



# \$1,129,000\*

## HOUSE AND LAND PACKAGE



### LOT 506 HARTWORTH CLOSE OFFICER



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

Experience a split-level home that blends luxury, functionality, and timeless style. With soaring 2.7m upgraded high ceilings, every space feels open, airy, and inviting. The opulent master suite serves as a private retreat, complete with a spacious double-sided walk-in robe and an elegant ensuite featuring a double vanity—designed for ultimate comfort.

Four generously sized bedrooms come with built-in or walk-in robes, offering ample storage for the entire family. The heart of the home is the expansive open-plan family, kitchen, and dining area with a walk in Butlers' Pantry, seamlessly connecting to a covered alfresco through grand stacker doors—perfect for effortless indoor-outdoor living.

The large kitchen, complete with a butler's pantry, caters to home chefs who appreciate style and practicality. Busy mornings are a breeze with a thoughtfully designed separate powder room and main bathroom, reducing household congestion.

The spacious double garage comfortably accommodates two vehicles, offering convenient home access via the passageway and additional rear yard roller door for added functionality. Plus, with basic design alterations and amendments included, your home can be tailored to suit your lifestyle perfectly.



\* 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 powerpoints**, 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.

