



# \$1,089,000\*

## HOUSE AND LAND PACKAGE



### LOT 504 HARTWORTH CLOSE OFFICER



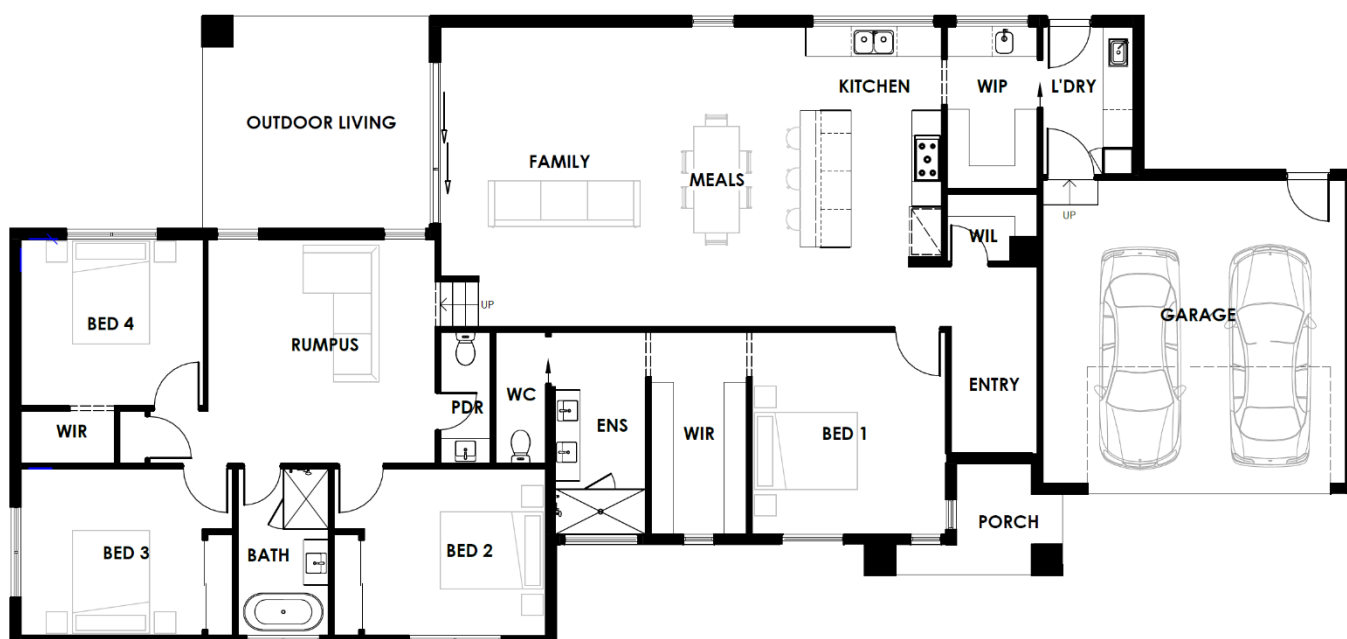
#### Experience Luxury Living with Our Stunning Home Design.

Architectural Excellence & Spacious Design Step into a home designed for comfort, style, and practicality. With 2.7m upgraded high ceilings, every room feels expansive and inviting. The luxurious master suite is a true retreat, featuring a large double-sided walk-in robe and a sophisticated ensuite with a double vanity—perfect for any couple.

Three extra-large bedrooms (3.6m x 3.3m) offer built-in or walk-in robes, ensuring ample storage for the entire family. The open-plan family, kitchen, and dining area seamlessly flow through large stacker doors to a covered alfresco, creating the perfect indoor-outdoor experience.

Enjoy the privacy of a secluded rumpus room, offering a dedicated space for entertainment or relaxation. The extra-large kitchen boasts a butler's pantry, providing ultimate convenience for home chefs. Mornings are made easy with a separate powder room and bathroom, reducing congestion for busy families.

The spacious double garage easily accommodates two vehicles and offers direct home access through the laundry/mudroom, as well as rear yard access for added practicality. Plus, we include basic design alterations and amendments, ensuring your home suits your unique lifestyle.



\* House and Land package includes generous site cost allowance. Pricing subject to Final Design, Engineering & Selections. Contact the builder directly for further information.

## Premium General Inclusions

We take care of everything to make your building journey seamless:

- **Generous site cost allowances**, based on developer engineering and POS (pending soil report).
- **All required documentation** for a smooth building permit process, including soil reports, working drawings, engineering, title info, and more.
- **7-Star energy-efficient design**, featuring **double-glazed windows and doors** along with **upgraded insulation** for year-round comfort.
- **Durable timber frame construction** with a **waffle pod slab**, ensuring a solid foundation.
- **Stylish Colorbond roofing** and **rendered Hebel cladding** for a sleek and modern exterior.

## Exquisite Kitchen & Wet Area Finishes

The heart of your home is elevated with premium finishes:

- **Custom-made cabinetry** in all wet areas and kitchen, ensuring tailored functionality.
- **Luxurious porcelain stone benchtops** and a **stone splashback** in the kitchen.
- **High-end black Euro appliances**, including a **90cm induction cooktop**, **built-in rangehood**, **60cm oven**, and **dishwasher**.
- **Matte black tapware** throughout, adding a modern touch.
- **Large stainless steel undermount sinks** in the kitchen, laundry, and butler's pantry.
- **Contemporary ceramic undermount basins** in all bathrooms.
- **Freestanding bathtub and frameless shower screens**, creating a spa-like ambiance.
- **Premium 600 x 600 porcelain tiles** in all wet areas, enhancing durability and style.

## Elegant Interior Features

- **Hybrid flooring throughout**, combining durability with a sophisticated look.
- **2.4m high doors** throughout, amplifying the grandeur of every space.
- **Sleek matte black door handles and hardware** for a refined touch.
- **Smart entry door lock with video doorbell**, enhancing security and convenience.

## Advanced Electrical & Climate Control

Your home is equipped with the latest in technology and comfort:

- **Daikin reverse cycle ducted heating and cooling**, ensuring year-round comfort.
- **9W LED downlights** installed throughout for energy efficiency.
- **Clipsal Iconic switches and power points**, blending style with practicality.
- **Upgraded exhaust fans**, vented directly outside for improved air quality.
- **Modern pendant light over the kitchen island**, adding a statement piece.
- **4 strategically placed data points**, keeping you connected.
- **Full NBN provisions and wiring**, ensuring High-speed internet access.
- **3-phase power with future EV provision**, making your home ready for the next generation of electric vehicles.

