

Arbory *Release*

DUNHELEN

GREENVALE

Perfectly positioned on Verdenia Drive, this exclusive collection of 3 & 4 bedroom homes invites you to experience the best of Greenvale. Located in the sought-after 3059 postcode, Dunhelen offers the perfect blend of city convenience and suburban charm. Here, you'll find well-established schools, expansive parklands, and a close-knit community - all just 23.6km from Melbourne's CBD.



Nowhere quite captures the invaluable beauty of *nature* and the strength of *local heritage* quite like Greenvale.

In the heart of it is *Dunhelen*, a new neighbourhood from esteemed developer, *Jinding*, that celebrates all the riches of Greenvale life – picturesque surrounds, true convenience, and an elevated image.

The *Arbory Release* presents an exclusive opportunity to call the coveted 3059 postcode home, featuring *6 three and four bedroom homes* with turnkey inclusions. Step into a life that's naturally extraordinary, where considered community features such as pocket parks invite a more social, connected and *enriched life*.



Key home features

Thoughtfully designed to meet the needs of today's lifestyle, this new collection of three and four bedroom homes on Verdenia Drive offers a unique blend of functionality, style, and comfort. Each home is crafted to provide open, flowing spaces, quality finishes, and all the essentials for both relaxed family living and professional pursuits. Nestled in the heart of Greenvale, Dunhelen brings the ideal balance of convenience and tranquillity, perfectly suited for young families and first home buyers.



OPEN PLAN LIVING

Enjoy spacious, light-filled interiors designed for seamless flow between kitchen, dining, and living areas - perfect for entertaining or unwinding with family.



MODERN KITCHEN

The heart of the home is fitted with quality appliances, ample storage, and sleek finishes, creating a stylish and functional space for home chefs and everyday living.



ELEGANT BATHROOM

Featuring premium fixtures and smart design, your bathrooms offer a private sanctuary for relaxation and rejuvenation.



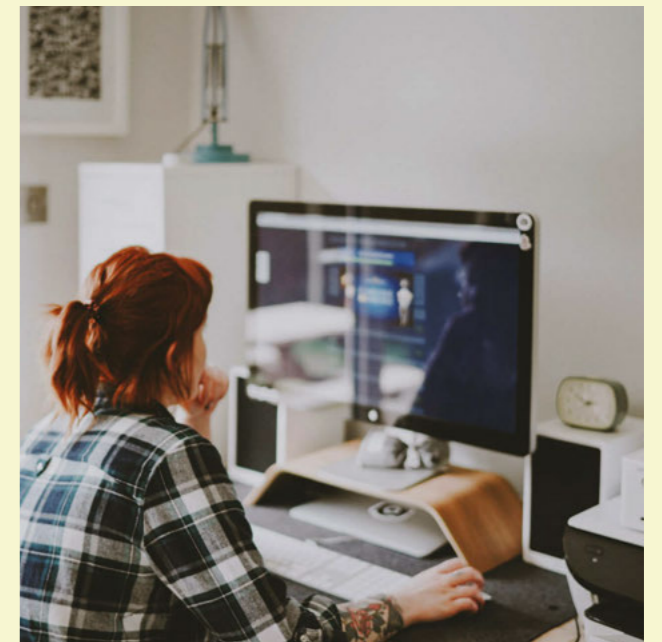
ARCHITECTURAL DESIGN

Each residence is crafted with a contemporary design aesthetic that combines form and function, ensuring every detail enhances both beauty and livability.



PRIVATE COURTYARD

A secluded courtyard provides a peaceful outdoor retreat for enjoying a morning coffee, gardening, or hosting gatherings with friends and family.



WORK-FROM-HOME READY

Designed with the flexibility of modern life in mind, each townhome includes a dedicated space for a home office, offering the perfect setup for work-from-home days.

Forge *your future*

Dunhelen presents an exclusive opportunity to call the coveted 3059 postcode home. Step into a life that's naturally extraordinary, where considered community features such as pocket parks invite a more social, connected and enriched life.

Future residents of Dunhelen will inherit the luxury of joining an established community where convenience has long been a hallmark of everyday life.



Artist Impression

Dunhelen

Key features



Prestigious postcode

Dunhelen is a thoughtfully designed community that prioritises life's greatest luxuries. Forge your future in a prestigious postcode where immaculate streetscapes frame your home and a welcoming community surrounds it.



