



\$1,219,000\*

# HOUSE AND LAND PACKAGE



## LOT 505 HARTWORTH CLOSE OFFICER



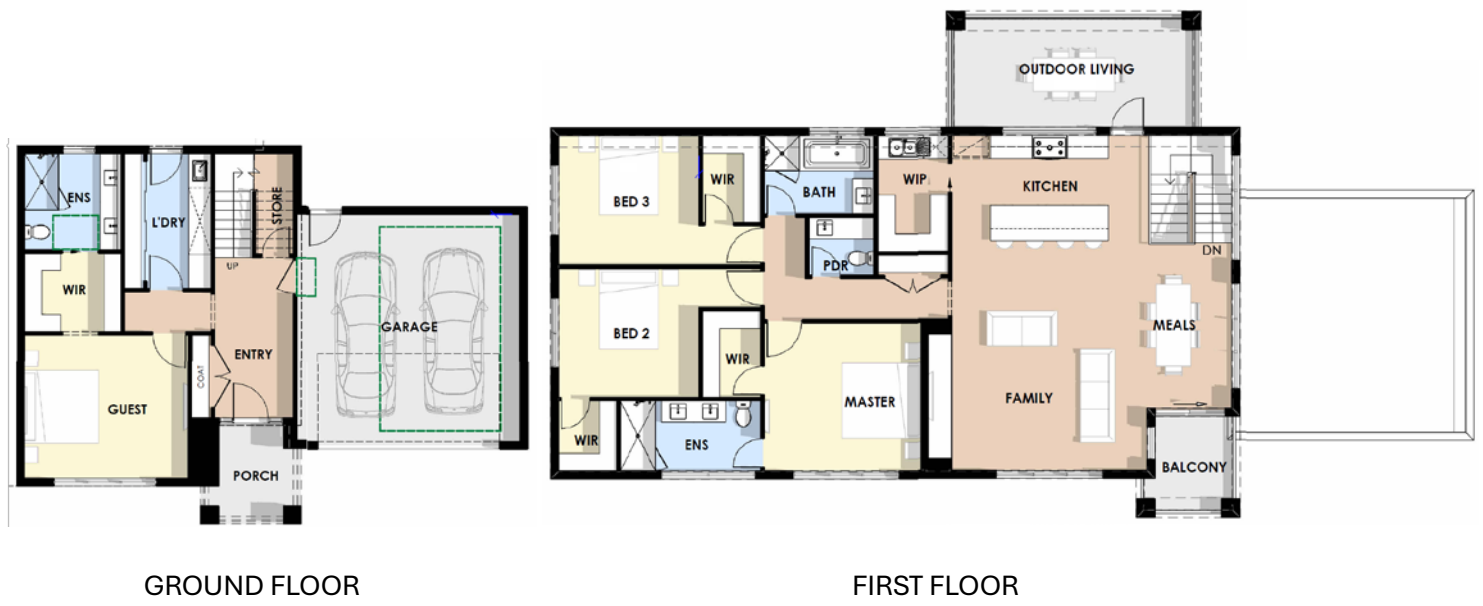
### Experience Luxury Living with Our Stunning Home Design.

Indulge in the epitome of modern living with 2.7m upgraded high ceilings that create an expansive and airy atmosphere. This exceptional two story home features Two luxurious master bedroom suites—one on each floor—each with a spacious walk-in robe and an elegant ensuite with a double vanity.

Two extra-large bedrooms (3.6m x 3.3m) boast generous walk-in robes, providing ample storage for a growing family. The open-plan family, kitchen, and dining area seamlessly flows through large stacker doors to a covered outdoor living space, perfect for entertaining.

The large kitchen, designed for functionality and style, includes a butler's pantry, offering ample storage and preparation space. Busy mornings are a breeze with a separate powder room and additional bathroom, reducing congestion for families on the go.

A spacious double garage with a high panel lift door accommodates larger vehicles and provides home access via the laundry/mudroom for added convenience. Plus, we offer basic design alterations and amendments, ensuring your home meets your personal needs.



\* 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 handle every detail to make your building journey effortless:

- **Generous site cost allowances**, based on developer engineering and POS (pending soil report).
- **All necessary documentation** for a seamless building permit process, including soil reports, working drawings, engineering, title info, and more.
- **7-Star energy-efficient home**, featuring **double-glazed windows and doors** alongside **upgraded insulation** for superior comfort.
- **Timber frame construction** with a **waffle pod slab**, ensuring a solid foundation.
- **Sleek Colorbond roofing** and **rendered Hebel cladding**, delivering a contemporary and durable exterior.

## Exquisite Kitchen & Wet Area Finishes

The heart of your home is finished with premium touches:

- **Custom-made cabinetry** throughout all wet areas and kitchen.
- **Porcelain stone benchtops** with a **stone splashback** in the kitchen for a modern aesthetic.
- **High-end black Euro appliances**, including a **90cm induction cooktop**, **built-in rangehood**, **60cm oven**, and **dishwasher**.
- **Matte black tapware** throughout, adding a bold and stylish touch.
- **Spacious undermount stainless steel 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 retreat.
- **Elegant 600 x 600 porcelain tiles** in all wet areas, enhancing durability and sophistication.

## Sophisticated Interior Features

- **Hybrid flooring** throughout, offering a perfect blend of durability and modern design.
- **2.4m high doors**, adding to the grandeur of the home.
- **Sleek matte black door handles and hardware**, providing a refined touch.
- **Smart entry door lock with video doorbell**, ensuring both security and convenience.

## State-of-the-Art Electrical & Climate Control

Designed with the latest in technology and comfort:

- **Daikin reverse cycle ducted heating and cooling**, ensuring year-round climate control.
- **9W LED downlights** throughout, offering energy-efficient illumination.
- **Clipsal Iconic switches and powerpoints**, combining style with functionality.
- **Upgraded exhaust fans**, vented directly outside for enhanced air quality.
- **Modern pendant light over the kitchen island**, creating a statement feature.
- **4 strategically placed data points**, keeping your home connected.
- **Full NBN provisions and wiring**, ensuring seamless connectivity.
- **3-phase power with future EV provision**, making your home ready for the next generation of electric vehicles.

