

NOSTRA
HOMES

Built for Living.™

TOWNHOMES

Smiths Lane Estate, Clyde North
STAGE 29R



SMITHS LANE

Artist Impression

Discover the charm of contemporary living at Smiths Lane Estate.

The next-generation of contemporary homes in Clyde North aim to redefine the way you live, setting a new benchmark in flexible, light-filled and low maintenance living spaces.

As part of this vision, Nostra Homes has partnered with Mirvac to bring you a selection of stunning 3 and 4 bedroom turn-key homes that provide a contemporary living solution for first home buyers, downsizers or someone looking for a low maintenance, modern lifestyle.

Featuring an attractive list of fixed price inclusions along with a modern and architecturally designed street appeal, these homes are the perfect choice.

“

The Nostra Homes team and I are dedicated and driven to deliver a premium level of service at every step of your journey”



Anthony Caruana
Managing Director



Where everyday living comes together on your doorstep.

Smiths Lane is a thoughtfully designed community where everyday convenience, nature, and social connection come together. With parks, playgrounds, sports facilities, walking and cycling trails, and a future town centre at its heart, residents enjoy a lifestyle that balances relaxation and activity. Education is a cornerstone, with schools and childcare close by, while local shopping, dining, and easy transport connections make life simple and enjoyable. It's a neighbourhood that feels welcoming, vibrant, and built for the future.



Future town centre

Will provide everything from daily essentials to major shopping destinations.



Parks & open spaces

proposed to be just 200m from every home.



Transport

Route 798 Bus to Cranbourne servicing the Estate.

