

TOWNHOUSES

OFFICER 3809

# Release 5C Abode Collection

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A project by





# Come home to the Abode Collection

The Abode Collection offers designer two-storey townhouses with a contemporary architectural style. Each residence has been cleverly designed ensuring your new home feels modern, inviting and without compromise.

LOT 213

LOT 212

LOT 211



3 BEDROOM  
3  
2  
1  
3kW

3 BEDROOM  
3  
2  
1  
3kW

3 BEDROOM  
3  
2  
2  
3kW

LOT 203

LOT 202

LOT 201



3 BEDROOM  
3  
2  
2  
3kW

3 BEDROOM  
3  
2  
1  
3kW

3 BEDROOM  
3  
2  
1  
3kW





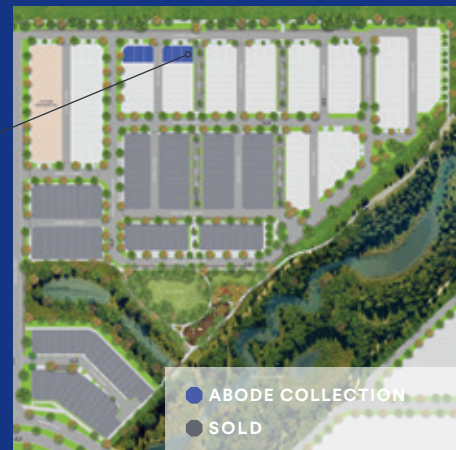
Artist Impression

Verdant Collection Featured

## Come home to designer finishes

### CONTEMPORARY LIVING

Beyond the striking architectural facade, these 3 bedroom townhouses are filled with open spaces and natural light. These luxurious homes come equipped with everything you need to make them instantly liveable, including high quality flooring, reconstituted stone bench tops, and stylish kitchen and bathroom fittings.



### COME HOME TO STYLISH LIVING

Through simple lines and clever use of light and air, our spaces have the ability to shape us. Blending thoughtful design with generous proportions, we create the right sense of wellbeing and harmony. Offering three bedrooms, the master with walk in robe and ensuite, and open-plan living, flowing onto a large balcony, these homes are both stylish and functional.

Development Victoria supports the Victorian Government's priority of increasing housing supply, diversity and affordability. Approximately 10% of the homes throughout Olio Officer may be developed as part of Victoria's Big Housing Build to deliver social housing in Officer.

# Inclusions & Upgrades

### SUSTAINABILITY INCLUSIONS

- 7 star energy rating.
- Carbon neutral offset.
- Recycled water connection.
- Heat pump hot water service.
- 3.0kW Solar PV System.
- 15A Isolator to garage for future EV charger.
- Double glazed windows as standard. Laminated windows where applicable.

### EXTERNAL GENERAL

#### Garage

- Automatic motorised garage door opener with 2 handsets to front sectional door.

#### Landscaping

- Charcoal colour through concrete paving to Front Driveway, Porch & Alfresco/Rear Landing.
- Ground mounted fold-down clothesline 2240mm x 1200mm.
- Austin Parcel Pillar Letterbox, Charcoal Powdercoat & Stainless Steel, including black vinyl numerals.
- Timber paling fencing approx 1950mm high (to Developers Guidelines) to side & rear boundaries (Refer drawing).
- Painted Finish to both sides of timber fencing.

### INTERNAL GENERAL

#### General

- 2400mm ceiling height to Ground Floor, incl detached Garage, 2550mm ceiling height to First Floor.
- Clix Laminated Floating Flooring selected from the Category 1 range to Entry, Ground Floor Hallway, Kitchen, Living, & Dining (refer drawings for extent).
- Floor Tiles to Wet Areas (refer drawings for extent).
- Carpet to balance of floor areas (refer drawings for extent).
- Flyscreens to all openable windows.

#### Kitchen & laundry

- Electrolux 600mm Induction cooktop.
- Electrolux 600mm Stainless Steel Electric Oven.
- Electrolux 600mm undermount Rangehood (ducted to outside air).
- Electrolux 600mm Stainless Steel Freestanding Dishwasher.
- Franke Spark Inset Stainless Steel Kitchen Sink.
- Alder Soho Kitchen sink mixer.
- Reconstituted Stone to Kitchen bench tops, 20mm thick with 40mm thick square edge.

#### Bathrooms

- Floating vanity to bathrooms with inset or semi recessed basin and mixer taps.
- Mixer tap with hand shower on Shower rail.
- Alder Wish toilet roll holders, double towel rails to showers & towel holder to powder room - chrome finish.
- Raised Tiled showerbases with approx 1850mm high clear glazed semi-framed shower screen & semi frameless pivot door (Silver Trims).

### Electrical, heating & cooling

- Electric panel heaters to bedrooms and secondary living (if applicable).
- Daikin Split System A/C to Main Living Area.
- LED Downlights throughout (excl garage).

### UPGRADES

#### General

- Engineered Oak Floating Floor to the Entry, Front Hallway, Kitchen, Dining & Living.
- Roller Blockout Blinds to Living room windows & sliding doors, Bedrooms & Wet Area windows.
- Framed Mirrored Sliding Robe Doors to Bedrooms.

#### Kitchen & Laundry

- Electrolux 900mm Multifunction Oven.
- Electrolux 900mm Induction Cooktop.
- Electrolux 860mm Undermount Rangehood.
- Reconstituted Stone Waterfall End Panels (20mm thick) with 40mm thick square edge work to Kitchen Island Bench.
- Franke Plaza Undermount Stainless Steel Kitchen Sink.
- Glass Splashback to Kitchen including Painted back on Pure Clear Glass.
- 1600mm wide Laminate overhead cabinets to the Laundry including extended tiled splashback & plaster bulkhead above.
- Laminate base cabinets to the Laundry including stainless steel insert trough.

#### Bathroom & Ensuite

- Reconstituted Stone bench tops to all Wet Area Vanity units. 20mm thick stone with 40mm edge or apron front.

#### Security & Communications

- Security Alarm system including controller, slimline keypad, high speed dialer, 3No digital infrared motion detectors, internal & external sirens, external blue strobe light and power pack with battery backup.
- Home Network provisions including services run from termination box to distribution hub, approved distribution hub box, double power point, patch panel & 4No Cat5e Data Points.

#### Lighting & Power

- Additional Light point with LED Downlight - Warm White Globe with White Surround.
- Additional power points to selected areas.

#### Air Conditioning

- Daikin Q Series Split System with remote control to Bedroom 1.

For a full list of inclusions and upgrades contact your sales agent.

# Come to life

**olio**

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1 Niki Place, Officer VIC 3809

**DEVELOPMENT SITE**  
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