

CONTEMPORARY LIVING

BY NOSTRA

INCLUSIONS & COLOUR SELECTION

———— PARKSIDE ————

Built for living.

The Contemporary Living by Nostra colour selection guide has been created by our designers to make customising your home easy, convenient and fun!

We have gathered together a range of product choices in one book for you to explore and consider - it's the perfect place to put all those finishing touches on your new home.

THE NOSTRA DIFFERENCE:

- ✓ **Architecturally designed homes**
- ✓ **Building contracts within 7 days of deposit**
- ✓ **Dedicated Customer Service Officer**
- ✓ **12 Months RACV Home Assist**
- ✓ **25 Year Structural Guarantee**
- ✓ **Colour options selected by Interior Designer**
- ✓ **High quality products and construction method**

NOTE All colours shown in this book are a guide only. Categories and colours are indicative and can be subject to change.



A SIMPLE PROCESS.



1.

CHOOSE YOUR HOME AND PAY YOUR INITIAL DEPOSITS

In consultation with the sales consultant simply choose the design and lot within the project that best suits you. You can choose from one of two stunning colour schemes which have been hand crafted by a qualified interior designer, along with any additional upgrades from a pre-determined upgrades list.

At this stage the initial deposits are due to reserve your new home, a \$3,000 deposit on the build to Nostra and a \$1,000 deposit on the land to the land developer.



2.

SIGN CONTRACTS AND PAY BALANCE OF DEPOSITS

Following the initial deposits being paid Nostra will prepare the building contract for the home based on the plan, colour selection and upgrades chosen. The land developer will prepare the land contract. Both contracts will be signed simultaneously generally within 7 to 14 days of initial deposit and the full deposits will be due (Generally 10% deposit on the land contract and 5% deposit on the build contract). Your sales consultant will guide you through this process.



3.

WELCOME TO NOSTRA

Following the signing of contracts a Nostra customer service officer will be allocated and introduce you to the Nostra family.



4.

BUILDING

Settlement of the land with the land developer will take place and Nostra will commence construction of your home soon after. You will be kept informed throughout the building process via your dedicated Customer Service Officer as required. Progress payments will be required during construction as per the HIA building contract.



5.

COMPLETION & MOVING IN!

Upon building completion Nostra will personally welcome you to your exciting new home.

We will provide you with customer care after settlement, including rectifying any cosmetic defects within three months. A 25-year structural guarantee is offered on the home and we also go above and beyond with 12 months RACV Home assist included as part of our service.

YOUR STANDARD TURN-KEY INCLUSIONS

GENERAL

- ▶ 25 year structural guarantee
- ▶ Dwelling constructed independently

CONNECTIONS

- ▶ Garden taps/Front and rear
- ▶ Stormwater drains
- ▶ Sewer drains
- ▶ Electricity, gas and water connections
- ▶ Fibre Optic wiring - up to 2 data points to home for television, data and phone-points to central garage point (does not include installation of Hub or final connections)
- ▶ All connections exclude consumer connection fees and utility account opening fees

FOUNDATIONS

- ▶ Fixed Site Costs (Rock Included)
- ▶ Engineered minimum 25mpa concrete slab 400mm thick

FRAMING

- ▶ Stabilised pine "MGP10" wall frames with LVL lintels and beams
- ▶ Engineered designed roof trusses

CEILINGS

- ▶ 2590mm height for single storey and ground floor of double storey designs with 2400mm for upper levels
- ▶ 90mm cove cornice throughout

WINDOWS

- ▶ Aluminium windows with clear glazing
- ▶ Keyed Locks to all windows
- ▶ Flyscreens to all openable windows
- ▶ Holland Blinds to all Windows (excludes doors and fixed windows)

FACADE

- ▶ Facade as noted in approved architectural drawings

EXTERNAL CLADDING

- ▶ Combination of render, light-weight lining boards, polystyrene panels. (Plans specific).