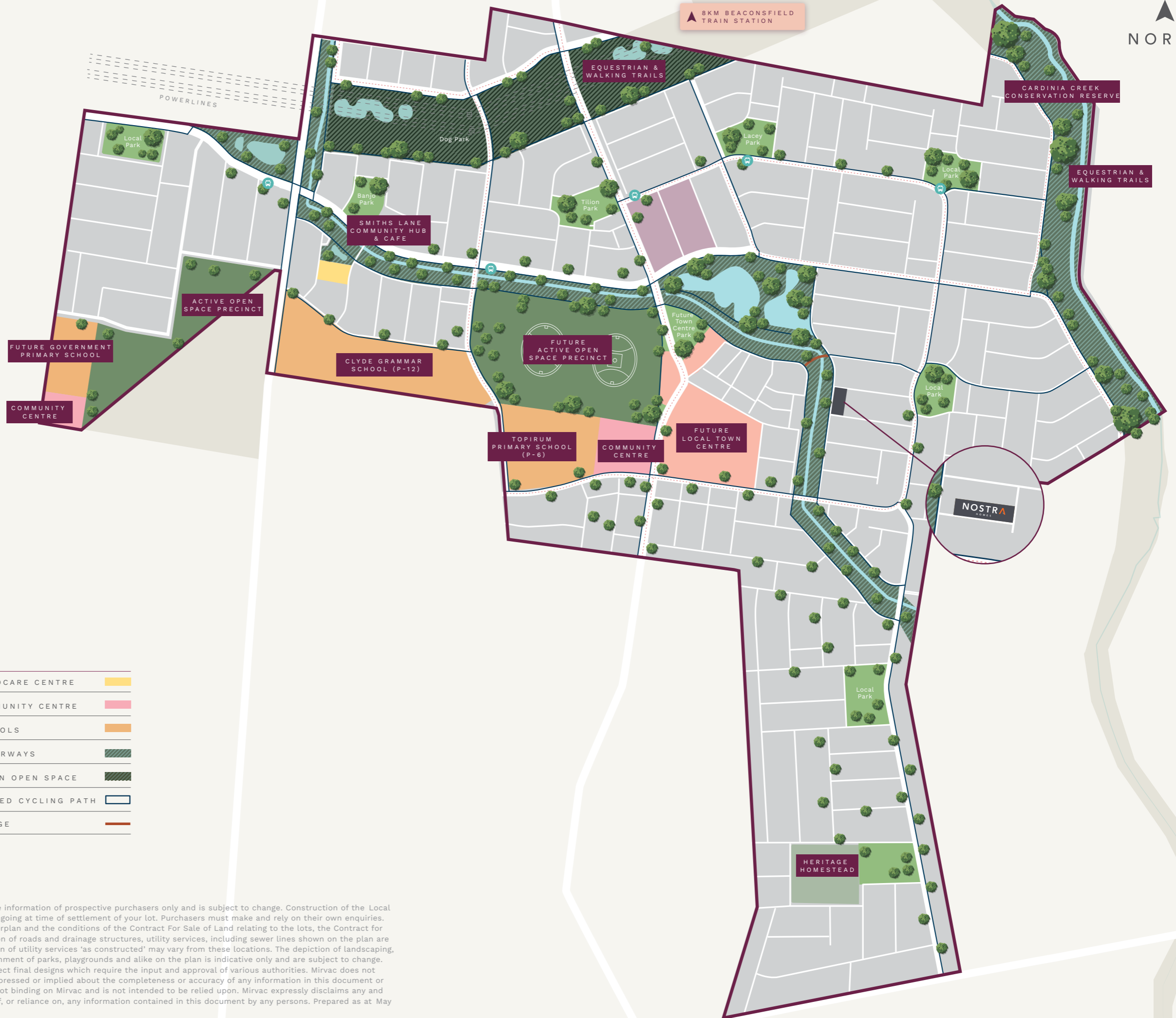


Education

Smiths Lane is home to Clyde Grammar (P-12) and Topirum Primary School (P-6), with a future government primary school and childcare centre also planned. Families are further supported by a choice of highly regarded nearby schools, including Hillcrest Christian College, St Catherine's Primary, Haileybury Berwick, and Nossal High School.



Welcome to the neighbourhood



KEY		
LOTS		CHILDCARE CENTRE
DISPLAY VILLAGE		COMMUNITY CENTRE
CONNECTING ROADS		SCHOOLS
PARKLANDS		WATERWAYS
SPORTS RESERVE		GREEN OPEN SPACE
WETLANDS		SHARED CYCLING PATH
TOWN CENTRE		BRIDGE

This masterplan was prepared on May 2024 for the information of prospective purchasers only and is subject to change. Construction of the Local Town Centre and Future Primary School may be ongoing at time of settlement of your lot. Purchasers must make and rely on their own enquiries. To the extent of inconsistency between this masterplan and the conditions of the Contract For Sale of Land relating to the lots, the Contract for Sale takes precedence in all instances. The location of roads and drainage structures, utility services, including sewer lines shown on the plan are based on design information only. The final position of utility services 'as constructed' may vary from these locations. The depiction of landscaping, footpath paving, street tree planting, the embellishment of parks, playgrounds and alike on the plan is indicative only and are subject to change. The depictions on the plan do not necessarily reflect final designs which require the input and approval of various authorities. Mirvac does not give any warranty or make any representations, expressed or implied about the completeness or accuracy of any information in this document or provided in connection with it. This document is not binding on Mirvac and is not intended to be relied upon. Mirvac expressly disclaims any and all liability relating to, or resulting from, the use of, or reliance on, any information contained in this document by any persons. Prepared as at May 2024.



Choose your design.

Find the perfect home that aligns with your lifestyle and budget.

