

TOWNHOUSES

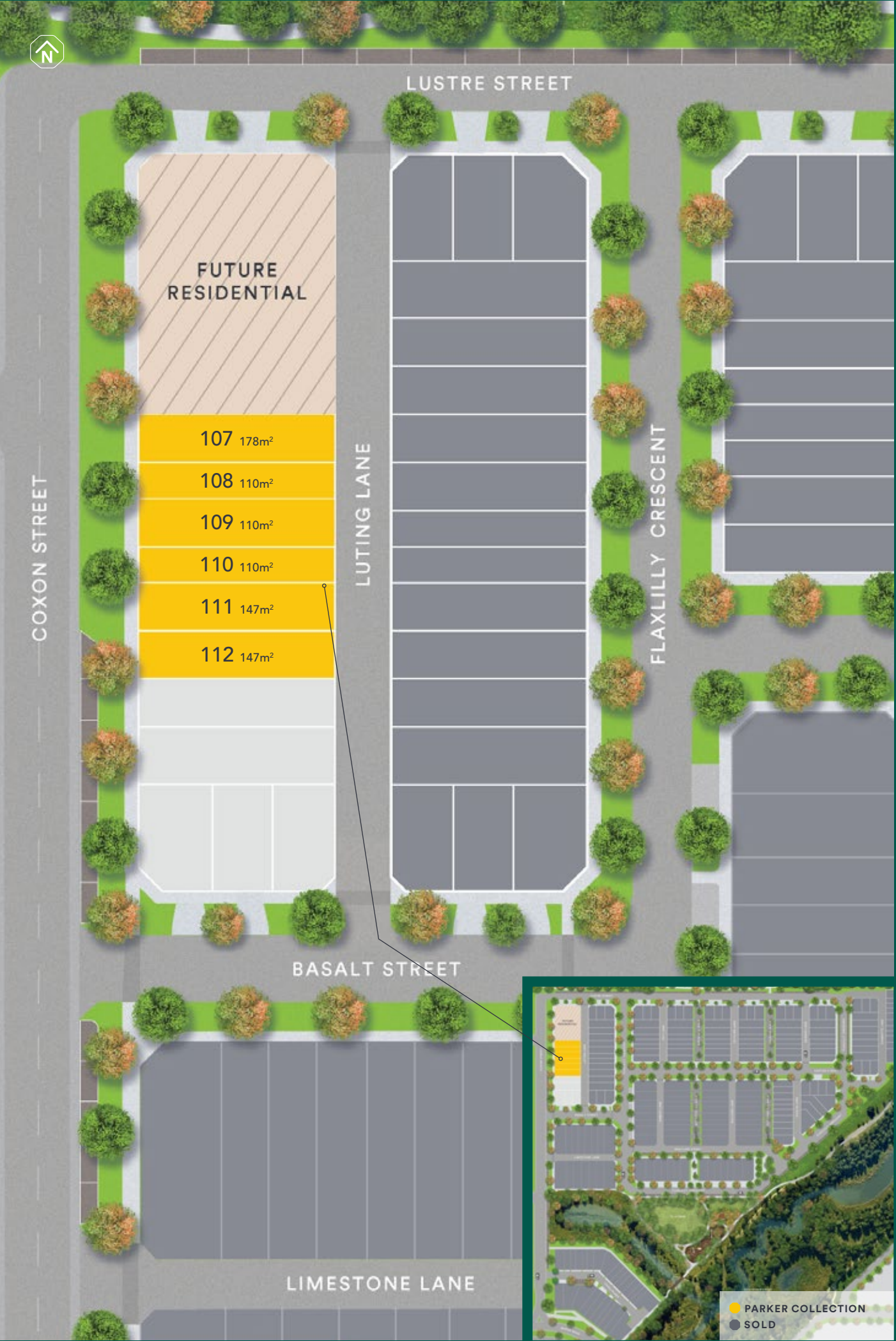
OFFICER 3809

Release 10A

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



Parker Collection

● PRODUCT TYPE

Parker Four .1: Lot 107	 4	 2	 2
Parker Three: Lot 108/109/110	 3	 2	 1
Parker Four: Lot 111/112	 4	 2	 2

Inclusions & Upgrades

SUSTAINABILITY INCLUSIONS

- 7 star energy rating.
- 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).
- Roller blinds.
- Flyscreens to all openable windows.

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.

- Tiled showerbases with approx 1850mm high clear glazed semi-framed showerscreen & 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 blackout blinds to living room windows & sliding doors, bedrooms & wet area windows.
- Framed mirrored sliding robe doors to bedrooms.

Kitchen & Laundry

- 900mm multifunction oven.
- 900mm induction cooktop.
- 860mm undermount rangehood.
- Reconstituted stone waterfall end panels (20mm thick) with 40mm thick square edge work to kitchen island bench.
- Franke Planar undermount stainless steel kitchen sink.
- Glass splashback to kitchen including painted back on pure clear glass.
- 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

- Zero silica engineered 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 split system with remote control to bedroom 1.

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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