

# olio

OFFICER 3809

Come to life | [olioofficer.com.au](https://olioofficer.com.au)



A project by  
**DEVELOPMENT  
VICTORIA**



# Come to life

At Development Victoria we're passionate about making Victoria a great place to be.

We create vibrant places across our state, through diverse and strategic property development and urban renewal projects.

We build great homes and communities where people and business can thrive, catering for different budgets, lifestyles and people.

Our homes are designed to be sustainable and affordable - giving more Victorians the opportunity to live where they want to be, without having to compromise on quality.

As the Victorian Government's development arm, we also revitalise iconic public buildings, create important cultural and recreational facilities and repurpose public land, for all Victorians.

**We help create a better Victoria.**



# olio

OFFICER 3809

**Come to life**







# Come to where everything is

Enjoy an enviable location in the heart of established Officer, with an abundance of evolving spaces to explore, inspire and entertain.



## Rich in recreation

A natural waterway and parkland are right at your doorstep, with sports fields and facilities nearby.

## Great expectations

Shopping and culture flourish, while a wealth of good schools and tertiary education are close at hand.

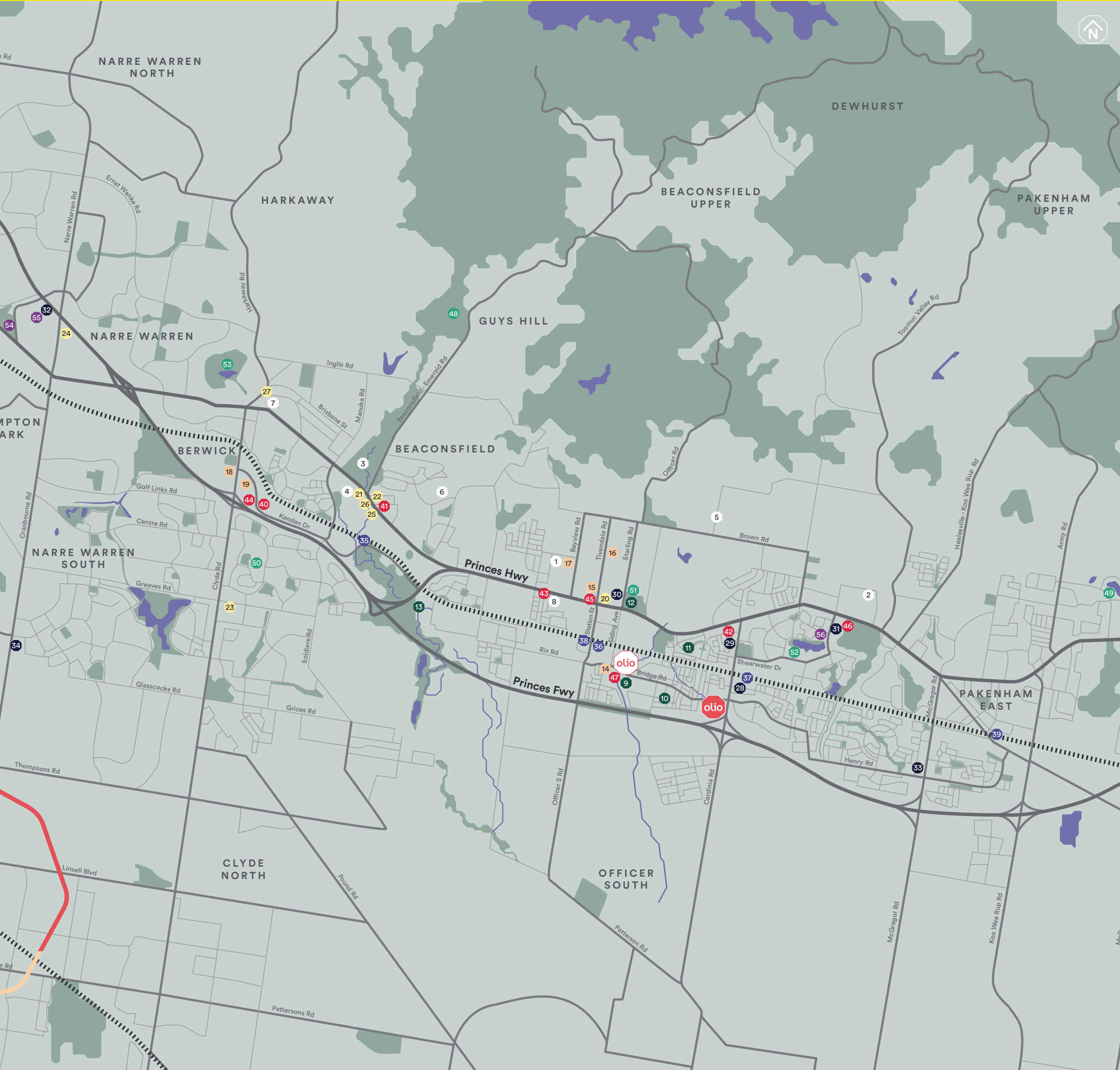
## Close Connectivity

Transportation is quick and easy with the convenience of major roads and Officer Train Station a short walk away

## Health at hand

Nothing beats peace of mind, with Superclinics in Casey and Pakenham, and two hospitals in Berwick.





# Come to where it's happening

Open yourself up to discovering an all-new lifestyle. Get curious. Feel the pulse quicken. There are worlds to see and things to do at any moment.



### Hidden Gems

- 1. D'Angelo Estate Vineyard
- 2. Robert Gordon Pottery and Kitchen
- 3. Akoonah Park
- 4. Cherry Tree Organics Butcher Shop
- 5. Dandenong Christmas Tree Farm
- 6. Hidden Valley Skin & Beauty