Lipari 20C

Lot 1

20.42sq



Lipari 20

Lot 2

19.59sq



Lipari 20

Lot 3

19.59sq



Lipari 15

Lot 4

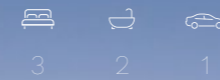
14.71sq



Lipari 15

Lot 5

14.71sq



Lipari 20

Lot 6

19.59sq



Lipari 20

Lot 7

19.59sq






Lipari 20C

Lot 8

19.94sq

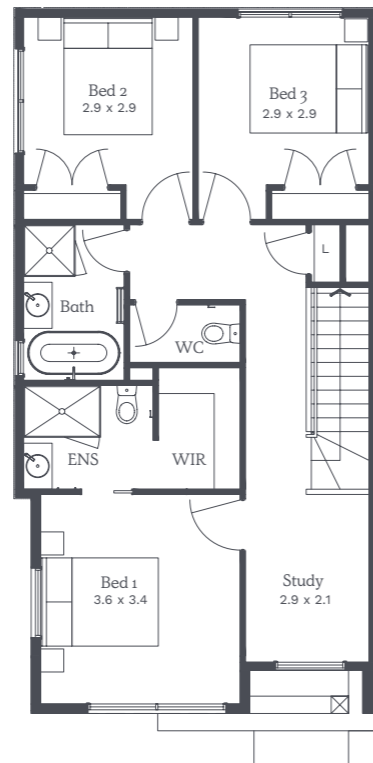
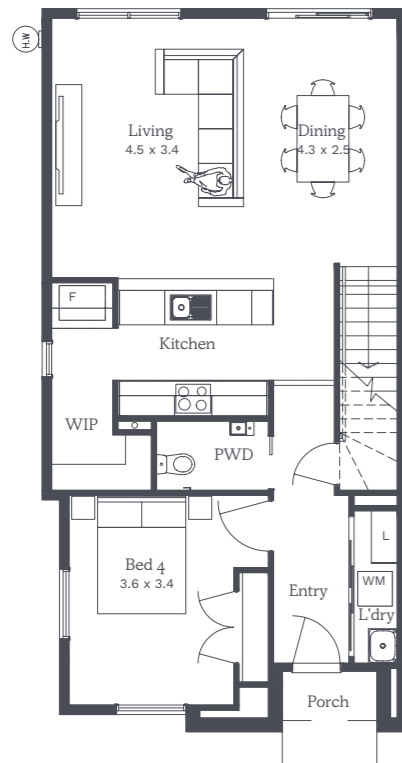
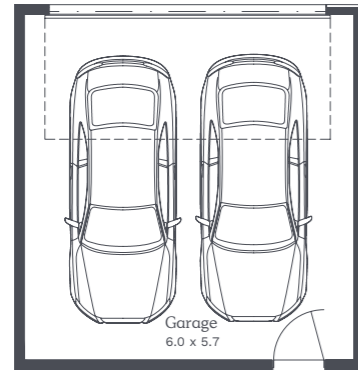


Lipari 20c

 4
  2
  2




Lot 1

House Size 20.42sq



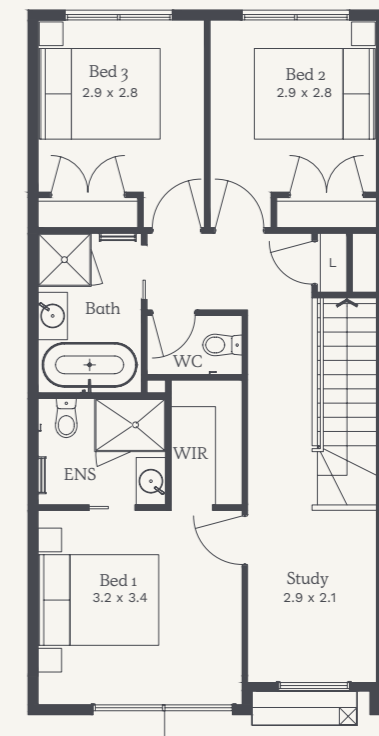
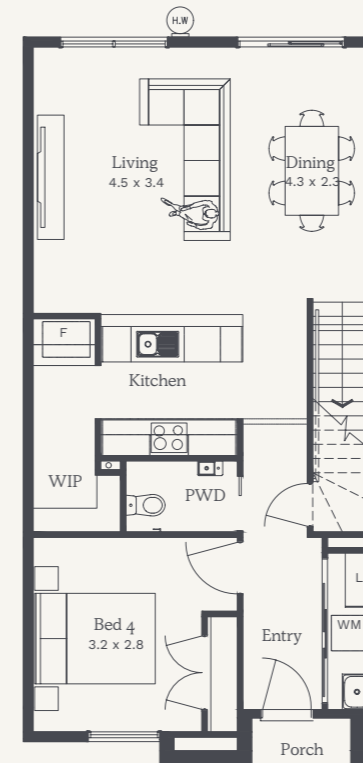
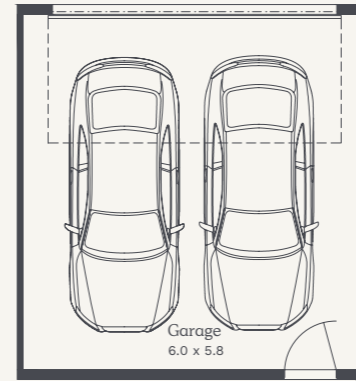
NOTE: Floorplan displayed is for illustrative purposes only. Refer to contract plans for orientation, facade and final landscaping layout.