Thoughtful landscaping

Whether you are seeking land, house and land or a townhome, Dunhelen offers architecturally designed landscaped front gardens, included with your purchase.



Heritage building on-site

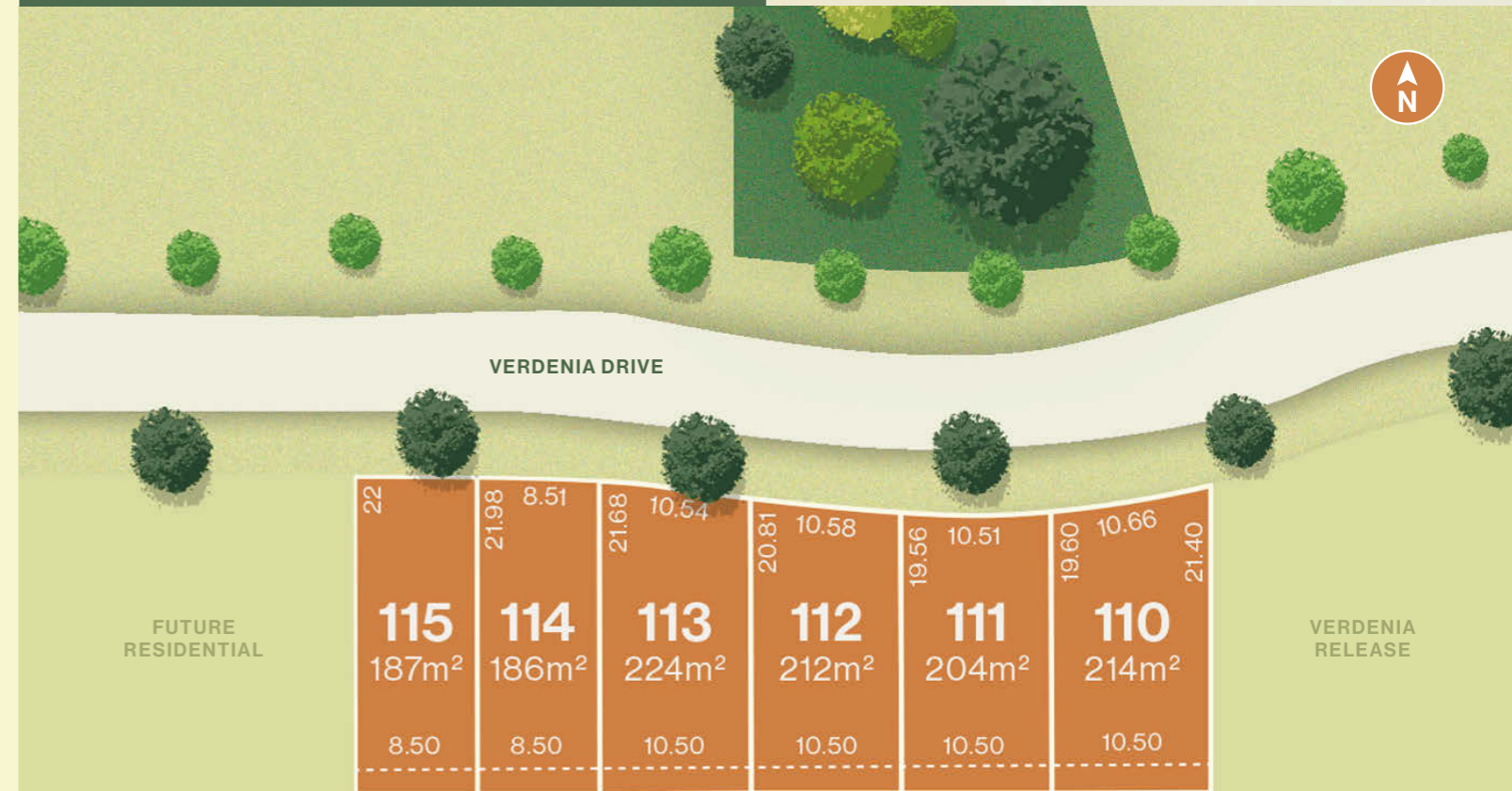
Greenvale uniquely encapsulates the strength of local heritage. Here, you inherit not only the luxury of an established community but also its vibrant past - embodied by the remarkable Dunhelen heritage building.



