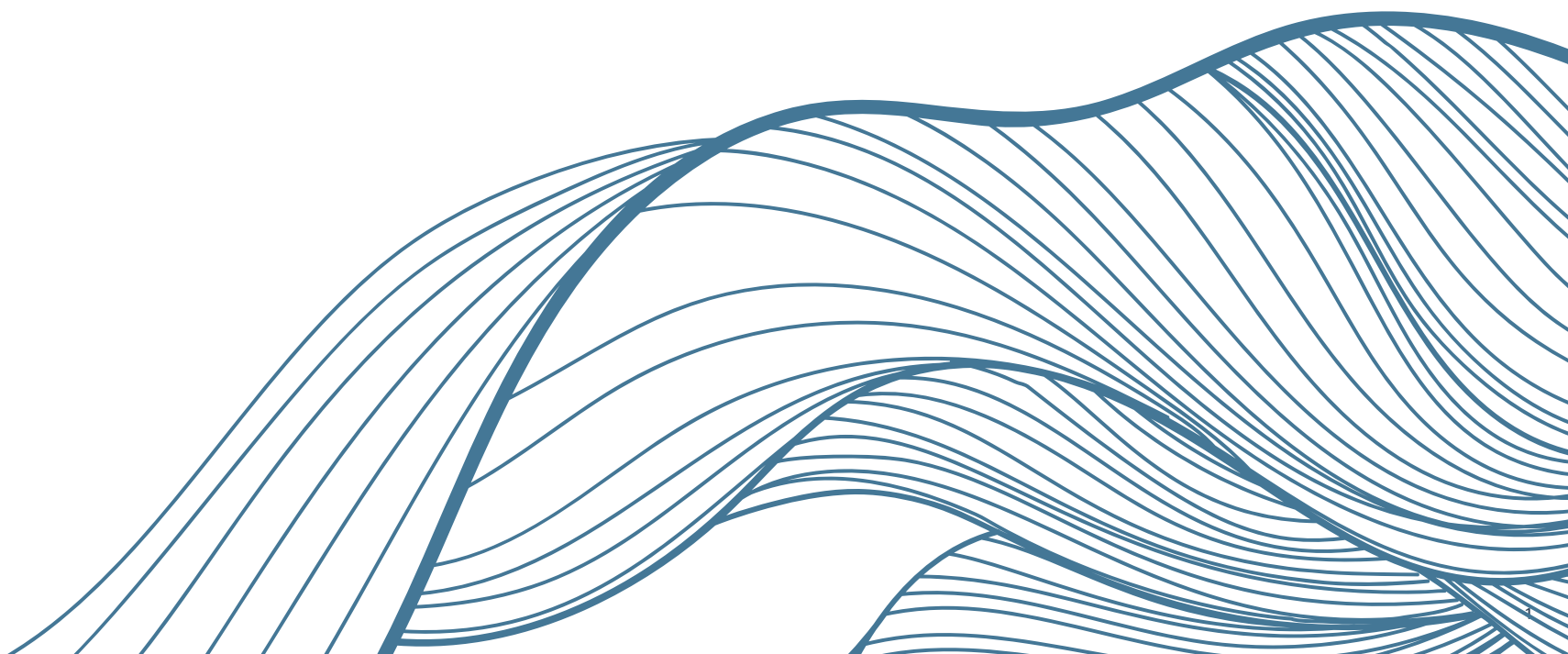




COASTAL VINES

OCEAN GROVE



COASTAL LIVING AT ITS FINEST



Artist Impression

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 Home 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 community 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.





- | | |
|---|-------------------------------------|
| 01 Ocean Grove Marketplace | 11 Ocean Grove Beach |
| 02 Devlins Road Recreation Reserve | 12 The Terrace Shopping Precinct |
| 03 Our Lady Star of the Sea Catholic Primary School | 13 Ocean Grove Medical Clinic |
| 04 Bellarine Secondary College | 14 Ocean Grove Library |
| 05 Surfside Primary School | 15 Ocean Grove Primary School |
| 06 Bellarine Aquatic & Sports Centre | 16 Barwon Heads Bluff |
| 07 Ocean Grove Cricket Club | 17 Barwon Heads Golf Club |
| 08 Kingston Village Super Clinic | 18 Barwon Heads Primary School |
| 09 Kingston Park Recreation Reserve | 19 Ocean Grove Golf Club |
| 10 Corio Bay Health Group | 20 Oakdene Vineyards and Restaurant |



