

TOWNHOUSES

OFFICER 3809

oio

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A project by





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

A unique opportunity to purchase with just a 2.5% upfront deposit*

Construction underway - move in mid-2026



These homes represent a unique opportunity to purchase a 3 bedroom townhouse with a contemporary architectural style. Each residence features a range of upgrades as standard and has been cleverly designed with light and spacious interiors, ensuring your new home feels modern, inviting and without compromise.



Artist Impression



3 BEDROOM 1



Abode Collection

PRODUCT TYPE

Abode Three .1: Lot 212



3



2



1



3 BEDROOM 1



Gable Collection

PRODUCT TYPE

Gable Three .2: Lot 220



3



2.5



1



Ochre Collection

● PRODUCT TYPE

Ochre Three: Lot 231

3 2 2

Ochre Three .1: Lot 233

3 2 1



Protea Collection

● PRODUCT TYPE

Protea Three .2: Lot 239

3 2.5 2

Inclusions & Upgrades

SUSTAINABILITY INCLUSIONS

- 7 star energy rating.
- Carbon neutral offset.
- Recycled water connection.
- 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 and alfresco/rear landing.
- Fold-down clothesline 2240mm x 1200mm.
- Austin Parcel pillar letterbox, charcoal powdercoat and stainless steel, including black vinyl numerals.
- Timber paling fencing approx 1950mm high (to Developers Guidelines) to side and 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), including detached garage, 2400mm ceiling height to first floor (2550mm to selected townhouses).
- Laminate floating flooring selected from the Category 1 range to entry, ground floor hallway, kitchen, living, and 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.
- Roller block out blinds to living room windows and sliding door, bedrooms and wet area window.

Kitchen and 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 and towel holder to powder room - chrome finish.
- Tiled showerbases with approx 1950mm high clear glazed semi-framed showerscreen and semi frameless pivot door (silver trims).

Electrical, heating and cooling

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

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