ROOF PLUMBING/TILES

- ▶ COLORBOND fascia, gutter, downpipes and cappings with concrete roof tiles
Note: Certain designs are zinc flat deck specific

INSULATION/6 STAR

- ▶ Sisalation wall wrap
- ▶ R1.5 wall batts to external walls
- ▶ R2.5 insulation wool to ceiling cavity of living areas
- ▶ Gas solar hot water unit (note: when an estate requires recycled water connection a Gas continuous flow hot water unit will be supplied.)

GARAGE

- ▶ Panel lift COLORBOND Garage door with 2 hand held and 1 wall mounted remote control
- ▶ Brickwork above garage door

STAIRS

- ▶ Half Height plastered wall Balustrade
- ▶ MDF treads and risers with carpet

EXTERNAL BALUSTRADE

- ▶ Refer to working drawings for balcony detail

DOORS/FURNITURE

- ▶ Entry: 2040mm x 820mm Solid core door with Trilock entrance set
- ▶ Internal: 2040mm high Flush panel doors with Gainsborough (Brushed Chrome) passage handles and air cushioned door stops
- ▶ Chrome knob to robe cupboards

SKIRTING/ARCHITRAVES

- ▶ 67mm x 18mm Primed MDF skirting and architraves
- ▶ Tiled Skirting 100mm to wet areas

SHELVING

- ▶ Robes: x 1 shelf with chrome hanging rails
- ▶ Pantry: x 4 shelves
- ▶ Linen: x 3 shelves

ELECTRICAL

- ▶ Safety switches (residual current devices)
- ▶ Direct wired smoke detectors
- ▶ LED downlights to down stairs Meals, Kitchen, Hallway, Family with Batten holders to remainder
- ▶ 1 x Rear flood light
- ▶ Exhaust fans to areas with no openable window
- ▶ 1 x Double powerpoint to each room (Refer to Standard Plans)
- ▶ 1 x Television and phone point (Refer to Standard Plans)

HEATING AND COOLING

- ▶ 7kw Split System to kitchen/ meals and living area
- ▶ 1.2kw Nobo electric heating panels to all bedrooms
- ▶ 1.5kw Nobo electric heating panel to second living area (floorplan specific)

TOILETS

- ▶ Dual flush cisterns with Vitreous China pan
- ▶ Toilet roll holders

BATHROOM/ENSUITE

- ▶ Full laminate cabinets and 20mm edging to stone benchtops
- ▶ Vitreous china designer basins with chrome flick mixers
- ▶ 1665mm white acrylic bath tub with chrome outlet and tap set (plans and product specific)
- ▶ Polished edge mirrors (size is width of vanities x 950mm high)
- ▶ Ensuite/bathroom: Pre-formed shower base sized as per plans
- ▶ Polished silver framed safety glass, pivot door shower screens and wall mounted mixer
- ▶ Double towel rail holder

KITCHEN

- ▶ Australian made kitchen
- ▶ Laminate panels and doors including open shelves to rear of bench
- ▶ 20mm edging to stone benchtops
- ▶ Overhead cupboards
- ▶ Double end bowl stainless steel sink with chrome mixer
- ▶ Designer pull handles

APPLIANCES

- ▶ 600mm stainless steel Smeg:
- ▶ Built-in Oven
- ▶ Gas Cooktop
- ▶ Concealed Undermount Rangehood
- ▶ Dishwasher

LAUNDRY

- ▶ 45L stainless steel tub with metal cabinet and chrome mixer

FLOOR COVERINGS

- ▶ Ceramic floor tiles (450mm x 450mm) or timber laminate (please refer to standard floorplan for locations)
- ▶ Ceramic floor tiles (450mm x 450mm) to bathroom, toilet, ensuite and laundry
- ▶ Carpet to remainder (Refer to standard plans)

WALL TILES

Ceramic wall tiles to:

- ▶ 700mm above kitchen bench
- ▶ 2000mm to shower walls
- ▶ Bath edge to floor
- ▶ 400mm above bathtub