The Dunes Ocean Grove



Curlewis Golf Club





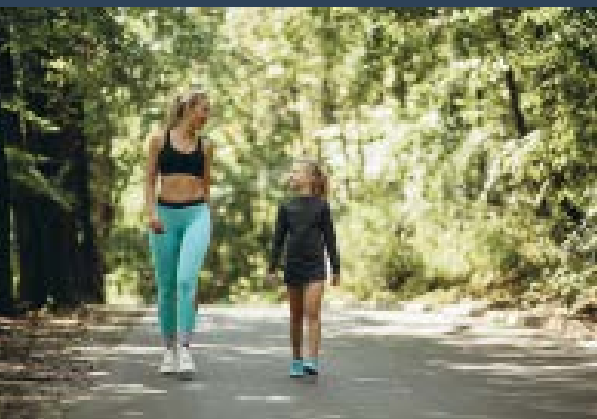
Amenities

Convenience at Your Doorstep

For your everyday needs, Ocean Grove boasts two primary shopping precincts. The Terrace precinct is home to a Coles Supermarket, Country Target, banks, specialty stores, and medical facilities, ensuring that all your essentials are within easy reach. Meanwhile, Ocean Grove Marketplace features a Woolworths, BWS, and an array of food stores, offering an extensive selection for your shopping and dining pleasure.

Both precincts are conveniently situated, catering to your every requirement.

For those looking to access educational options, Ocean Grove has them readily available. Ocean Grove Primary School and Bellarine Secondary College are conveniently located nearby, ensuring that families with children can easily access high-quality education.



Embracing the Great Outdoors

But Ocean Grove has even more to offer. This coastal town is a nature lover's paradise, with stunning parks, reserves, and trails that allow you to immerse yourself in the serene beauty of the region. Whether you seek a day at the beach, a shopping excursion, or a nature escape, Ocean Grove has it all. Coastal Vines brings together the finest aspects of coastal living, convenience, education, and accessibility for all, making it the perfect place to call home.

For those with a passion for the ocean, you'll find yourself within reach of famous surf beaches, inviting you to savour the coastal way of life. The iconic Great Ocean Road awaits, promising unforgettable road trips along one of the world's

most scenic routes. And, for those who appreciate the finer things in life, Coastal Vines places you in close proximity to renowned vineyards such as Oakdene and Jack Rabbit, where you can savour the region's finest wines and gourmet cuisine.

Enjoy easy access to charming nearby towns like Barwon Heads, Point Lonsdale, and Queenscliff, each offering their own unique allure and opportunities for exploration. Coastal Vines puts you at the centre of this coastal haven, where the best of outdoor living and modern convenience harmoniously come together.



Ocean Grove Beach



Ocean Grove Primary School



Ocean Grove Main Street



Devlins Road Football Oval

Welcome to the neighbourhood

Education & Childcare

1. Surfside Primary School
2. Our Lady Star of the Sea Catholic Primary School
3. Ocean Grove Primary School
4. Wallington Primary School
5. Barwon Heads Primary School

Shopping

6. Ocean Grove Marketplace
7. The Terrace Shopping Precinct
8. Ocean Plaza
9. Kingston Village Square
10. Gateway Plaza Leopold

