

# 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
- ▶ Semi framed pivot door screen to all showers
- ▶ Wall mounted shower set on rail with chrome 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.

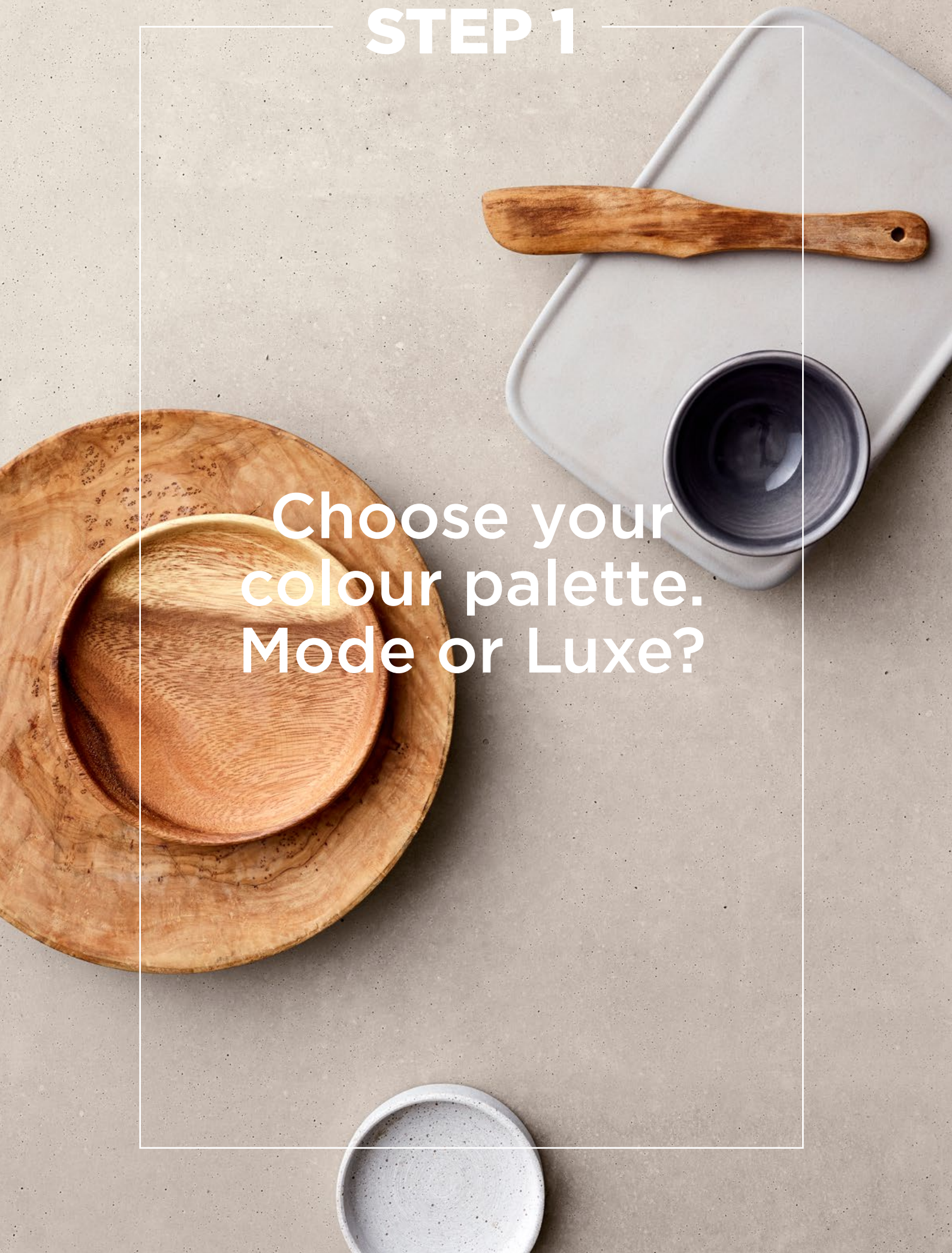
CONTEMPORARY LIVING BY NOSTRA





# STEP 1

Choose your  
colour palette.  
Mode or Luxe?