Future primary school and community centre

The community feeling is strong at Dunhelen with a proposed community centre providing a place for residents to meet and gather together. You'll soon learn the joy of smooth school drop offs with Dunhelen's own government primary school at your doorstep.

Stage 1 Arbory Release



Verdenia Drive
streetscape



Colour Schemes & *smart inclusions*

The Arbory Release features an exclusive collection of five distinct interior colour schemes, each carefully curated to enhance your living environment. Whether you favour a light, tranquil ambiance or a dark, bold atmosphere, our selection provides an ideal foundation to express your personal taste.

Developed by SOHO Living's expert team, these schemes incorporate thoughtful inclusions with a balanced combination of complementary and contrasting finishes, ensuring a cohesive and elegant transition from your entrance to your outdoor space. Elevate your home to a reflection of your individuality with our bespoke colour selections.



ECHO KITCHEN

- LED Downlights
- 20mm Caesarstone benchtop with waterfall edge (Sleek Concrete)
- Overhead laminex cupboards (Calm White)
- Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- Premium Splashback
- Watty! Paint
- 2590mm Ceilings to ground floor
- Fisher & Paykel Dishwasher
- 200mm Gooseneck tap & 1.75L sink insert
- Laminex cabinetry (Calm White)
- Quality Timber Laminate Flooring (Rye Matt)



URBAN KITCHEN

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



NOVA KITCHEN

- LED Downlights
- 20mm Caesarstone benchtop with waterfall edge (Alpine Mist)
- Overhead laminex cupboards (Black Birchply)
- Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- Premium Splashback
- Watty! Paint
- 2590mm Ceilings to ground floor
- Fisher & Paykel Dishwasher
- 200mm Gooseneck tap & 1.75L sink insert
- Laminex cabinetry (Calm White)
- Quality Timber Laminate Flooring (Buckwheat Matt)

Colour Schemes & *smart inclusions*



Artist Impression

BOTANIC KITCHEN

- LED Downlights
- 20mm Caesarstone benchtop with waterfall edge (Organic White)
- Overhead laminex cupboards (Classic Oak)
- Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- Premium Splashback
- WattyI Paint
- 2590mm Ceilings to ground floor
- Fisher & Paykel Dishwasher
- 200mm Gooseneck tap & 1.75L sink insert
- Laminex cabinetry (Alpine Mist)
- Quality Timber Laminex Flooring (Maize Matt)



Artist Impression

COASTAL KITCHEN

- LED Downlights
- 20mm Caesarstone benchtop with waterfall edge (Snow)
- Overhead laminex cupboards (Bleached Elm)
- Fisher & Paykel 600mm Rangehood & cooktop, 600mm Fisher & Paykel Oven
- Premium Splashback
- WattyI Paint
- 2590mm Ceilings to ground floor
- Fisher & Paykel Dishwasher
- 200mm Gooseneck tap & 1.75L sink insert
- Laminex cabinetry (Calm White)
- Quality Timber Laminex Flooring (Rustic Oatmeal)



Smart Turnkey *inclusions*

SITE WORK

Concrete waffle pod slab, engineer designed “M” up to “P” class*, maximum 300mm site fall over the building platform, no existing fill. Slab costs will be adjusted if the founding conditions differ.

*Compaction report “site specific” is required or else other cost incurred.

Based on land size up to 600m2, and a maximum building setback of 6m (subject to planning authority).

Engineer design surface drainage, including silt pits with grated covers, connected to stormwater, (2 No) flexible couplings to sewer, engineer design and certification.

Rock removal is included, however any rock requiring explosives or core drilling will be an additional charge.

CONNECTIONS

Underground electricity, gas, sewer and storm water included. Telephone conduit and draw cable from the supply pit.

Telephone and electricity fees by owner.

NBN ready.

EXTERNAL & STRUCTURAL

External: Light weight cladding.

Render: Acrylic texture coating render. Colour to be selected from SOHO Living colour scheme.

Infills Over Windows: Cement sheet infills over windows and doors.

Roof Cover: Colorbond Steel roof to be selected from SOHO Living colour scheme.

Roof Plumbing: Metal gutter, fascia and flashings to be Colorbond finish.

Roof Pitch: 22.5 degrees.

Front Entry Door: Stain colour to be selected from SOHO Living colour scheme.