PAINT

- ▶ Dulux 3 coat Washable Low Sheen Acrylic to all Walls
- ▶ Dulux 2 coat Flat Acrylic to all Ceilings
- ▶ High Gloss Enamel to all interior wood work and doors
- ▶ Dulux Weather Shield to all exterior woodwork

EXTERNAL

- ▶ Coloured concrete driveway, plain concrete 800mm wide path (as per plan)
- ▶ Full front and rear landscaping with drought resistant plants x 10 with pebbles and mulch
- ▶ Fencing to all boundaries to developers requirements including wing gate where required (refer to plans)
- ▶ Letterbox
- ▶ Clothesline (All external works to builders discretion)



We use CSR Hebel PowerPanel boundary walls across our developments. Hebel is a sustainable and environmentally friendly choice, while offering an excellent fire rating and high acoustic performance.

A brand you can trust.

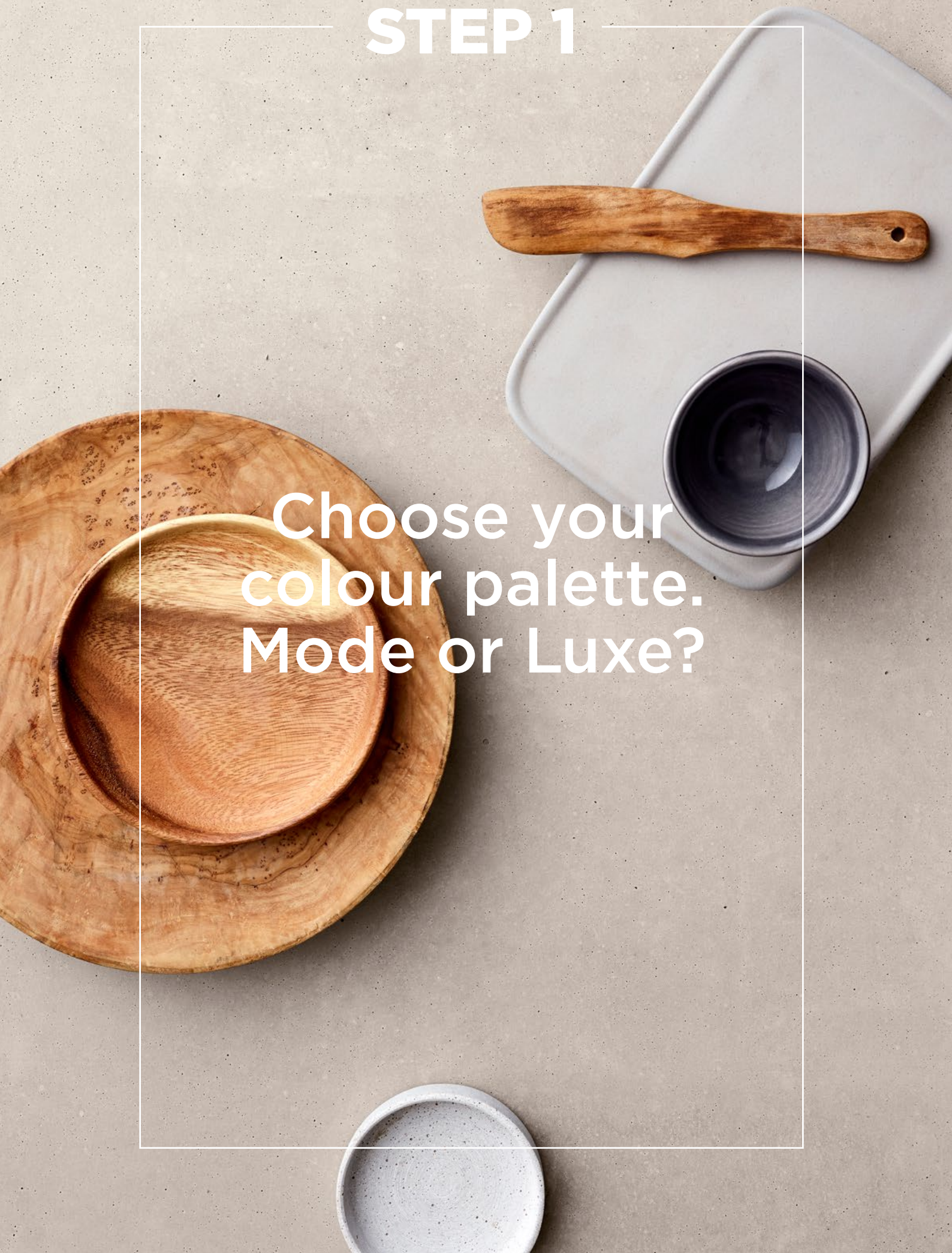
Live contemporary with our town living range.

