4800mm wide Colorbond sectional door (Design Specific).
Remote Control	Remote control unit to front garage door with 2 handsets.
Pedestrian Door	Door – 2040mm high weatherproof flush panel with sealer undercoat and low sheen acrylic topcoat paint finish, opening inward. Door Furniture – Schlage Alba Chrome Levers through Chrome finish.
Internal Access Door	Door Frame – Timber with sealer undercoat and low sheen acrylic topcoat paint finish including full perimeter draft seals (Home Specific). Door – 2430mm high flush panel with sealer undercoat and low sheen acrylic topcoat paint finish, opening into home. Door Furniture – Chrome Levers through Chrome finish.

Outdoor

Landscaping	Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.
Fencing	Timber paling/Colorbond including wing fence and gate to suit estate design covenants.
Paving	Exposed Aggregate concrete to driveway, front path, and rear outdoor living.
Letterbox	Pre cast concrete letterbox with colour to match house.
Clothesline	Fold out clothesline in rear yard.

About us

Member of Master Builders Association & Housing Industry of Australia.
10-year structural guarantee.
SOHO Living reserves the right to amend specification without prior notice. Products may vary depending on availability. Imagery for illustrative purposes.



COASTAL VINES

OCEAN GROVE

coastalvines.com.au

--
242-250 Grubb Road
Ocean Grove 3226

SOHO

LIVING

The information contained in this promotional material including statements, figures, images, and representations are indicative only, are current on the date of publication, and may change without notice. Images may include artist impressions and computer-generated images that are for general illustration purposes only, which may not be to scale and may differ from the final built form. Actual lots, stages, facilities, amenities, infrastructure, and their configuration are subject to statutory approval and may change. All persons should seek their own independent legal, financial, and real estate advice. This document is not a contract and is not binding. Please ask your new homes consultant for detailed home designs specific drawings for full extent of inclusions, features, pricing and specifications of your preferred SOHO Living home design, colour scheme and or facade. All information contained within this brochure is accurate at time of March 2024. CDB-U 50036