Windows: Powder coated aluminum awning windows or timber to front façade only (façade design dependent).

Powder coated aluminum windows to side and rear elevations only.

Sliding Doors: Aluminum powder coated sliding door. Colour to be selected from SOHO Living colour scheme.

Locks to all windows and sliding doors keyed alike.

FRAMING

Walls: Stabilised timber frame throughout at 450mm centres to ground floor of double storey homes, 600mm centres to single storey homes and first floor of double storey homes. Timber Sizes to be in accordance with AS1684 Timber Framing Code.

Roof: Engineer designed stabilised timber roof trusses at 600mm centres.

INSULATION

Insulation batts to home to comply with Energy Rating requirements.

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

Reverse cycle split system (heating and cooling) to living and bedrooms 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 600mm dishwasher.

Sink: Stainless steel double mount sink.

Tap: Mixer gooseneck in chrome finish.

Bench Top: Engineered Caesarstone Mineral 20mm benchtop. Selected as per 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 above mount, 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 Caesarstone Mineral 20mm benchtop. 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 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 and 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 450x450mm to Laundry, Ensuite, Bathroom, WC, Internal Courtyard and Powder room.

Ceramic Wall Tiles: Selected from SOHO Living colour scheme 450x450mm 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 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 (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: Up to 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 the 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: Precast concrete letterbox with colour to match house.

Clothesline: Fold out clothesline in rear yard.

