

TOWNHOUSES

OFFICER 3809

Release 6B

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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.

Welcome to Olio's sixth release

This collection offers designer 2 and 3 bedroom townhouses with a contemporary architectural style. Each residence has been cleverly designed with light and spacious interiors, ensuring your new home feels modern, inviting and without compromise.



Artist Impression



Protea Collection

● PRODUCT TYPE

Protea Two: Lots 236, 237, 238	2	2.5	1
Protea Three: Lots 234, 235, 239	3	2.5	2
Protea Three: Lot 240	3	2.5	1

Ochre Collection

● PRODUCT TYPE

Ochre Three: Lots 232, 233	3	2	1
Ochre Three: Lot Lot 231	3	2	2



Artist Impression

Protea Three. 3

Lot 240

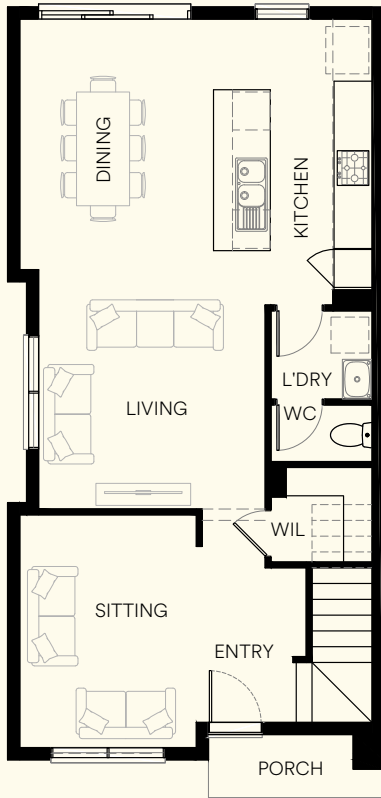
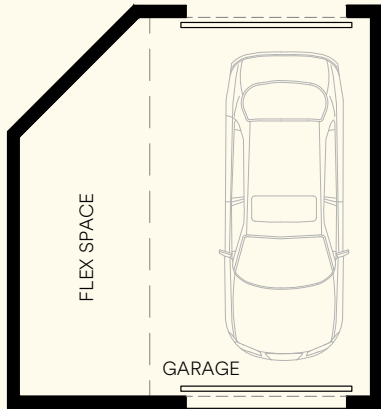
The Protea Collection offers designer two-storey townhouses with a contemporary architectural style. Each residence has been cleverly designed ensuring your new home feels modern, inviting and without compromise.

3 2.5 1 3kW

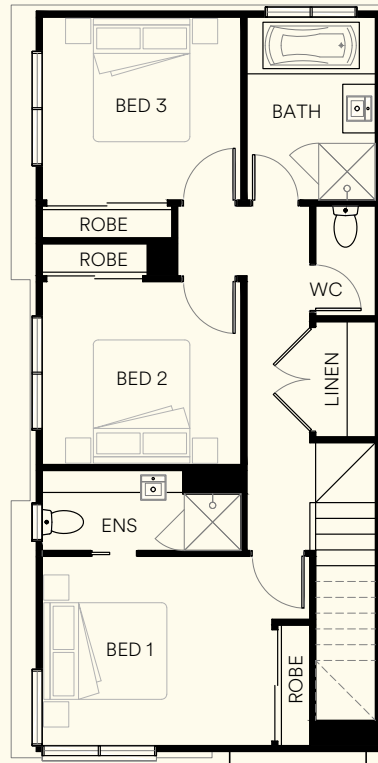
Ground Floor	68.7m ²
First Floor	64.9m ²
Sub Total	14.4sq/133.6m ²
Garage	35.9m ²
Porch	2.8m ²
Total	18.5sq/172.3m ²



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

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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 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.
- 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 (2400mm to selected townhouses), incl detached Garage, 2400mm ceiling height to First Floor (2550mm to selected 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).
- 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.

olio

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