Cafes & Restaurants

11. Driftwood Cafe
12. The Dunes Ocean Grove
13. The Olive Pit Delicatessen
14. Napona
15. Dawn Cafe

Nature & Recreation

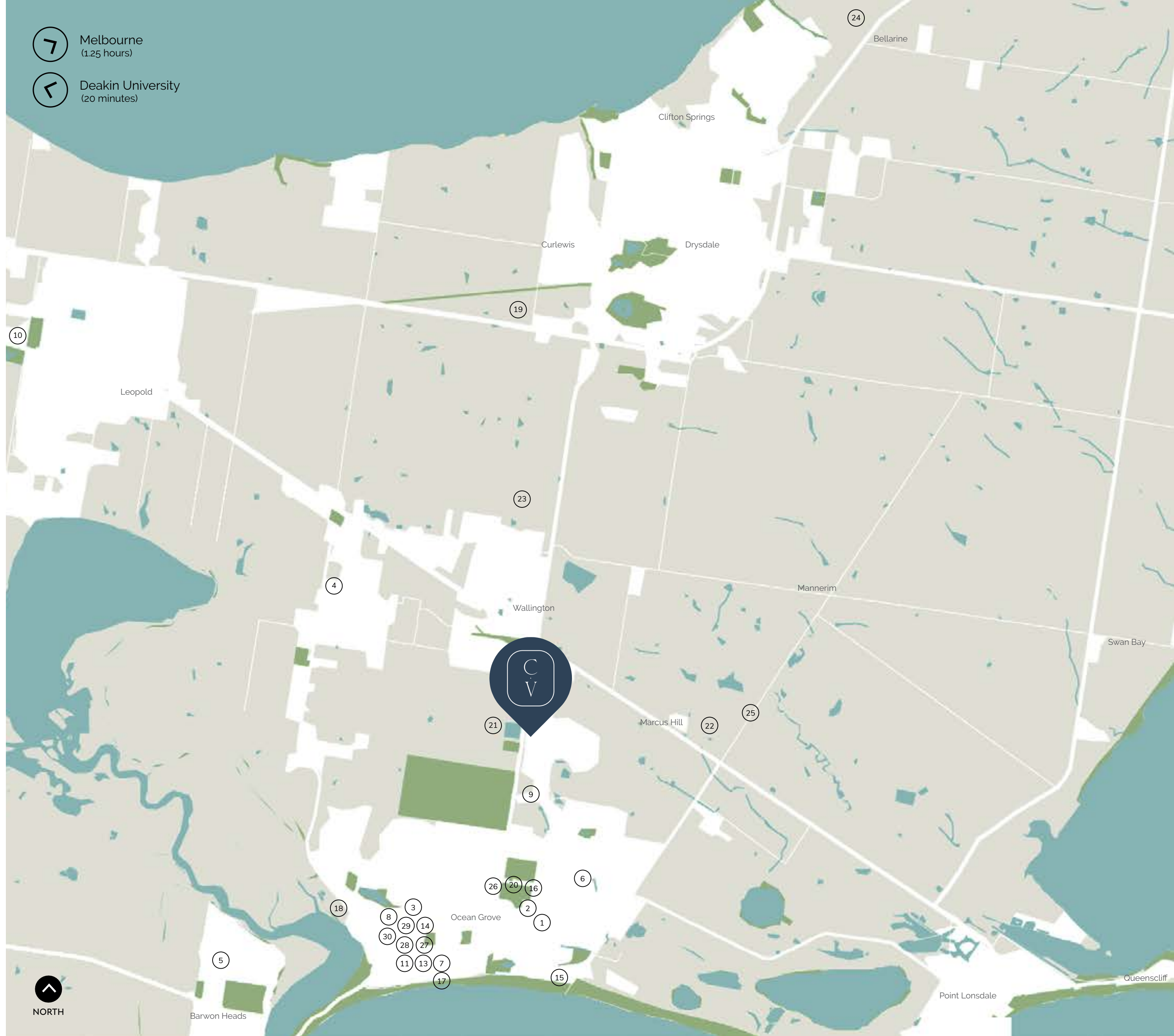
16. Bellarine Aquatic & Sports Centre
17. Ocean Grove Beach
18. Ocean Grove Golf Club
19. Curlewis Golf Club
20. Ocean Grove 'Reds' Cricket Club

Wineries

21. Oakdene Vineyards and Restaurant
22. Banks Road Vineyard
23. McGlashan's Vineyard
24. Jack Rabbit Vineyard
25. Marcus Hill Vineyard

Health

26. Corio Bay Health Group
27. Ocean Grove Medical Clinic
28. Australian Clinical Labs
29. Bellarine Community Health Ocean Grove
30. Epichealth Medical Clinic Ocean Grove Plaza