- 7. Sweeney Todd's Berwick
- 8. Berwick Potteries



### Parks

- 9. Gum Scrub Creek
- 10. Harmony Place Park
- 11. Arena Park
- 12. Officer Recreation Reserve
- 13. Cardinia Creek Parklands



### Education

- 14. Officer Secondary College
- 15. Officer Primary School
- 16. Berwick Grammar School
- 17. St Brigid's Catholic Primary School
- 18. Federation University Australia
- 19. Chisholm Institute



### Cafes and Restaurants

- 20. Chelle's Soulfood
- 21. Daydreamers Café
- 22. Ducky In The Field Café
- 23. Five Sparrows Café
- 24. Frankie & Co Café
- 25. O.MY Restaurant
- 26. One Fine Day Café
- 27. Primary @ Pioneers Park



### Retail

- 28. Woolworths
- 29. Arena Shopping Centre
- 30. Coles Express
- 31. Village Lakeside Shopping Centre
- 32. Westfield Fountain Gate
- 33. The Heritage Shopping Centre
- 34. Casey Central Shopping Centre



### Transport

- 35. Beaconsfield Train Station
- 36. Officer Train Station
- 37. Cardinia Rd Train Station
- 38. Berwick Bus Lines
- 39. Pakenham Train Station



### Medical

- 40. Casey Hospital
- 41. The Medical Clinic
- 42. Officer Medical Centre
- 43. Officer Family Medical Clinic
- 44. St John of God Berwick Hospital
- 45. Your Body Hub
- 46. Cardinia Life
- 47. Officer Community Hub



### Recreation

- 48. Berwick Montuna Golf Club
- 49. Eastone Reserve
- 50. Berwick Badminton
- 51. ROC Netball Club
- 52. The Lakeside Sailing Club
- 53. Wilson Botanical Park



### Culture and Entertainment

- 54. Bunjil Place
- 55. Westfield Fountain Gate
- 56. Cardinia Cultural Centre

TRAIN LINE



DISPLAY SUITE 1 Niki Place, Officer VIC 3809



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



# Come to an urban oasis that feeds your soul

Wineries, eateries, events and arts. And that's just the short list!  
You'll be spoilt for choice with an array of activities and local  
neighbourhoods to infuse life with wonder and play.



**Foodies' delight**

Sample the wares of artisan producers, and visit fresh food markets in Berwick and Akoonah Park.