Lipari 20

 4
  2
  2

Lot 2, 3, 6, 7




House Size 19.59sq

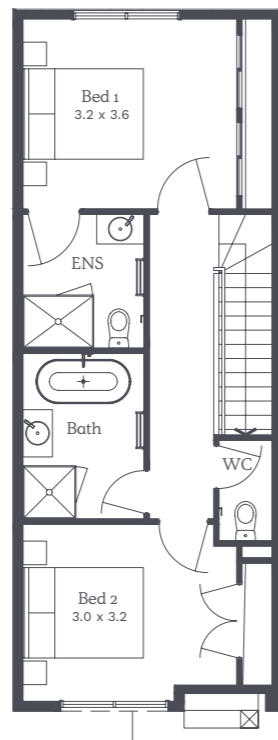
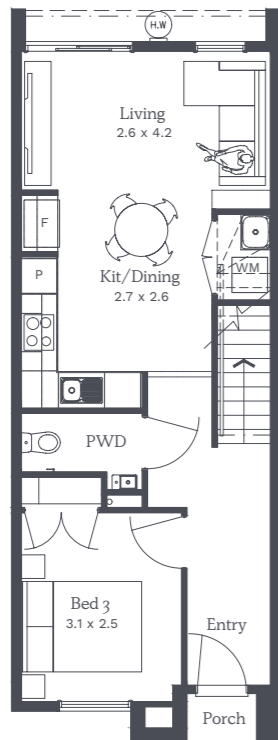
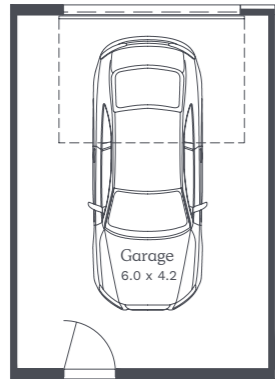


NOTE: Floorplan displayed is for illustrative purposes only. Refer to contract plans for orientation, facade and final landscaping layout.

Lipari 15

Lot 4, 5
House Size 14.71sq

 3
 2
 1



NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation, facade and final landscaping layout.



General	
Guarantee	25 year structural guarantee
Construction	Dwelling constructed independently
Connections	
Taps	Garden tap
Stormwater	Stormwater drains
Sewer	Sewer drains
Utilities	Electricity and water connections
Fibre Optic	Fibre optic provisions (does not include installation of hub or final connections)
Costs	All connections exclude consumer connection fees and utility account opening fees
Foundations	
Site Costs	Fixed site costs (includes rock and retaining walls) Note: Retaining walls are included for structural requirements only. Any retaining wall requirements for landscaping are not included
Slab	Engineered concrete slab
Framing	
Wall Frames	Stabilised pine or steel wall frames with lintels and beams
Ceiling	Engineered designed roof trusses
Ceilings	
Single Storey	2590mm high ceilings
Double Storey	2590mm high ceilings to main living and 2440mm to other level
Plasterwork	Cove cornice to entire home
Windows	
Material	Aluminium windows
Locks	Keyed locks to all windows
Facade	
Facade	Facade as noted in approved architectural drawings
External Cladding	
Cladding	VBA compliant cladding
Roof	
Roof Materials	Metal sheet roofing or concrete roof tiles (floorplan specific)
	Coloured fascia, gutter, downpipes and cappings

Insulation	
Wrap	Sisalation wall wrap
External Walls	Wall batts to external walls
Ceiling Cavity	Insulation wool to ceiling cavity of living areas
Hot Water System	Electrical storage hot water unit
Garage	
Garage Door	Panel lift garage door with 2 hand held and 1 wall mounted remote control
Staircase	
Stairs	MDF treads and risers with carpet (floorplan specific)
Doors / Furniture	
Entry	Solid core door with digital entrance lock
Internal	Flush panel doors with satin chrome passage handles and air cushioned door stops. Ensuite & laundry door is floorplan specific. (refer to contract plans)
Robes	Hinged door to bedrooms (excluding Bed 1) Chrome knobs to robe hinged cupboards Flushed panel Quickslide to Bed 1 in lieu of hinged doors (Design Specific.)
Skirting / Architraves	
Mouldings	67mm x 18mm primed MDF skirting and architraves
Wet Area	Tiled skirting 100mm to wet areas
Shelving	
Robes	1 x melamine shelf with chrome hanging rails
Linen	3 x melamine shelves
Pantry	4 x melamine shelves
Electrical	
Safety Switches	Safety switches (residual current devices)
Smoke Detector(s)	Direct wired smoke detectors
Internal Light Points	LED downlights to home (as per plan)
External Lights	1 x rear flood light
Exhaust Fans	Exhaust fans to areas with no openable window
Power Points	1 x double powerpoint to each room (refer to electrical plans)
TV/Phone Point	1 x television and phone point (refer to electrical plans)
Data Point	1 x data point (refer to electrical plans)