The Brae Type D Floorplan

Lot 110, 113

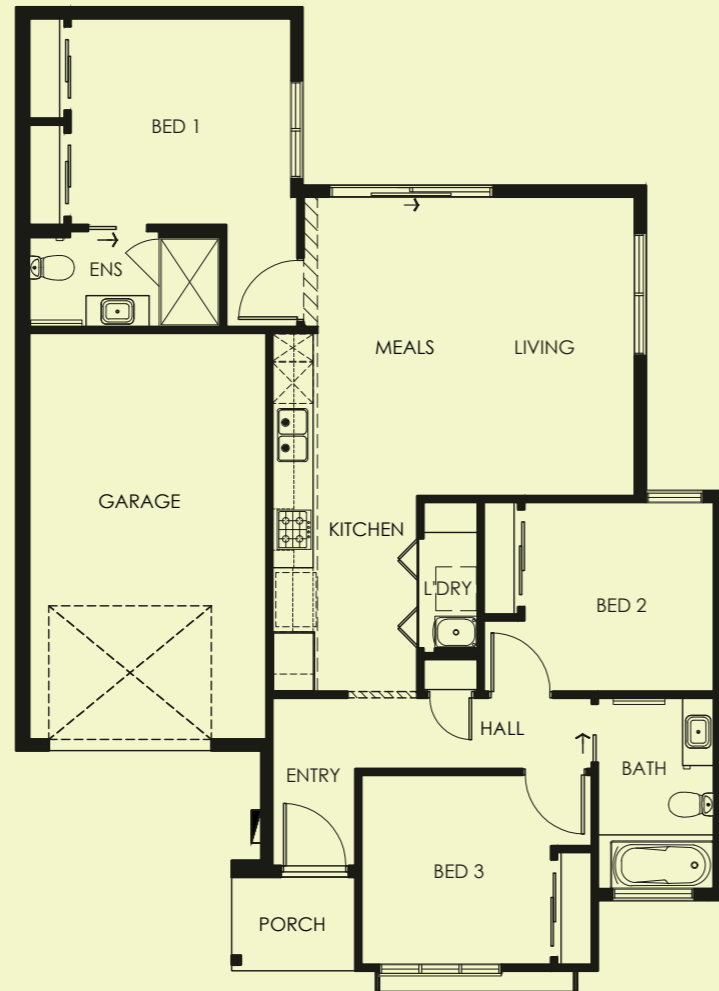
*Floorplan is mirrored

		
3	2	1+1*

*1 garage and 1 driveway car space

Areas

GROUND FLOOR	89.16m ²
GARAGE	22.78m ²
PORCH	2.53m ²
TOTAL SIZE	114.47m²



The Brae Type E Floorplan

Lot 111, 112

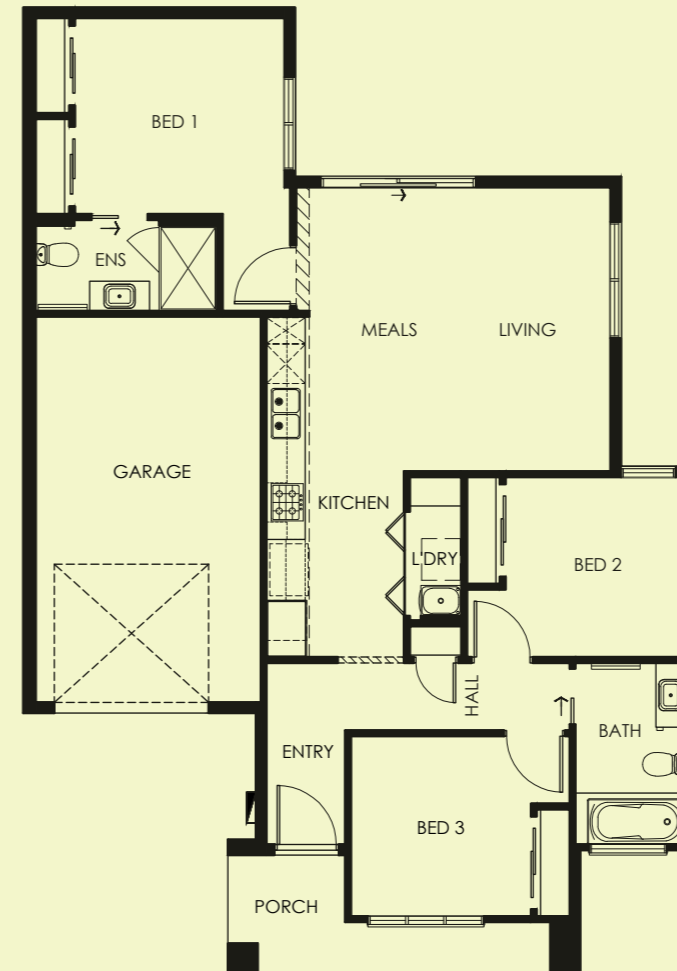
*Floorplan is mirrored

		
3	2	1+1*

*1 garage and 1 driveway car space

Areas

GROUND FLOOR	89.88m ²
GARAGE	22.78m ²
PORCH	5.91m ²
TOTAL SIZE	118.57m²