**Get crafty**

Try your hand at a pottery workshop, or buy ready-made ceramics from a well-renowned maker in Pakenham

**Good grape**

D'Angelo Estate hails from Officer, while organic Carlei Green Vineyards is only 12km away.

**Café culture**

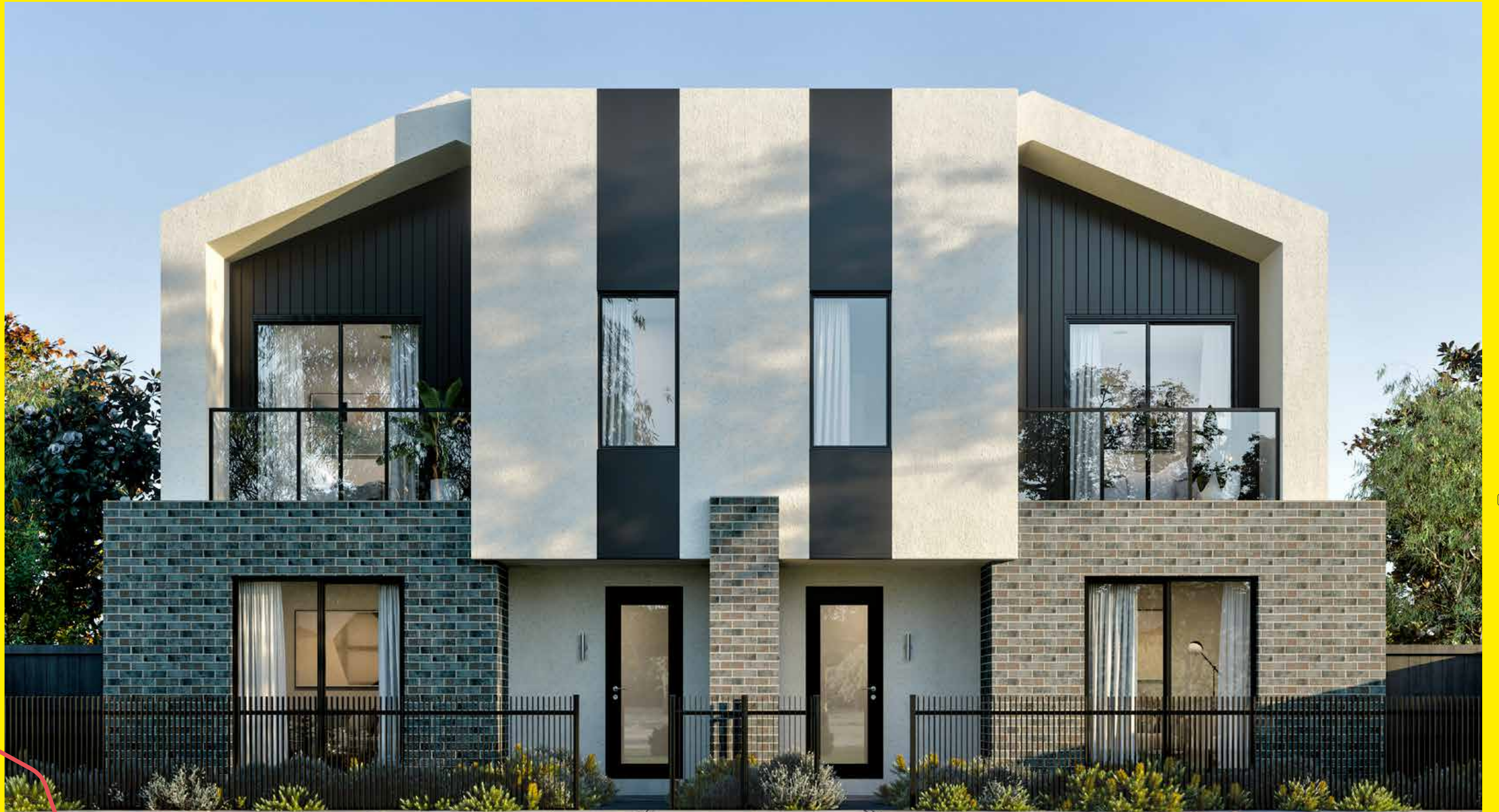
You'll be impressed with the range of cafes, restaurants and places to meet up with friends and family.