CONTEMPORARY LIVING BY NOSTRA



STEP 1

Choose your
colour palette.
Mode or Luxe?



MODE STANDARD INCLUSIONS.

Standard Internal Inclusions



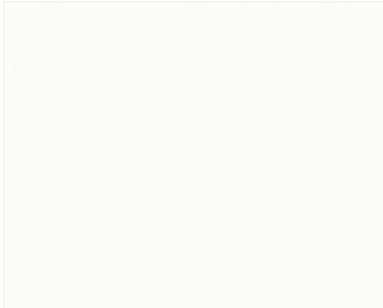
Floor Tiles
Belga Grey Glazed Porcelain
450x450mm



Timber Laminate Flooring
Aquatic Range - Seashell
1210x196x8mm



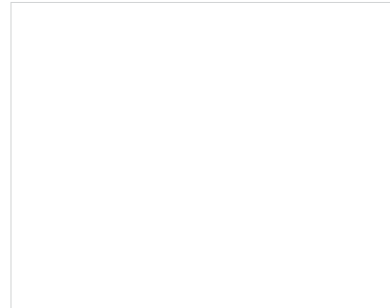
Stone Benchtops
Kitchen, Bathroom & Ensuite
20mm Edge - Raven



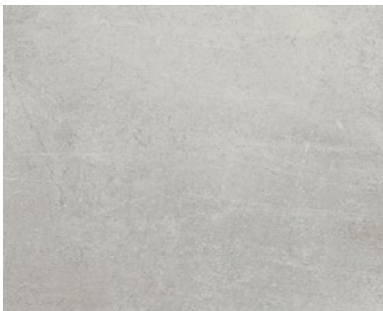
Kitchen Base Cabinetry
Polar White - Natural Finish



Kitchen Overhead Cabinetry
Planked Urban Oak - Natural Finish



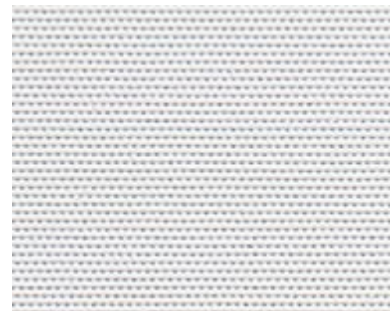
Kitchen & Laundry Wall Tiles
Union White Satin
75x300mm



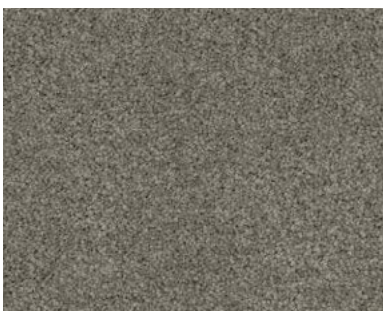
Bathroom & Ensuite Wall Tiles
Belga Grey Glazed Porcelain
450x450mm



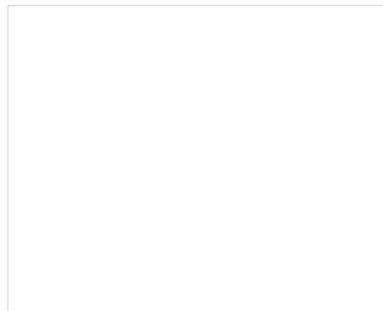
Bathroom & Ensuite Base Cabinetry
Planked Urban Oak - Natural Finish



Blinds
Earth - Chalk



Carpet
Royal Parade - Urban Grey



Paint Colour
Builders White

Mode

Kitchen & Dining featuring the tiled flooring option.



