

TOWNHOUSES

OFFICER 3809

# Release 6A

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A project by



olio



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



## Welcome to Olio's sixth release

This collection offers designer 2, 3 and 4 bedroom townhouses with a contemporary architectural style. These homes are centred around family living, and each residence provides effortless, low-maintenance living whilst including all the design essentials.

Artist Impression





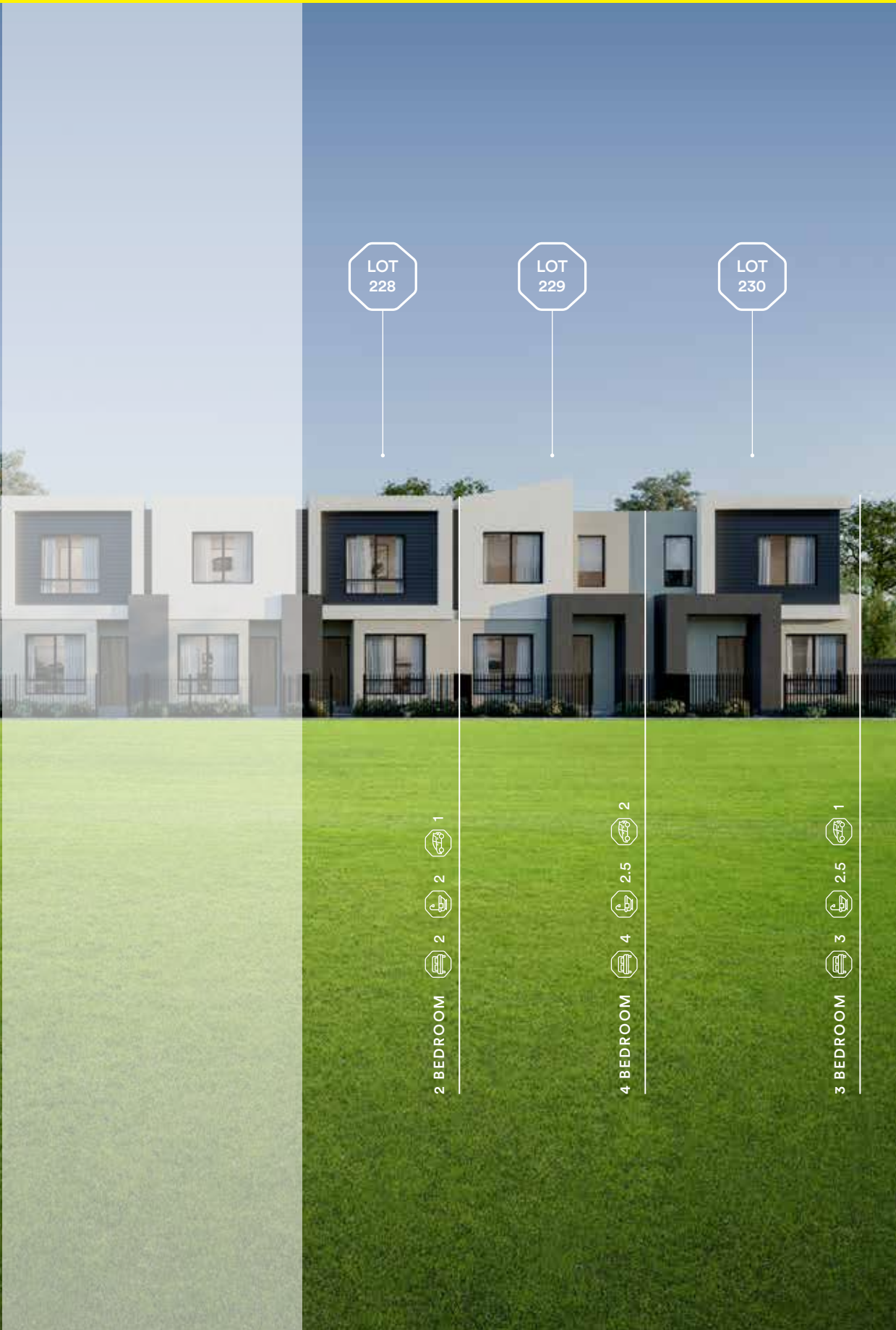
LOT 224

LOT 225

4 BEDROOM 4 2.5 2

4 BEDROOM 4 2.5 2

Artist Impression



LOT 228

LOT 229

LOT 230

2 BEDROOM 2 2 1

4 BEDROOM 4 2.5 2

3 BEDROOM 3 2.5 1

Artist Impression



LOT 223

LOT 222

LOT 221

3 BEDROOM 3 2 2

3 BEDROOM 3 2 1

3 BEDROOM 3 2 1

Artist Impression

## Parkway Collection

### ● PRODUCT TYPE

Parkway Two: Lot 228	2	2	1
Parkway Three: Lot 230	3	2.5	1
Parkway Four: Lots 224, 225 & 229	4	2.5	2