Live the Holiday Lifestyle

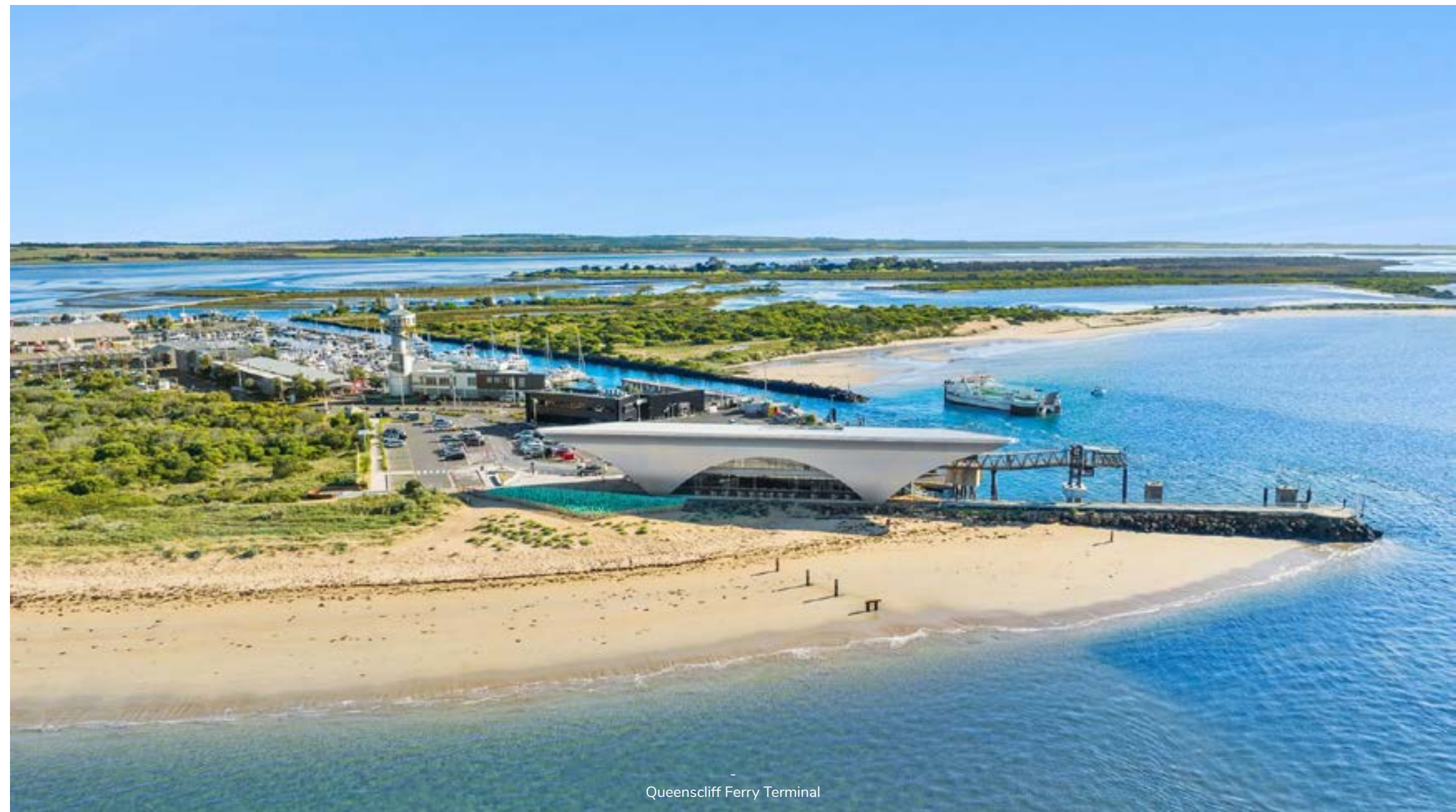
Nestled in the heart of the expanding coastal town of Ocean Grove, Coastal Vines offers a location that perfectly balances convenience and natural beauty. Just minutes away from the estate lies the famous beach, where you can soak up the sun, take a leisurely stroll, or enjoy water activities, making it the ideal destination for those who appreciate the outdoors. If a change of scenery is ever desired, the bustling city of Geelong is just a short 20-minute drive away, and the vibrant Melbourne CBD is easily accessible within 1.25 hours from your doorstep.