# MODE STANDARD INCLUSIONS.

## Standard Internal Inclusions



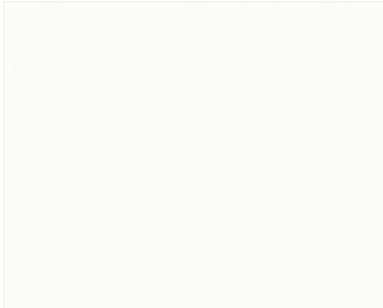
**Floor Tiles**  
Belga Grey Glazed Porcelain  
450x450mm



**Timber Laminate Flooring**  
Aquatic Range - Seashell  
1210x196x8mm



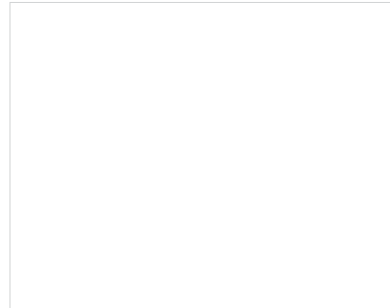
**Stone Benchtops**  
Kitchen, Bathroom & Ensuite  
20mm Edge - Raven



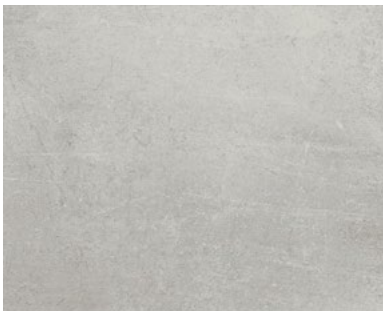
**Kitchen Base Cabinetry**  
Polar White - Natural Finish



**Kitchen Overhead Cabinetry**  
Planked Urban Oak - Natural Finish



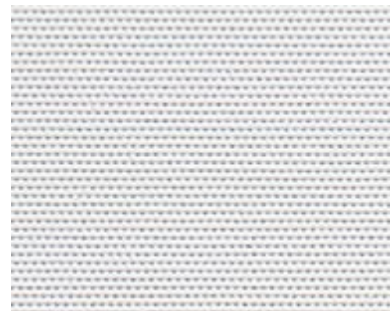
**Kitchen & Laundry Wall Tiles**  
Union White Satin  
75x300mm



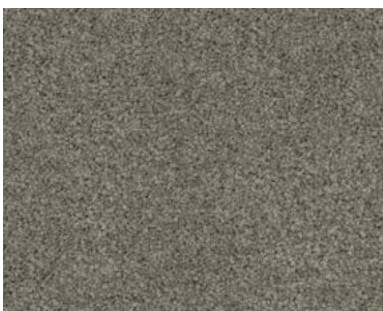
**Bathroom & Ensuite Wall Tiles**  
Belga Grey Glazed Porcelain  
450x450mm



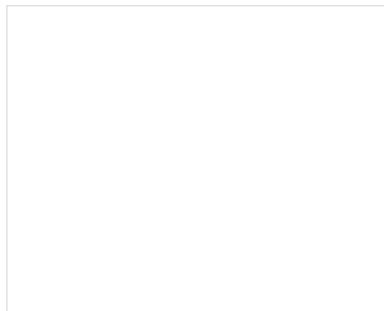
**Bathroom & Ensuite Base Cabinetry**  
Planked Urban Oak - Natural Finish



**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.



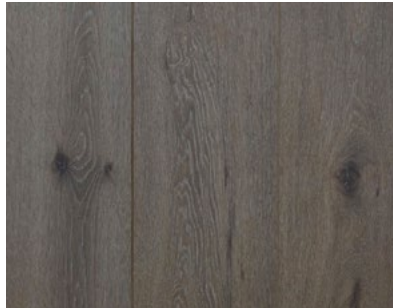
Artist's impression. \*Semi frameless shower screen not included, can be added as an upgrade. Pendant lighting, square set ceilings, finger pull cabinetry and doors, freestanding bath and tiled shower bases are not included in the package price and can be purchased as an upgrade option at an additional 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



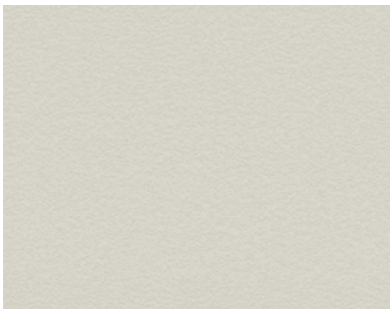
**Floor Tiles**  
Belga Grey Glazed Porcelain  
450x450mm



**Timber Laminate Flooring**  
Aquatic Range - Abalone  
1210x196x8mm



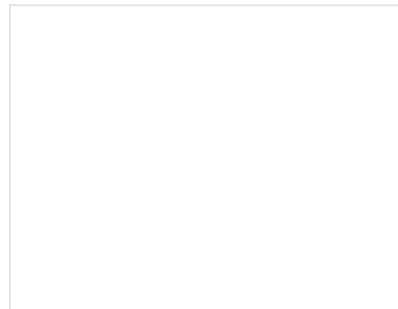
**Stone Benchtops**  
Kitchen, Bathroom & Ensuite  
20mm Edge - Snow



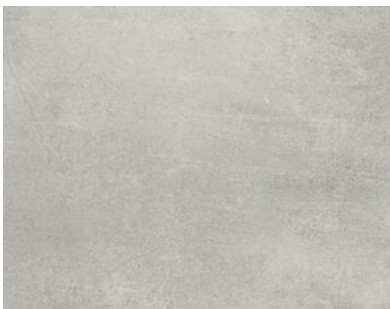
**Kitchen Base Cabinetry**  
Oyster Grey - Natural Finish