LED downlights to home

Overhead cupboards including feature open shelves

20mm kitchen mineral surface benchtop

Timber laminate to main living areas

Artist Impression: Images used are for colour reference and material finish only, please refer to contract drawings. Image shown includes upgrade options. Note: Undermount sink and decor are not included. Render based on a Capri Series kitchen design.

Heating / Cooling	
Heating Panels	Heating panels to all bedrooms and second living (floorplan specific)
Cooling System	Reverse cycle split system to main living (unit size is floorplan specific)

Toilets	
Toilet Suite	Dual flush cisterns with vitreous china pan
Toilet Roll	Toilet roll holders
Basin	Wall mounted basin with mirror to powder room (floorplan specific)

Bathroom and Ensuite	
Cabinetry	Laminate cabinets
Benchtops	20mm mineral surface benchtops
Basin/Tapware	Vitreous china designer basins with chrome flick mixers
Bath	Freestanding bath with chrome outlet and tap set (floorplan specific)
Mirror	Polished edge mirrors (size is width of vanities)
Shower Base	Tiled shower base
Shower Screen	Framed pivot door screen to all showers
Shower Outlet	Wall mounted shower on rail with chrome mixer
Towel Holder	Double towel rail holder or 2no. hooks (floorplan specific)
Handles	Finger pull cabinetry and doors to bathroom/ ensuite (where applicable)

Australian Made Kitchen	
Benchtops	20mm mineral surface benchtops
Doors/Drawers	Laminate panels and doors
Overhead Cupboards	Overhead cupboards above kitchen including feature open shelf
Sink	Stainless steel sink with chrome mixer
Handles	Finger pull cabinetry and doors to kitchen (where applicable)

Solar	
Solar PV	Minimum 2kw solar PV system with inverter (size to be determined at build stage)

One Part Contract Inclusions

Fittings and fixtures	matte black tapware and accessories, including showerscreen and door handles
Blinds and flyscreens	to all openable windows including rear sliding door
Overhead cupboards	to fridge cavity
Feature Downlights	3 x White cylindrical round downlights above island bench (floorplan specific)
Powerpoint	2 x Double powerpoint to Bed 1 (refer to Electrical Plans) 1 x Double powerpoint to Garage

Appliances	
Oven	600mm Fisher & Paykel black built-in oven
Cooktop	600mm Fisher & Paykel black induction cooktop
Rangehood	Fisher & Paykel stainless steel undermount rangehood
Dishwasher	600mm Fisher & Paykel stainless steel dishwasher

Laundry	
Trough	Freestanding laundry trough with cabinet and chrome mixer

Flooring	
Flooring	Timber laminate (please refer to standard floorplan for locations)
Floor Tiles	Ceramic floor tiles to bathroom, toilet, ensuite and laundry
Carpet	Carpet to remainder (refer to standard plans)

Wall Tiles	
Kitchen	Ceramic wall tiles to above kitchen bench including behind feature shelving
Shower	Ceramic wall tiles to shower walls
Bath	Ceramic wall tiles bath edge to floor

Paint	
Ceiling	Premium 2 coat ceiling paint system
Internal Walls	Premium 3 coat wall paint system
Timberwork	High gloss enamel to all interior wood work and doors
Cladding	2 coats to all exterior claddings

External	
Driveway	Concrete driveway (as per plan)
Landscaping	Full front and rear landscaping with plants, pebbles and mulch
Fencing	Fixed fencing to all boundaries to developers requirements (refer to plans)
Letterbox	Pre-formed letterbox
Clothesline	Folding clothesline (plan specific) (All external works to builders discretion)

Please note	Nostra Homes and Developments Pty Ltd standard specifications are subject to change without notice and we reserve the right to substitute any items with equivalent products at anytime. Please note that various items that may be displayed in our homes may not be included in our standard specifications.
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V10 AUGUST 2025