Mode

Kitchen & Dining featuring the timber look laminate flooring option.



Mode

Bathroom.



Artist's impression. Pendant lighting, square set ceilings, finger pull cabinetry and doors, freestanding bath and tiled shower bases are not included in the package price and can be purchased as an upgrade option at an additional cost. Home decorator items, other furnishings and curtains are not included in purchase price or as an upgrade option. Images included are from various floorplans in the Contemporary Living Range, final design and layout will be dependent on choice of floorplan and working drawings. Images used are for colour reference and material finish only.

LUXE STANDARD INCLUSIONS.

Standard Internal Inclusions



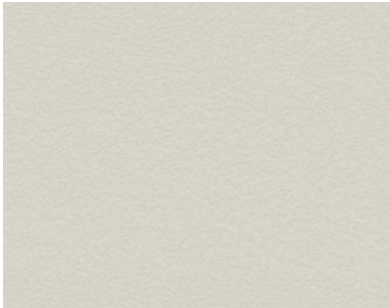
Floor Tiles
Belga Grey Glazed Porcelain
450x450mm



Timber Laminate Flooring
Aquatic Range - Abalone
1210x196x8mm



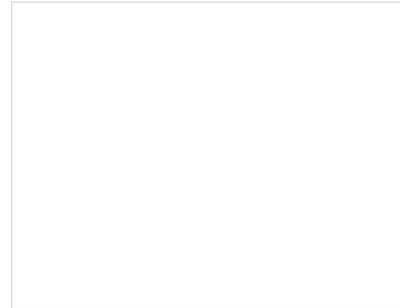
Stone Benchtops
Kitchen, Bathroom & Ensuite
20mm Edge - Snow



Kitchen Base Cabinetry
Oyster Grey - Natural Finish



Kitchen Overhead Cabinetry
Blackened Elm - Natural Finish



Kitchen & Laundry Wall Tiles
Union White - Satin Finish
75x300mm



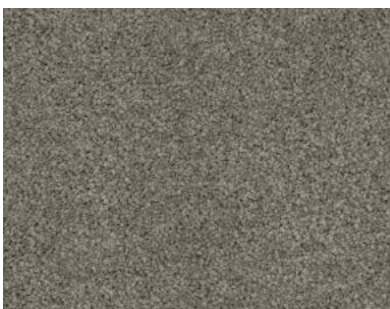
Bathroom & Ensuite Wall Tiles
Belga Grey Glazed Porcelain
450x450mm



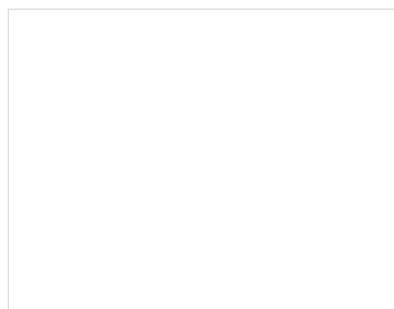
Bathroom & Ensuite Base Cabinetry
Blackened Elm - Natural Finish



Blinds
Earth - Chalk



Carpet
Royal Parade - Urban Grey



Paint Colour
Builders White

Luxe
Kitchen & Dining
featuring the tiled
flooring option.



Luxe
Kitchen & Dining fea-
turing the timber look
laminated flooring option.



Luxe
Bathroom.



Artist's impression. Pendant lighting, square set ceilings, finger pull cabinetry and doors, freestanding bath and tiled shower bases are not included in the package price and can be purchased as an upgrade option at an additional cost. Home decorator items, other furnishings and curtains are not included in purchase price or as an upgrade option. Images included are from various floorplans in the Contemporary Living Range, final design and layout will be dependent on choice of floorplan and working drawings. Images used are for colour reference and material finish only.

