

TOWNHOUSES

OFFICER 3809

Release 9A

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Approximately 10% of the homes throughout Olivo Officer have been reserved and may be used for future social housing by the Victorian Government.



Artist Impression

Acacia Collection

PRODUCT TYPE

Acacia Three .2: Lot 121



3 BEDROOM



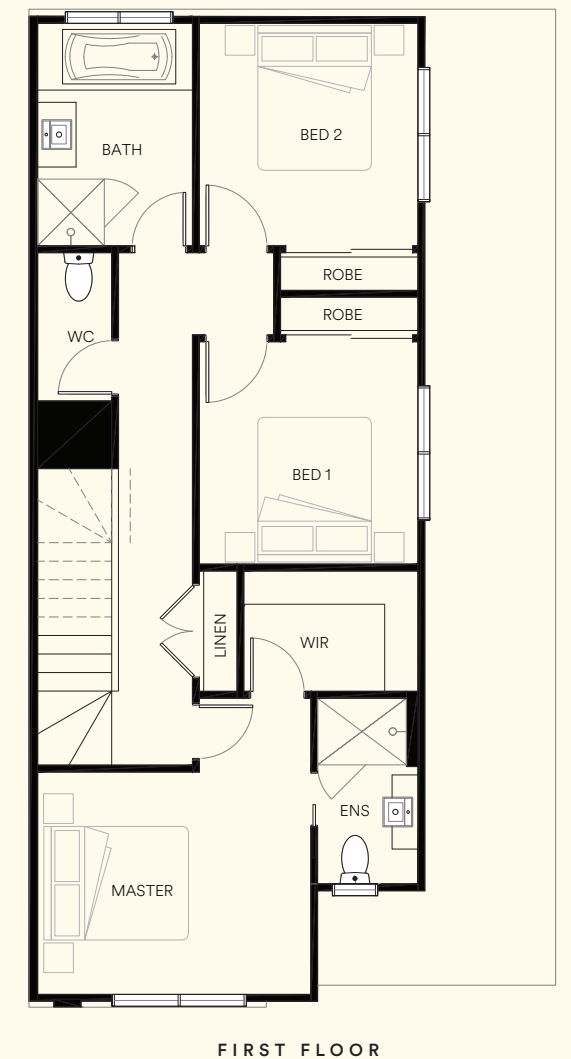
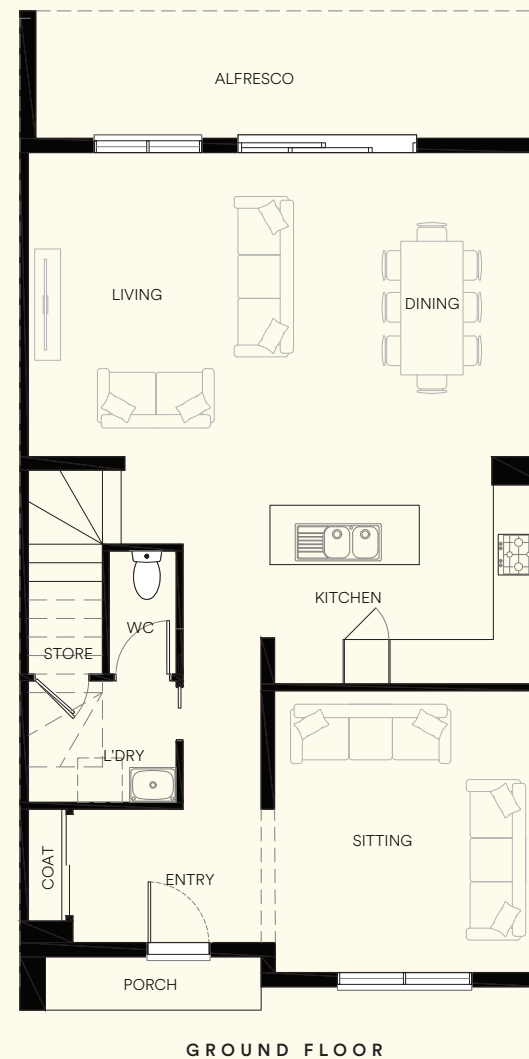
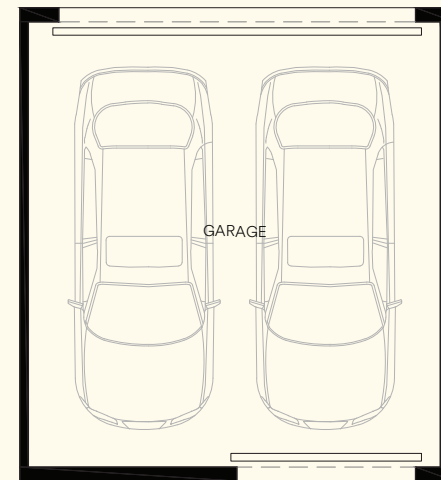
Acacia Three .2

Lot 121

The Acacia 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.

3 2.5 2

Ground Floor	79.9m ²
First Floor	68.6m ²
Sub Total	16.0sq/148.5m²
Garage	37.4m ²
Alfresco	12.2m ²
Porch	2.3m ²
Total	21.6sq/200.3m²



Inclusions & Upgrades

SUSTAINABILITY INCLUSIONS

- 7 star energy rating.
- Carbon neutral offset.
- Recycled water connection.
- Electric heat pump hot water service.
- Up to 3.0Kw solar PV system.
- 32A Isolator to garage for future EV charger.
- Double glazed windows and sliding doors 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.
- 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

- 2550mm ceiling height to ground floor (2400mm to selected townhouses), incl detached garage, 2400mm ceiling height to first floor (2550mm on reverse living townhouses).
- Clix Laminate 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).
- Ceiling sweep fans to bedrooms - white, no inbuilt light.
- Excludes splashback windows, shower windows & stair void windows.
- Aluminium flyscreens with aluminium mesh to all openable windows excluding sliding doors.

Kitchen & laundry

- 600mm induction cooktop.
- 600mm stainless steel electric oven.
- 600mm undermount rangehood (ducted to outside air).
- 600mm stainless steel freestanding dishwasher.
- Franke Spark inset stainless steel kitchen sink.
- Alder Soho kitchen sink mixer.
- Zero silica engineered 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).

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

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DISPLAY SUITE
1 Niki Place, Officer VIC 3809

DEVELOPMENT SITE
Corner of Bridge Road and
Coxon Street, Officer VIC 3809

P: 03 8317 3750
olioofficer.com.au

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