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Abode Collection

Abode Three .1: Lot 212

2

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● PRODUCT TYPE

Gable Three .2: Lot 220

3 BEDROOM (3 3 6 2.5 (3) 1

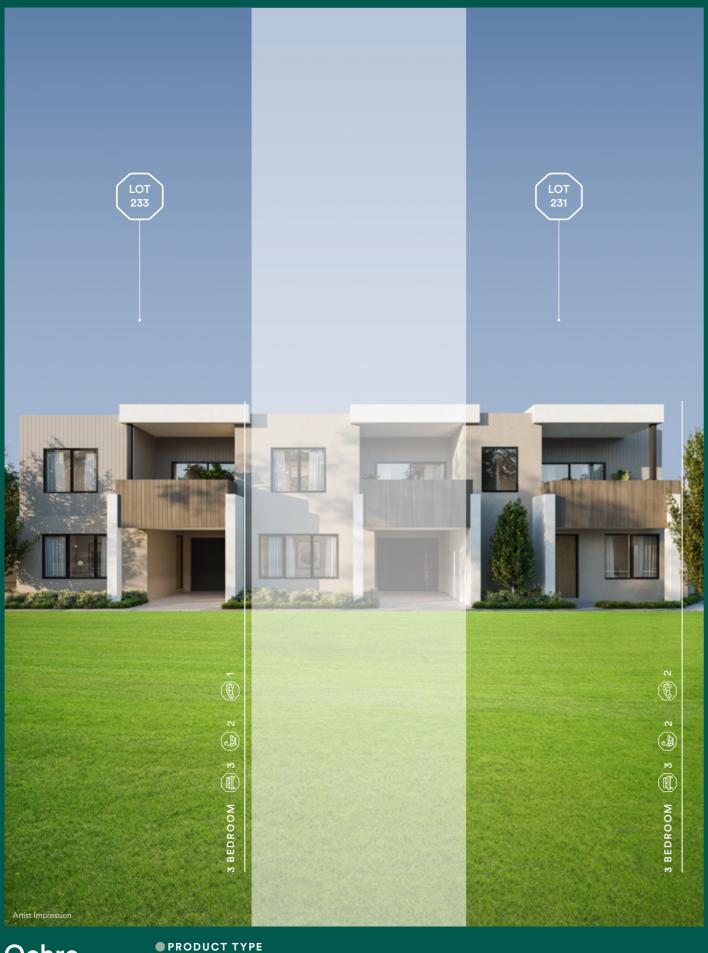












Ochre Collection

2 2 2 Ochre Three: Lot 231 Ochre Three .1: Lot 233



Protea Collection

• PRODUCT TYPE

Protea Three .2: Lot 239







### SUSTAINABILITY INCLUSIONS

- O 7 star energy rating.
- O Carbon neutral offset.
- O Recycled water connection.
- O Heat pump hot water service.
- O Up to 3.0Kw Solar PV System.
- O 32A isolator to garage for future EV charger.
- O Double glazed windows and sliding doors as standard. Laminated windows where applicable.

### **EXTERNAL GENERAL**

## Garage

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

- O Charcoal colour through concrete paving to front driveway, porch and alfresco/rear landing.
- O Fold-down clothesline 2240mm x 1200mm.
- O Austin Parcel pillar letterbox, charcoal powdercoat and stainless steel, including black vinyl numerals.
- O Timber paling fencing approx 1950mm high (to Developers Guidelines) to side and rear boundaries (refer drawing).
- O Painted finish to both sides of timber fencing.

### INTERNAL GENERAL

- O 2550mm ceiling height to ground floor (2400mm to selected townhouses), including detached garage, 2400mm ceiling height to first floor (2550mm to selected townhouses).
- O Laminate floating flooring selected from the Category 1 range to entry, ground floor hallway, kitchen, living, and dining (refer drawings for
- O Floor tiles to wet areas (refer drawings for extent).
- O Carpet to balance of floor areas (refer drawings for extent).
- O Flyscreens to all openable windows.
- O Roller block out blinds to living room windows and sliding door, bedrooms and wet area window.

## Kitchen and laundry

- O 600mm induction cooktop.
- O 600mm stainless steel electric oven.
- O 600mm undermount rangehood (ducted to outside air).
- O 600mm stainless steel freestanding dishwasher.
- O Franke Spark inset stainless steel kitchen sink.
- O Alder Soho kitchen sink mixer.
- O Zero silica engineered stone to kitchen bench tops, 20mm thick with 40mm thick square edge.

### **Bathrooms**

- O Floating vanity to bathrooms with inset or semi recessed basin and mixer taps.
- O Mixer tap with hand shower on shower rail.
- O Alder Wish toilet roll holders, double towel rails - chrome finish.
- O Tiled showerbases with approx 1950mm high clear glazed semi-framed showerscreen and semi frameless pivot door (silver trims).

### Electrical, heating and cooling

- O Electric panel heaters to bedrooms and secondary living (if applicable).
- O Daikin split system air conditioner to main living
- O LED downlights throughout (excluding garage).
- O Ceiling fans to bedrooms.

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



## DISPLAY SUITE

Corner of Siding Avenue and Gumleaf Lane, 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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A project by



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