TAPWARE

STANDARD INCLUSIONS.

Standard Kitchen Tapware Inclusions



Sink Mixer
Gooseneck Mixer



Sink
Squareline - Double Bowl Sink with Side Drainer

Standard Bathroom, Ensuite, Powder-room Inclusions



Basin Mixer
Chic



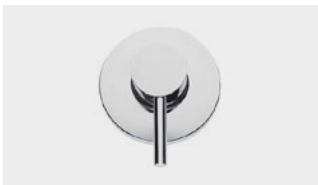
Basin
Nugleam - Square Above Counter basin



Vanity to Powder-room
Project - Wall Basin
(floor plan specific, if not included select as upgrade option).



Shower Outlet
Pina - Shower on Rail



Shower and Bath Mixer
Chic



Bath Outlet
Basin Spout 220mm



Bath Tub
Novara



Shower Base
Polymarble



Toilet Suite
Virtue - Close Coupled Toilet Suite



Towel Rail
Radii - 600mm Double Towel Rail



Toilet Roll Holder
Radii - Toilet Roll Holder

Standard Laundry Inclusions



Laundry Mixer
Project Mixer



Laundry Trough

INTERNAL STANDARD INCLUSIONS.

Standard Internal Inclusions



External Door Handle
Trilock Entrance Set



Internal Door Handle
Bailey Lever - Round Rosette



Robe/ Linen Handle
Cylinder Knob

APPLIANCE STANDARD INCLUSIONS.

Standard Appliance Inclusions



Rangehood
Smeg - 600mm Concealed Undermount Rangehood



Cooktop
Smeg - 600mm 4 Burner Gas Cooktop



Oven
Smeg - 600mm Thermosteal Electrical Oven



Dishwasher
Smeg - 600mm Stainless Steel Underbench Dishwasher

Our Trusted Suppliers



NOTE Suppliers are subject to change.

STEP 2

Select your upgrades.

UPGRADE OPTIONS.

#	Item	Price (inc. Gst)	
1	Provide 40mm edging to stone to kitchen bench in lieu 20mm	\$920	<input type="radio"/>
2	Provide 40mm edging to stone to bathroom and ensuite in lieu 20mm	\$720	<input type="radio"/>
3	Provide glass splashback to kitchen (Colour: Bocconcini)	\$1940	<input type="radio"/>
4	Provide 900mm Smeg appliances in lieu of standard	\$1,920	<input type="radio"/>
5	Provide finger pull cabinetry and doors to kitchen and bathroom/ ensuite	\$640	<input type="radio"/>
6	Provide privacy snib to powder/bathroom/ensuite door handles	\$240	<input type="radio"/>
7	Provide black tapware throughout (Clarke Pin set) to entire home	\$1100	<input type="radio"/>
8	Provide soap niche (400mm x 400mm) to bathroom or ensuite \$450 each Qty.....	\$.....	<input type="radio"/>
9	Provide floor to ceiling tiles to bathroom	\$2300	<input type="radio"/>
10	Provide floor to ceiling tiles to ensuite	\$2300	<input type="radio"/>
11	Provide tiled shower bases to all showers (note: if bathroom has no shower, only 50% charge)	\$1,980	<input type="radio"/>
12	Provide freestanding bathtub to bathroom in lieu of standard bathtub if applicable	\$2,400	<input type="radio"/>
13	Provide black semi framed showerscreens throughout	\$410	<input type="radio"/>
14	Provide semi frameless showerscreens throughout	\$980	<input type="radio"/>
15	Provide black semi frameless showerscreens throughout	\$1,240	<input type="radio"/>
16	Provide laminate benchtop and cupboard to laundry (same colour as base kitchen cupboards) in lieu of standard	\$920	<input type="radio"/>
17	Provide framed mirrored sliding robe doors to bedrooms 2 and 3 in lieu of standard to all bedroom robes	\$1,600	<input type="radio"/>

UPGRADE OPTIONS CONTINUED.