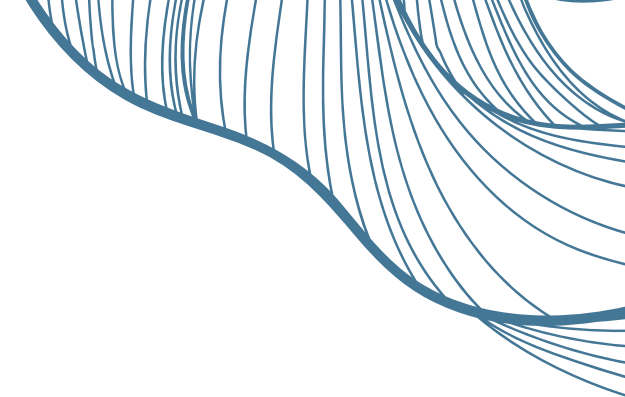
Ocean Grove Main Street

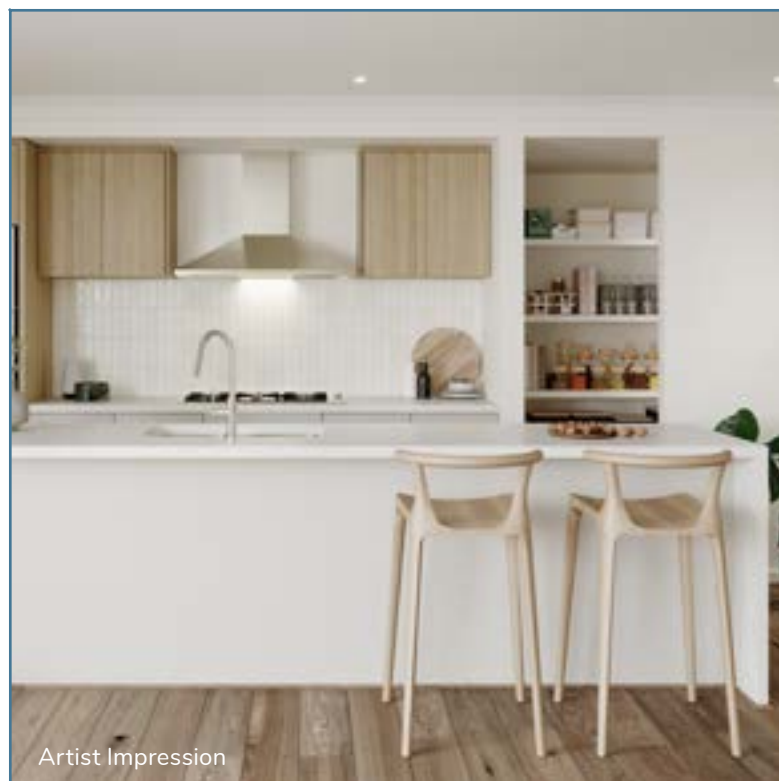


Oakdene Vineyards



Queenscliff Ferry Terminal





Artist Impression



Designed to Delight

From the materiality and versatility to the layout, every aspect is spectacular and steeped in quality and artistry.

Step into a home that effortlessly harmonises with the coastal way of life, featuring natural materials and cool, calming colours and textures. The interiors are generously spacious and airy, designed with large windows that welcome light from every direction, allowing for natural airflow and enhancing the authentic coastal atmosphere. Carefully chosen neutral colours provide a versatile backdrop for your personalisation and self-expression. Each home at Coastal Vines offers the opportunity to embrace a year-round resort-like lifestyle with family and friends.

Perfection in every luxurious detail

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

residences. Each home offers a choice of five unique colour palettes, thoughtfully designed to blend with the coastal surroundings.

We have gone to great lengths to ensure that every detail is nothing short of exquisite. These architecturally designed homes come equipped with all the key fixtures and fittings thoughtfully coordinated

to harmonise with your preferred colour scheme. From the flooring to the ceiling, each home has been meticulously designed to meet the highest standards of contemporary living, delivering an authentically premium residential experience. Drawing inspiration from the ocean and coast, every element seamlessly harmonises to create your truly perfect home.

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	Two coats.	
	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		SMEG oven 600mm.	
		SMEG cooktop 900mm 5 burner stainless steel gas.	
		SMEG rangehood 900mm stainless steel canopy rangehood.	
		SMEG dishwasher 600mm.	
		Sink: Stainless steel double undermount bowl sink.	
		Tap: Pull out tap in chrome finish.	
		Bench Top: Engineered stone benchtop 40mm. Selected as per SOHO Living colour scheme. Splashback: Selected as per SOHO Living colour scheme.	
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		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	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 with diffuser.	Recessed LED downlight in white non-metallic polyamide housing
	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 self-sealing	Above all showers and toilet not opening to outside air, 250mm with air flow draft stoppers.
	TV Points	To family and master bedroom.
	Telephone Point	To kitchen and master bedroom.
	Safety Switch box.	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	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.
	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 paint	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.

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.

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.