A rare chance for
a precious life



The Atlas Floorplan

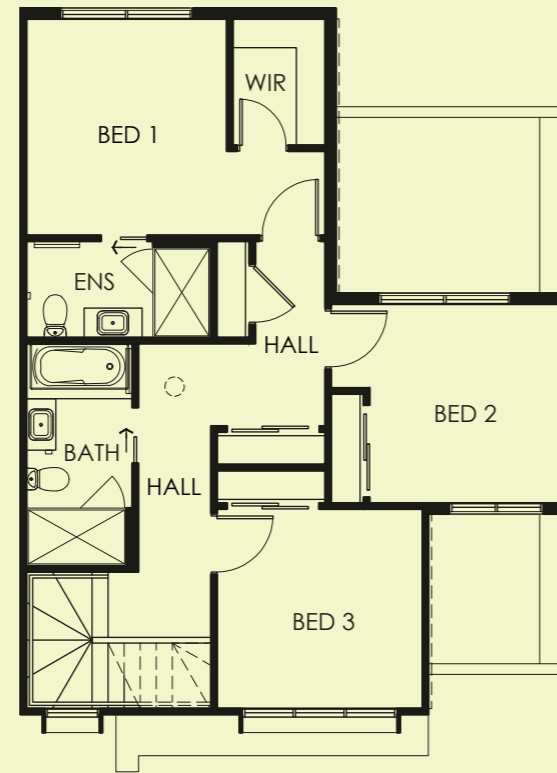
Lot 114

*Floorplan is mirrored

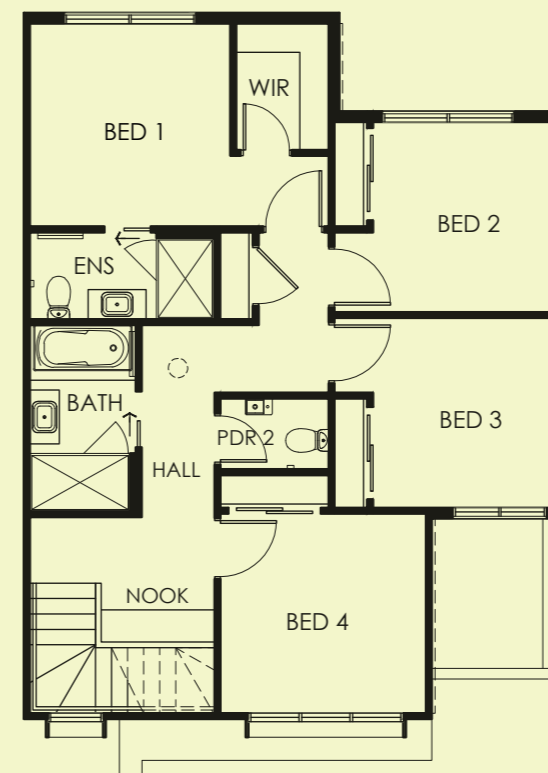


Areas

GROUND FLOOR	52.82m ²
FIRST FLOOR	70.57m ²
GARAGE	23.61m ²
PORCH	1.82m ²
TOTAL SIZE	148.82m²



FIRST FLOOR



FIRST FLOOR

The Atlas Floorplan

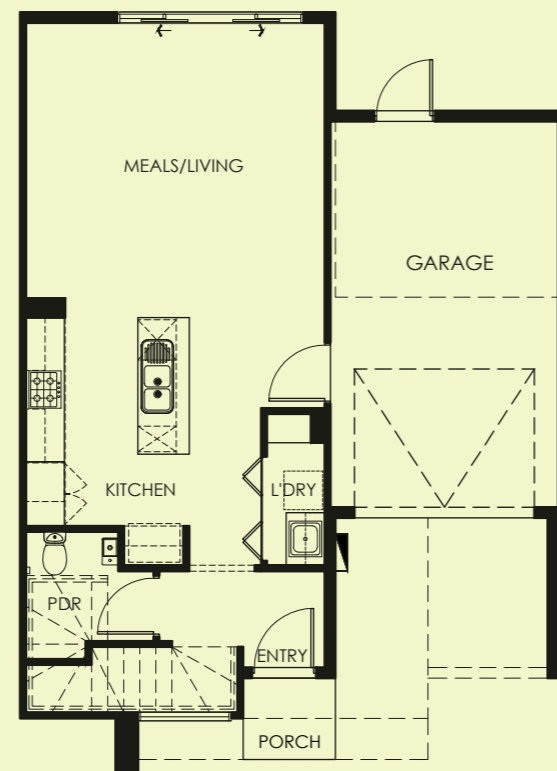
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4 BED OPTION
*Floorplan is mirrored