## Ochre Collection

### ● PRODUCT TYPE

Ochre Three: Lots 221, 222	3	2	1
Ochre Three: Lot 223	3	2	2





Artist Impression

## Parkway Four

### Lot 224

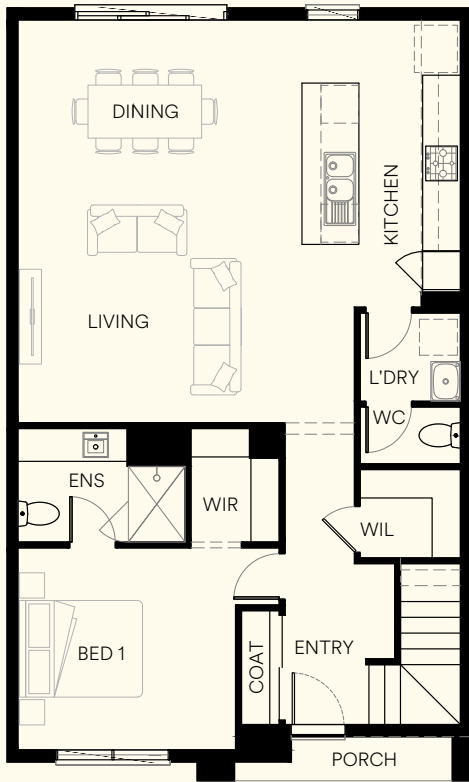
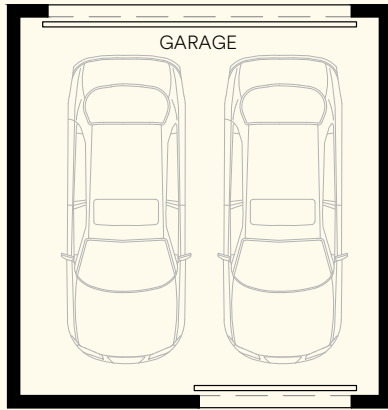
The Parkway Collection offers designer two-storey townhouses with a contemporary architectural style. Each residence has been cleverly designed ensuring your new home feels modern, inviting and without compromise.

 4
  2.5
  2
  3kW

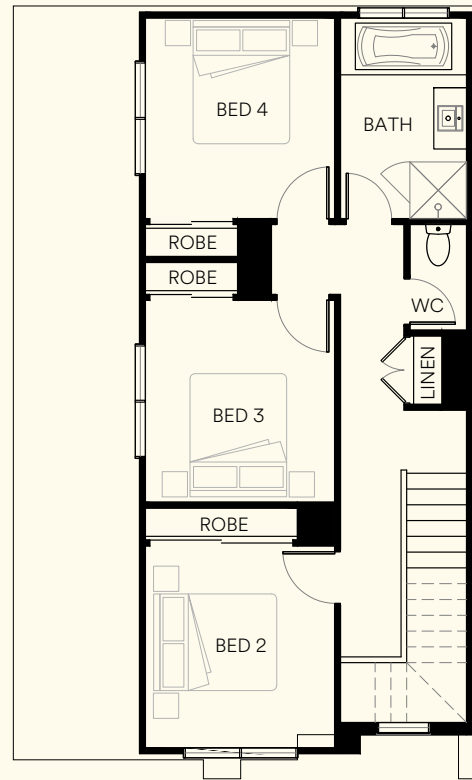
Ground Floor	86.6m <sup>2</sup>
First Floor	62.3m <sup>2</sup>
<b>Sub Total</b>	<b>16sq/148.9m<sup>2</sup></b>
Garage	38.7m <sup>2</sup>
Porch	2.4m <sup>2</sup>
<b>Total</b>	<b>20.4sq/190m<sup>2</sup></b>



Not in position



GROUND FLOOR



FIRST FLOOR



**DISPLAY SUITE**  
1 Niki Place, Officer VIC 3809

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

P: 03 8317 3750  
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# 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.
- Double glazed sliding doors.

## 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

- 2550mm ceiling height to Ground Floor, incl detached Garage, 2400mm ceiling height to First Floor.
- 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).
- 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 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 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.**

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