Designer basins & tapware

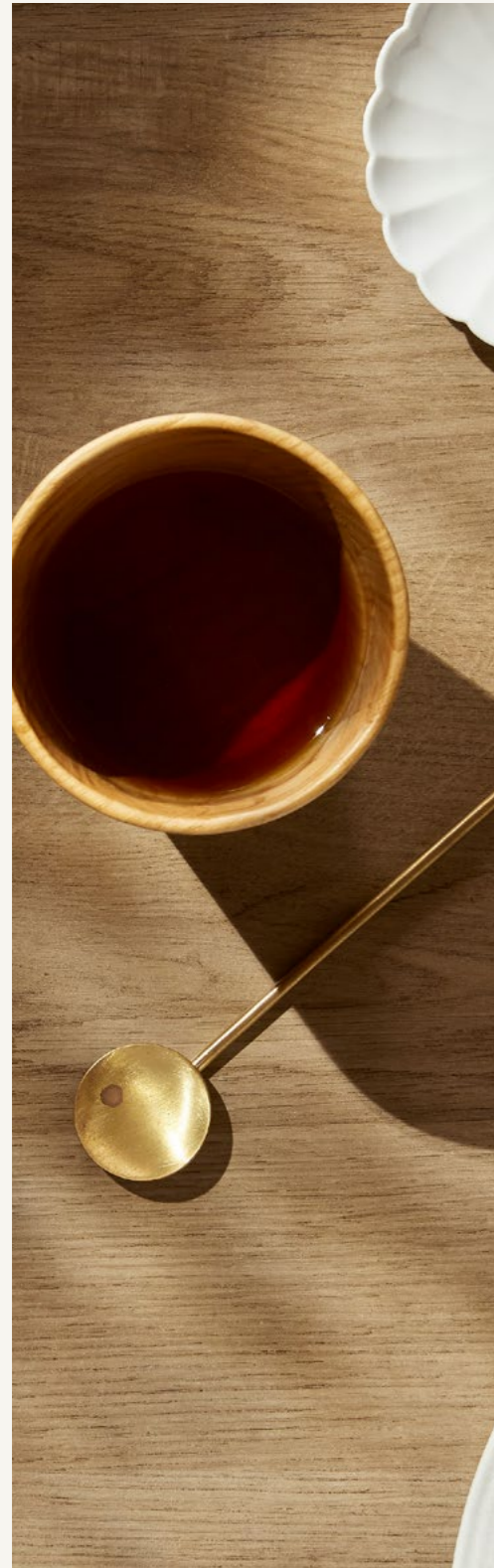
Full floating laminate cabinets

20mm mineral surface benchtop

Oversized floor tiles

Artist Impression: Images used are for colour reference and material finish only, please refer to contract drawings. Note: Render based on a Inverloch series bathroom design.

Interior styling that is easily accessible.



Mode.

A light and soothing sanctuary.



Built by Nostra Homes,
backed by trusted
partnerships.



BUILDER

Specialising in turn-key townhome living, Nostra Homes have been building homes across Melbourne since 2006. Nostra Homes maintains a focus on creating affordable homes using only quality products.

With a high level of standard finishes, Nostra Homes' Townhome options are a great choice for anyone looking for a modern, low maintenance living space with architectural appeal.

Nostra Homes'
point of difference.

Distinguished architectural designs and craftsmanship.



Architecturally designed turnkey homes



Bespoke colour schemes



Dedicated Customer Service Officer



Energy Efficient



12 Months RACV Home Assist*



All Electric homes



25 Year Structural Guarantee*



DEVELOPER

For over half a century Mirvac has been at the forefront of the Australian development and construction industry, recognised by our peers through more than 800 industry awards and by our customers who have rewarded our unrelenting commitment to quality and care with their loyalty.

Understanding that the customer is at the heart of our success, we have never been tempted to cut corners or compromise on the quality of materials we use, nor the people we employ. As a Mirvac customer you'll come to appreciate our obsession with quality and care in every little detail. It's what makes us different. It's the Mirvac difference.

Our trusted suppliers.

Quality homes and strong partnerships, delivering excellence together.



NOTE All colours shown in this book are a guide only. Categories and colours are indicative and can be subject to change.
*For terms and conditions, please visit <https://nostrahomes.com.au/terms.html>

Build with property experts you can trust.

Proudly built and developed by

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HOMES

SMITHS LANE

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