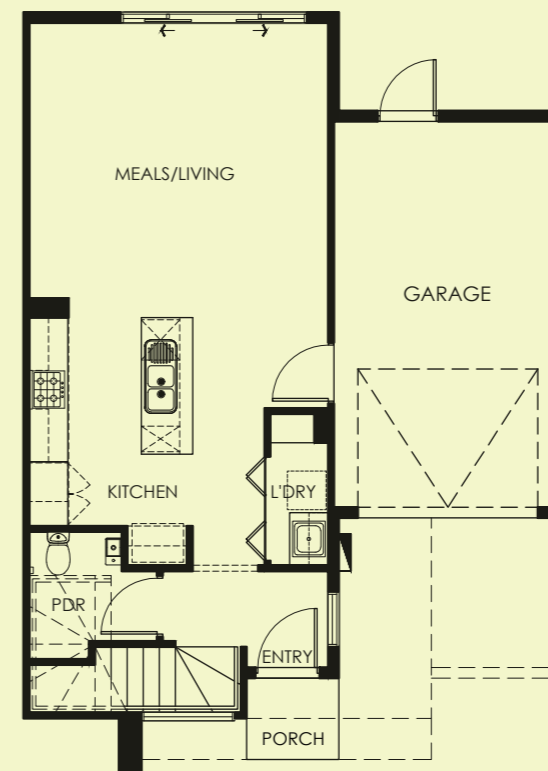


Areas

GROUND FLOOR	52.82m ²
FIRST FLOOR	80.86m ²
GARAGE	23.61m ²
PORCH	1.82m ²
TOTAL SIZE	159.11m²



GROUND FLOOR



GROUND FLOOR

The Kingston Floorplan

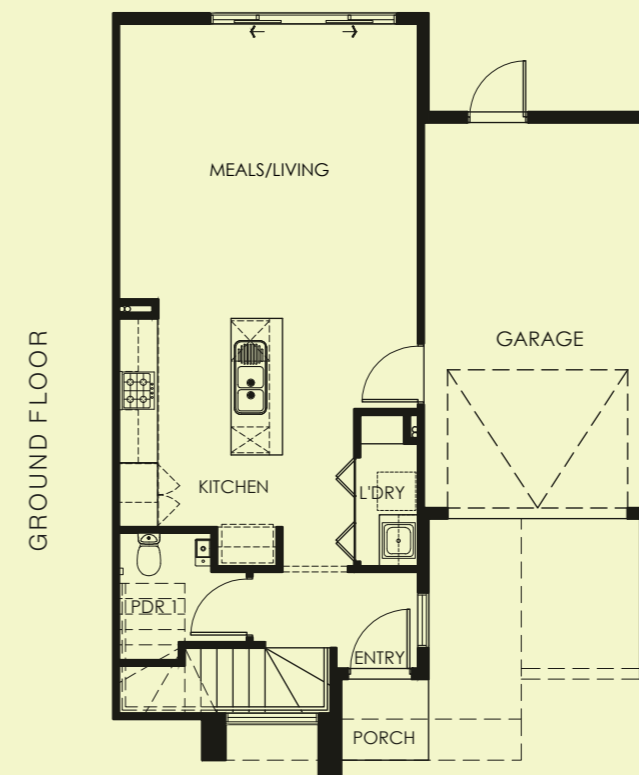
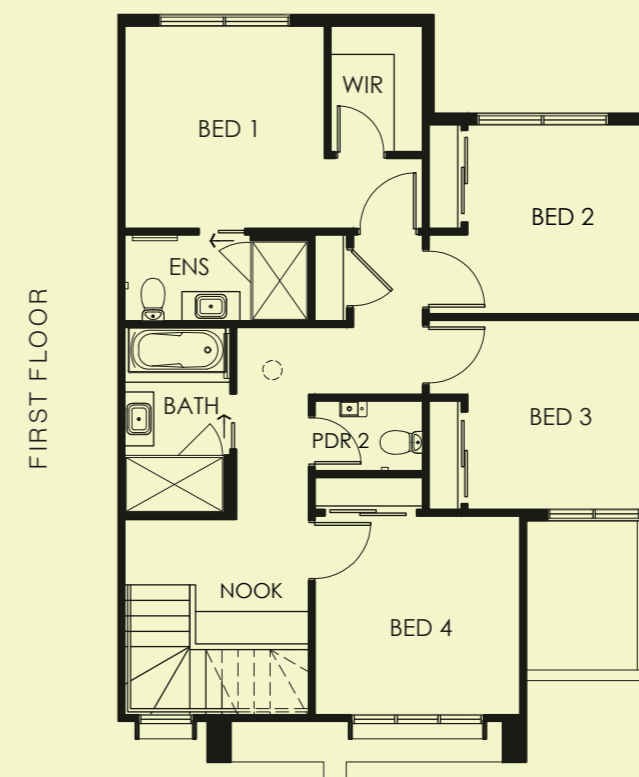
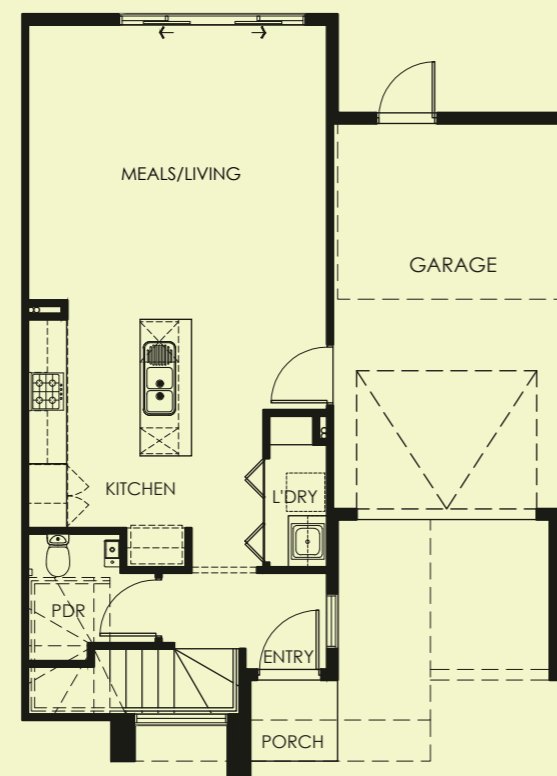
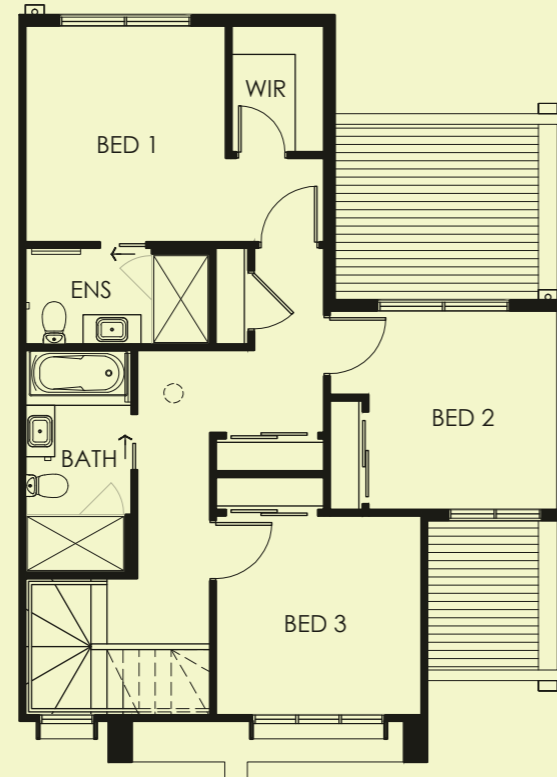
Lot 115