Meet The Developer

SOHO

LIVING

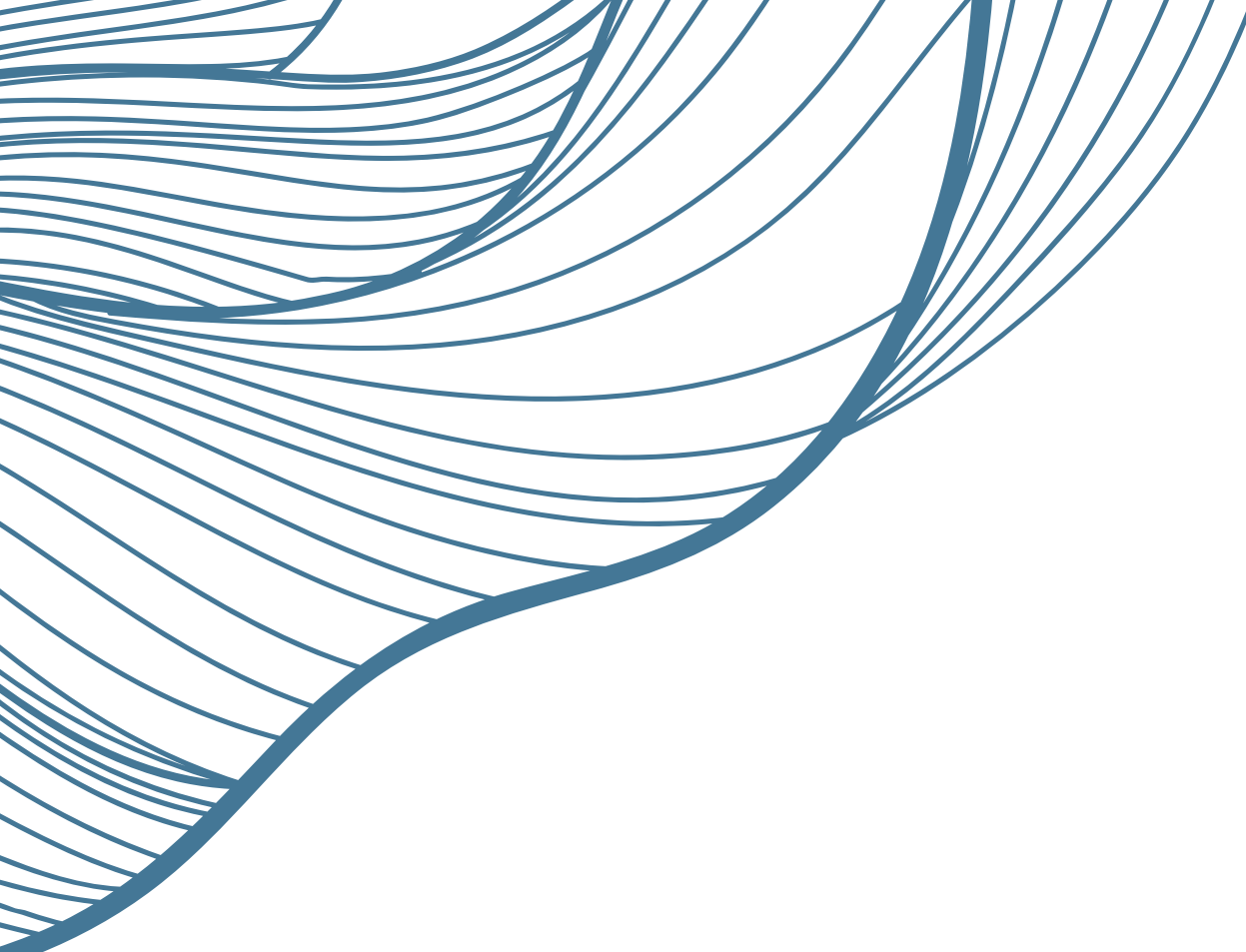
SOHO Living is a prestigious and innovative residential builder and property developer that takes pride in crafting architecturally stunning homes and townhouses that will instill a sense of pride in their owners.

Our goal is to foster communities and dynamic living spaces where individuals can prosper and flourish. We excel in thinking outside the box, resulting in beautiful and adaptable homes in neighbourhoods that are built to stand the test of time. Regardless of your life stage, we have a SOHO Living development that will perfectly cater to your needs and aspirations.