**Kitchen Overhead Cabinetry**  
Blackened Elm - Natural Finish



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



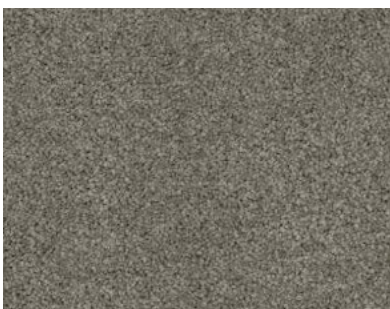
**Bathroom & Ensuite Wall Tiles**  
Belga Grey Glazed Porcelain  
450x450mm



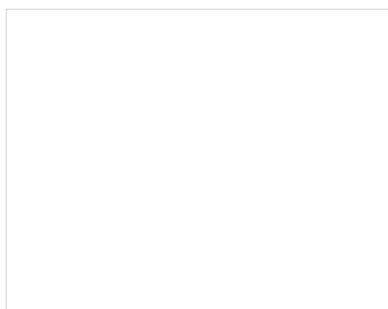
**Bathroom & Ensuite Base Cabinetry**  
Blackened Elm - Natural Finish



**Blinds**  
Earth - Chalk



**Carpet**  
Royal Parade - Urban Grey



**Paint Colour**  
Builders White



### Luxe

Kitchen & Dining featuring the tiled flooring option.



### Luxe

Kitchen & Dining featuring the timber look laminate flooring option.



### Luxe

Bathroom.



Artist's impression. \*Semi frameless shower screen not included, can be added as an upgrade. 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



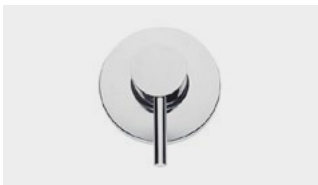
**Basin**  
Nugleam - Square Above  
Counter basin



**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.

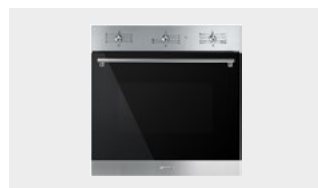
## Standard Appliance Inclusions



**Rangehood**  
Smeg - 600mm Concealed Undermount Rangehood



**Cooktop**  
Smeg - 600mm 4 Burner Gas Cooktop



**Oven**  
Smeg - 600mm Thermoseal 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 <b>\$450 each Qty.....</b>	\$.....	<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 <b>\$270 each Qty</b> .....	\$.....	○
19	Provide mesh flydoor to rear sliding door <b>\$490 each Qty</b> .....	\$.....	○
20	Provide KDHW timber staircase in lieu of standard (clear finish only)	\$5,200	○
21	Provide square set cornices to ground floor only	\$2,200	○
22	Provide square set cornices to first floor only	\$2,620	○
23	Provide tiles/floorboards to family area in lieu of carpet	\$950	○
24	Provide blind to sliding door <b>\$410 each Qty</b> .....	\$.....	○
25	Provide black door handles and robe knobs throughout	\$560	○
26	Provide alarm system (back to base system with 3 detectors)	\$1,820	○
27	Provide light/fan/heater combo in lieu of exhaust fan to bathroom and ensuite	\$380	○
28	<b>Provide LED downlights in lieu of batten holder lights to remainder of home</b> (locations as per LED upgrade standard plan)	\$2,500	○
29	<b>Provide x 10 pack of additional double powerpoints to home</b> (locations at as per GPO upgrade standard plan)	\$700	○
30	<b>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</b> (locations as per data upgrade standard plan)	\$220	○
31	Provide feature pendant to kitchen (Ruben)	\$285	○
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 <b>\$2415 each Qty</b> .....	\$.....	○
33	Provide feature pendant to bathroom (Ruben)	\$285	○
34	Provide capped gas point to rear external wall <b>\$260 each Qty</b> .....	\$.....	○
35	Provide capped water point to kitchen fridge space <b>\$260 each Qty</b> .....	\$.....	○
36	Provide Dorani 600 series colour video intercom system	\$1,340	○
37	Provide Dome skylight reflective shaft (550mm diameter) to bathroom/ ensuite <b>\$1120 each Qty</b> .....	\$.....	○
38	Provide Clipsal iconic range throughout dwelling in lieu of standard	\$460	○
39	Provide hinge door to master bedroom robe	\$320	○
40	Provide personalised colour selection appointment in lieu of standard colour schemes	\$1,800	○
41	Provide wash & wear anti-bacterial Dulux paint (mould/bacteria resistant; reducing allergies and asthma)	\$1,280	○
42	Provide soft 10mm carpet underlay	\$720	○
<b>Total</b>		<b>\$</b>	

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.