

TOWNHOUSES

OFFICER 3809

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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.

BUY WITH JUST  
**2.5% UPFRONT\***  
BUY WITH JUST

# 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 townhouses 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



LOT 212

3 BEDROOM  
3  
2  
1

Artist Impression

# Abode Collection

● PRODUCT TYPE

Abode Three .1: Lot 212

3 2 1



LOT 220

3 BEDROOM  
3  
2.5  
1

Artist Impression

# Gable Collection

● PRODUCT TYPE

Gable Three .2: Lot 220

3 2.5 1



LOT 233

LOT 231

3 BEDROOM 3 2 1

3 BEDROOM 3 2 2

Artist Impression

# Ochre Collection

## PRODUCT TYPE

Ochre Three: Lot 231	3	2	2
Ochre Three .1: Lot 233	3	2	1



LOT 239

3 BEDROOM 3 2.5 2

Artist Impression

# Protea Collection

## PRODUCT TYPE

Protea Three .2: Lot 239	3	2.5	2
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Artist Impression

## Ochre Three

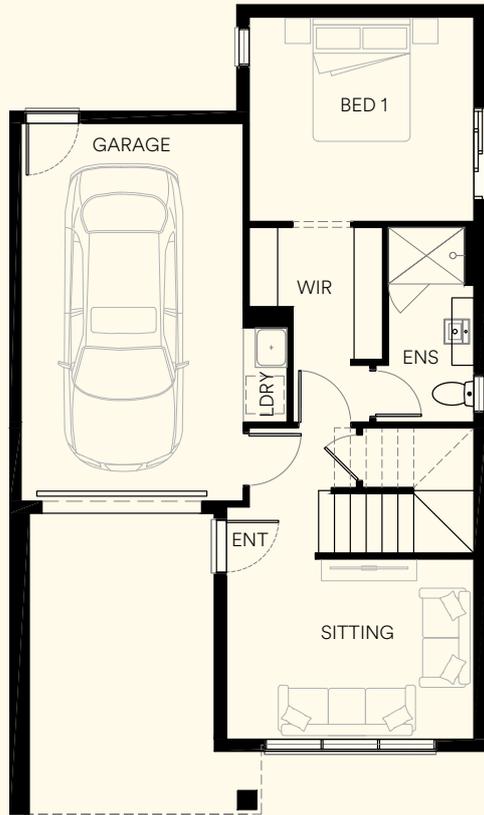
Lot 231

The Ochre 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.

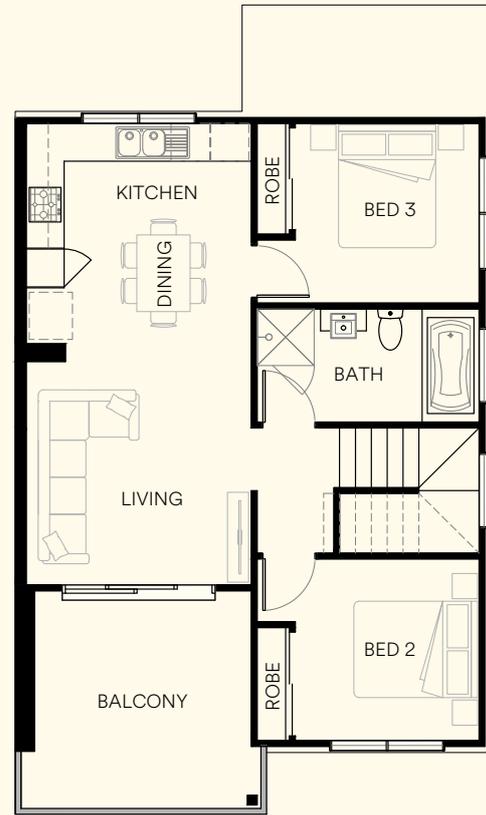
 3  2  1  3kW

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





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.
- 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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