**Come to the artisan lifestyle**





## Come home to contemporary living

Light, air, simplicity of line. Our spaces shape us, creating a sense of ease and wellbeing. Activity, privacy and harmony are all possible with thoughtful design and generous proportions.



## Come home to a designer touch

It's the little details that define the beauty of a home. Special attention to materials, finishes and colour palette are the marks of a modern classic.



# Come home to choice

The living is harmonious at Olio and the mood inviting. Dwellings are imbued with the warmth of a true home and the scene is set for entertaining. Interiors and outdoor areas are seamlessly integrated yet distinctive in design.

A sophisticated selection of modern materials are all carefully chosen for a contemporary look. Not only stylish on-trend, but durable and practical too. Your furnishings will fit in and look right at home.

While inclusions are gorgeous, customisation of décor and floorplan allows you to fill in the rest of the picture. Finesse the features, textures and small details that are most important to you, that make living just right. Upgrade, from kitchen packages to flooring and bathroom surfaces. You'll love watching your choices come to life.





# Artisans of Olio

Sienna Homes	Tract
<p><b>Good design is not a luxury.</b></p> <p>This is the ethos behind every townhome we design and build. Each home design is functional, comfortable and without compromise.</p> <p>We ensure your home comes complete with flexible spaces, loads of natural light and plenty of storage space so you can enjoy your home now and into the future.</p> <p>Our design promise extends to ensure you receive the highest quality fixtures and fittings from our architectural facades to our timeless interiors.</p> <p>Over the journey, we have won over a dozen industry awards for our designs, our build quality, affordability and our people. We invite you to take a look for yourself.</p> <p>You won't be disappointed.</p>	<p>We're leaders in creating breathtaking places, which also connect, nurture, enable and leave a lasting legacy.</p> <p>We do this by balancing the brightest ideas with the most pragmatic ones – achieved by listening deeply, thinking responsibly, collaborating openly, delivering consistently, and advising honestly – and we have for decades.</p> <p>We work in partnership with our clients to create sustainable and memorable solutions, shaping places for living, leisure, education and work and the infrastructure that supports and connects these places.</p> <p>Harnessing the strength and diversity of our collective expertise, our comprehensive planning and design services, and the scale and pedigree of our practice provide the capacity to address projects of all complexities.</p> <p>After 40 years of practice, we continue to evolve so that we shape contemporary thinking, working in partnership with our clients to deliver compelling solutions.</p>

Come to life

The pictures in this brochure are indicative, for illustrative purposes only, and are subject to change. The images in this brochure may be enhanced and may include some artistic licence. They are provided only to generally convey the planned look and feel of the town home. Any dimensions/sizes indicated are nominal only with construction to be within allowable tolerances. While best endeavours have been used to provide that information is accurate, prospective purchasers should not rely on the information contained herein. Existing trees, landscaping and furniture layouts are representational only and furniture is not included. To the extent permitted by law (including the Australian Consumer Law), all information in this brochure is provided "as is" without representation or warranty of any kind as to the accuracy, completeness or suitability for a particular purpose and Development Victoria has no liability to any person under contract, tort, common law or equity or otherwise for any loss, expense, action, liability or damage which may arise from the information contained in this brochure. COPYRIGHT: No part of this work, including the designs and images contained in this brochure, may be reproduced or copied in any form or by any means (graphic, electronic, or mechanical, including photocopying, recording, taping or information retrieval systems) without the written permission of Development Victoria. October 2020. 11729



DISPLAY SUITE  
1 Niki Place, Officer VIC 3809 | P: 03 8317 3750

OFFICER 3809

olio

Come to life | [olioofficer.com.au](http://olioofficer.com.au)



A project by  
**DEVELOPMENT  
VICTORIA**