When you choose SOHO Living, you can expect an unrivalled level of service that sets us apart in the industry. We hold ourselves to the highest standards of quality and integrity, ensuring that our designs, builds, and finishes always surpass homebuyer expectations. With a wide array of luxurious townhomes and houses to choose from, we have everything you need to turn your dream of owning a beautiful home into a reality.

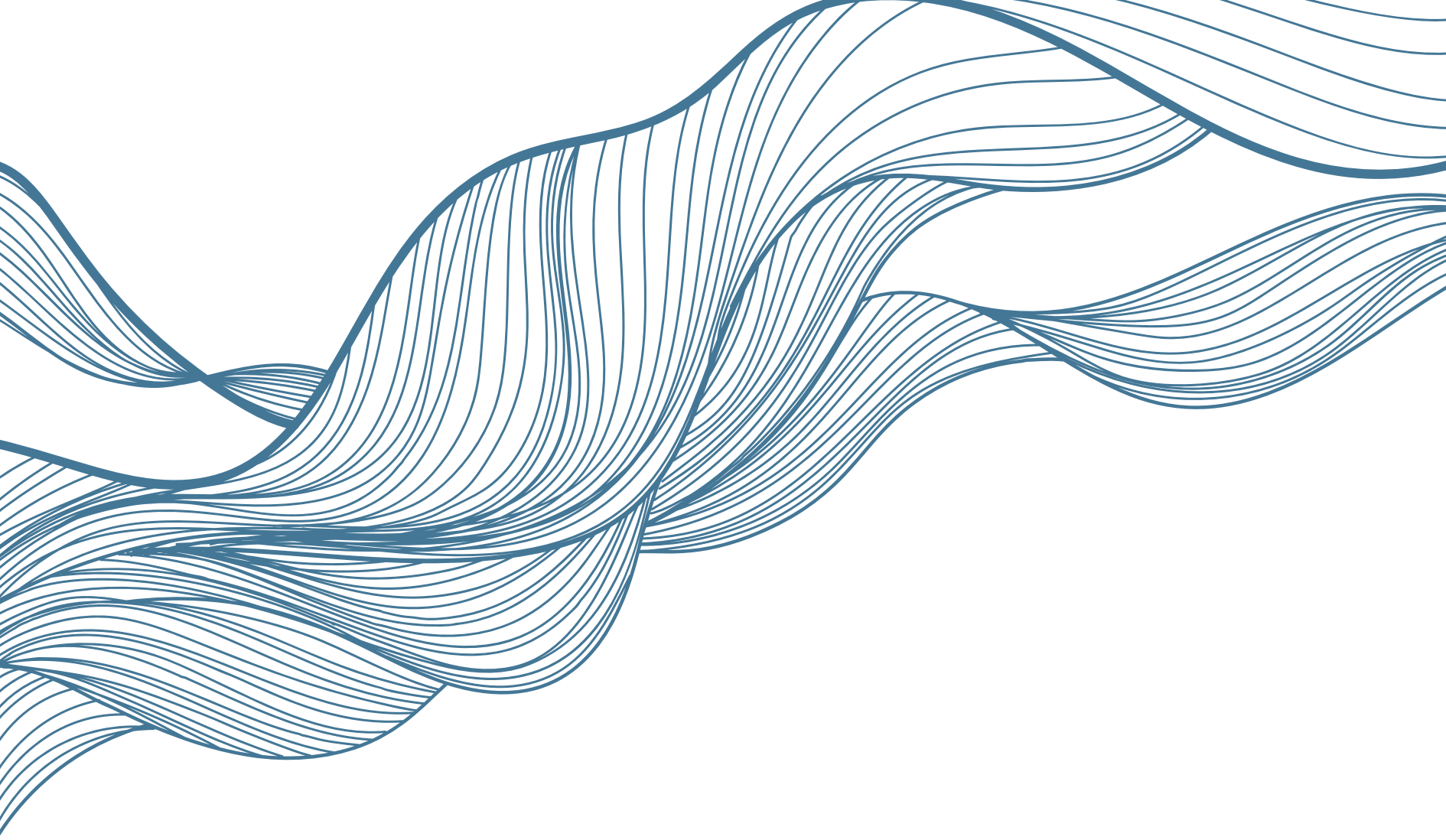
Join the ranks of satisfied customers who have experienced first-hand the exceptional service and attention to detail that sets SOHO Living apart as one of Australia's fastest-growing builders. Discover the SOHO Living difference for yourself today and make the best possible investment in your future.





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