*Floorplan is mirrored



Areas

GROUND FLOOR	53.04m ²
FIRST FLOOR	70.91m ²
GARAGE	23.61m ²
PORCH	1.72m ²
TOTAL SIZE	149.28m²



The Kingston Floorplan

Lot 115

4 BED OPTION

*Floorplan is mirrored



Areas

GROUND FLOOR	53.04m ²
FIRST FLOOR	81.22m ²
GARAGE	23.61m ²
PORCH	1.72m ²
TOTAL SIZE	159.59m²

The perfect *collaboration*



DEVELOPER

Established in 2016, Jinding is a multi-disciplinary property and investment group, building sustainable communities that generate value today while leaving a positive legacy.

We are committed to creating places that stand the test of time, enhancing our environment and the way we live. Our residential communities are industry leading, built with the highest attention to detail in collaboration with our partners.

Since inception we have grown a \$2.3 billion portfolio of masterplanned communities across Melbourne, regional Victoria, Queensland and South Australia, comprising more than 5,500 homes.

Our guiding principle is 'promises delivered'. We look forward to welcoming you to a Jinding community soon.



BUILDER

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.



HARRIOTT

Armstrong Creek's idyllic community is perfectly poised between city and surf. Harriott at Armstrong Creek is an ultimate retreat, balancing the elements of an ideal life: lifestyle, calm and convenience. Located opposite the existing shopping village, future sporting grounds and education precinct, and bordered by the Sparrovale Wetlands connecting to the nationally significant Lake Connemara Wetland System-Harriott at Armstrong Creek offers premium land that is close to everyday essentials.

BROADSTEAD

Located just over an hour's drive north of Melbourne, Broadstead is a new community created to celebrate Kilmore. Featuring lots of above-average size, this masterplan is where homes are in harmony with nature. Highly considered landscaping ensures this new neighbourhood keeps its connection to the abundant native flora, established trees, winding waterways and open green spaces. Plans for this picturesque pocket of South East Kilmore also include a community hub, primary school, sports ovals, and a bus line.



THE PATCH

The Patch is a growing community located in the Wollert Growth Corridor. Featuring the regional precinct for the area with a future neighbourhood centre, a future community centre, 6ha sports reserve to come and adjoining a future government P-12 school, The Patch is the place to call home.

OCTAVE

Octave is located in Junction Village in Melbourne's south-east, and is Jinding's first completed project. The community is a premium address in the area and a stellar demonstration of the quality Jinding delivers for purchasers and communities.



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