

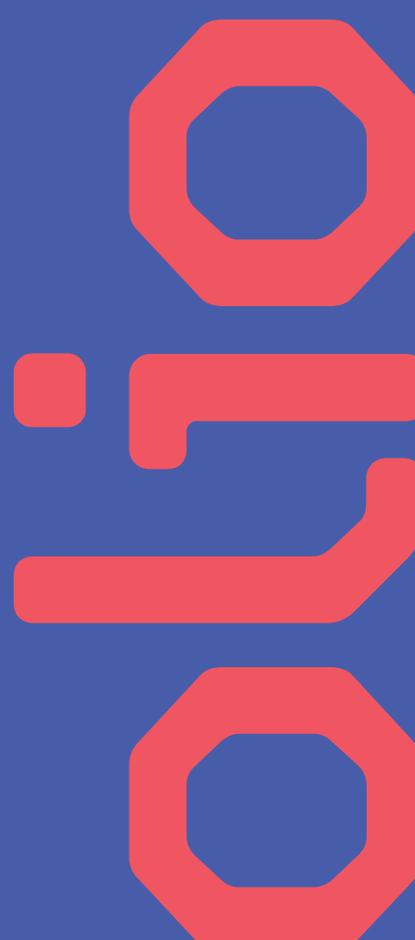
TOWNHOUSES

OFFICER 3809

Release 9A

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



Waratah Collection

● PRODUCT TYPE

Waratah Three: Lot 119	3	2	1
Waratah Three .1: Lot 120	3	2	1
Waratah Three .2: Lot 118	3	2	2



LOT 124

LOT 123

LOT 122

LOT 121

3 BEDROOM 3 2.5 2

Acacia Collection

PRODUCT TYPE

Acacia Three .2: Lot 121	3	2.5	2
Acacia Three: Lots 122, 123, 124	3	2.5	2

Artist Impression

Inclusions & Upgrades

SUSTAINABILITY INCLUSIONS

- 7 star energy rating.
- Carbon neutral offset.
- 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).
- 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.

- 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 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 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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DISPLAY SUITE
1 Niki Place, Officer VIC 3809

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

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November 2025



Waratah Three .1

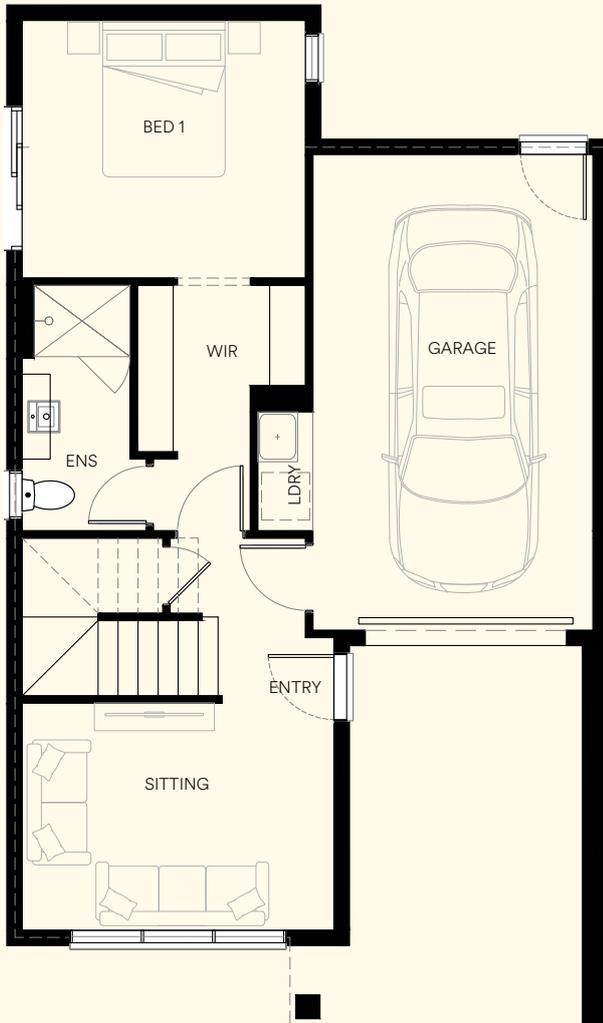
Lot 120

The Waratah 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
  1

Ground Floor	46.3m ²
First Floor	64.6m ²
Sub Total	11.9sq/111.0m ²
Garage	24.4m ²
Balcony	12.2m ²
Porch	16.1m ²
Total	17.6sq/163.6m²





GROUND FLOOR



FIRST FLOOR



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