18	Provide flydoor to rear sliding door \$270 each Qty	\$.....	<input type="radio"/>
19	Provide mesh flydoor to rear sliding door \$490 each Qty	\$.....	<input type="radio"/>
20	Provide KDHW timber staircase in lieu of standard (clear finish only)	\$5,200	<input type="radio"/>
21	Provide square set cornices to ground floor only	\$2,200	<input type="radio"/>
22	Provide square set cornices to first floor only	\$2,620	<input type="radio"/>
23	Provide tiles/floorboards to family area in lieu of carpet	\$950	<input type="radio"/>
24	Provide blind to sliding door \$410 each Qty	\$.....	<input type="radio"/>
25	Provide black door handles and robe knobs throughout	\$560	<input type="radio"/>
26	Provide alarm system (back to base system with 3 detectors)	\$1,820	<input type="radio"/>
27	Provide light/fan/heater combo in lieu of exhaust fan to bathroom and ensuite	\$380	<input type="radio"/>
28	Provide LED downlights in lieu of batten holder lights to remainder of home (locations as per LED upgrade standard plan)	\$2,500	<input type="radio"/>
29	Provide x 10 pack of additional double powerpoints to home (locations at as per GPO upgrade standard plan)	\$700	<input type="radio"/>
30	Provide x 1 data pack to home includes: TV point to master bedroom and second living (floorplan specific), 1 x additional data point, 1 x additional phone point (locations as per data upgrade standard plan)	\$220	<input type="radio"/>
31	Provide feature pendant to kitchen (Ruben)	\$285	<input type="radio"/>
32	Provide 2.5kW split system to bedroom in lieu of standard electric panel heating Note: the condensers to be located externally to the ground floor in builders preferred location \$2415 each Qty	\$.....	<input type="radio"/>
33	Provide feature pendant to bathroom (Ruben)	\$285	<input type="radio"/>
34	Provide capped gas point to rear external wall \$260 each Qty	\$.....	<input type="radio"/>
35	Provide capped water point to kitchen fridge space \$260 each Qty	\$.....	<input type="radio"/>
36	Provide Dorani 600 series colour video intercom system	\$1,340	<input type="radio"/>
37	Provide Dome skylight reflective shaft (550mm diameter) to bathroom/ ensuite \$1120 each Qty	\$.....	<input type="radio"/>
38	Provide Clipsal iconic range throughout dwelling in lieu of standard	\$460	<input type="radio"/>
39	Provide hinge door to master bedroom robe	\$320	<input type="radio"/>
40	Provide personalised colour selection appointment in lieu of standard colour schemes	\$1,800	<input type="radio"/>
41	Provide wash & wear anti-bacterial Dulux paint (mould/bacteria resistant; reducing allergies and asthma)	\$1,280	<input type="radio"/>
42	Provide soft 10mm carpet underlay	\$720	<input type="radio"/>
Total		\$	

Client Signature:	Date:
Client Signature:	Date:

STEP 3

Confirm your
colour selections.

Option 1: Mode tiles to living areas

Option 1: Mode timber laminate to living areas

Option 2: Luxe tiles to living areas

Option 2: Luxe timber laminate to living areas

Upgrades selected? YES NO

Total value of upgrades selected: _____

Customer name:

Sales Consultant:

Property address:

Customer signature:

Date:

NOSTRA

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Disclaimer: The information contained in this booklet to be used as a guide only. The booklet was completed prior to the engineering and construction of the particular home designs therefore design, engineering, dimensions, fittings and specifications are subject to change and will be specified in the final purchase and/or construction contract. The booklet includes features not supplied by Nostra Homes including without limitation landscaping, concrete driveways, fencing, water features and furniture. This booklet does not constitute part of an offer or contract. Prospective purchasers should rely on their own enquiries, legal advice and the contract of sale. Please contact our office if you have any questions regarding the property. © Nostra Homes and Developments.