





⌘ STREETSCAPE *ARTIST'S IMPRESSION*

A PRACTICAL LOCATION



Located within the Forsyth Park estate in Truganina, Otto boasts a well developed community with a central park and medical centre located within the estate itself. A cafe, restaurant and function centre will also be delivered to the community adding even further amenity within Forsyth Park.

With close proximity to Williams Landing and the Williams Landing train station

along with existing shops, schools and services in and around the Truganina area, purchasers will be spoiled for choice when taking possession of their new home.

Otto comprises a selection of two and three level residences with three bedrooms and two living areas, including a sitting room to the ground floor and a main living area to the first

floor of each home. As part of our included fixture and fittings each home is complete turn-key meaning all you need do is bring your furniture and move straight in.

Purchasers at Otto will also have the flexibility to add their own finishing touches to their home from a wide ranging choice of finishes and fixtures should it suit their requirements.







TURN KEY LIVING >>













INCLUSIONS >>



GENERAL

- ▶ 25 year structural guarantee
- ▶ Public liability insurance
- ▶ Construction insurance
- ▶ Warranty insurance
- ▶ Choice of x3 pre selected colour boards

PRELIMINARIES

- ▶ Soil test by a geotechnical engineer
- ▶ Building permits and all relevant working drawings

CONNECTIONS

- ▶ Garden taps/front and rear
- ▶ Stormwater drains
- ▶ Sewer drains
- ▶ Electricity connections
- ▶ Gas connections

- ▶ Water & recycled water connections
- ▶ Fibre optic wiring - up to three 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 "H1" class 25mpa concrete slab 400mm thick with SL82 steel reinforcement

FRAMING

- ▶ Stabilised pine "MGPI0" wall frames with LVL lintels and beams

- ▶ Engineered designed roof trusses

CEILINGS

- ▶ Heights as per working drawings
- ▶ 75mm cove cornice throughout

WINDOWS

- ▶ Aluminium awning windows to front facade elevation and sliding windows with clear glazing to remainder
- ▶ Keyed locks to all windows

EXTERNAL CLADDING

- ▶ Pre-coated polystyrene panels
- ▶ Shaftliner party walls
- ▶ Weathertex, weather groove, woodsmans finish
- ▶ Austral Bricks

- ▶ Matrix Panels
- ▶ Locations as per working drawings

ROOF PLUMBING

- ▶ Zinc roofing with COLORBOND capping's and downpipes

INSULATION/6 STAR

- ▶ Sisalation wall wrap
- ▶ R1.5 wall batts to external walls
- ▶ R2.5 insulation wool to ceiling cavity of living areas
- ▶ 5 star - gas continuous flow solar hot water unit

FACADE

- ▶ Facade as noted in approved architectural drawings

GARAGE

- ▶ Electric Panel lift Colorbond garage door with 3 remote controls - 2 hand held and 1 wall mounted

STAIRS

- ▶ Half height plastered wall balustrade
- ▶ MDF treads and risers with carpet finish

EXTERNAL BALUSTRADE

- ▶ Balustrade as per design (product specific)

DOORS/FURNITURE

- ▶ Entry: 2040mm x 820mm solid core Hume door with Gainsborough 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 (400mm deep) with chrome hanging rails
- ▶ Pantry: x 4 shelves (400mm deep)
- ▶ Linen: x 3 shelves (400mm deep)

ELECTRICAL

- ▶ Safety switches (residual current devices)
- ▶ Direct wired smoke detectors
- ▶ Batten holders to entire home

- ▶ 1 X double powerpoint to each room (refer to standard plans, no powerpoint or light point to garage)

HEATING & COOLING

- ▶ HSU 7kw split system to living area
- ▶ HSU 2.5kw split system to Bed 1

TOILETS

- ▶ Dual flush cisterns with Vitreous China pan

BATHROOM/ENSUITE

- ▶ Full Laminate Cabinets and Benchtops
- ▶ Vitreous China Designer Basins with chrome flick mixers
- ▶ Polished silver framed safety glass, pivot door shower screens and wall mounted chrome shower tap set

- ▶ Polished edged mirrors width of vanities x 850mm high
- ▶ Ensuite/Bathroom: poly marble shower base size as per plans

KITCHEN

- ▶ Australian made kitchen
- ▶ Laminate bench tops, panels and doors
- ▶ Overhead cupboards
- ▶ Stainless sink 1 ¾ with chrome mixer
- ▶ Designer D pull handles

APPLIANCES

- 900mm stainless steel Omega:
- ▶ 900mm Free standing oven (OF914X S/S)
 - ▶ 900mm Slideout rangehood (ORT9WXA S/S)

- ▶ 600mm Dishwasher

LAUNDRY

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

FLOOR COVERINGS

- ▶ Ceramic floor tiles (450X450) to bathroom, toilet, ensuite, laundry, kitchen and meals
- ▶ Carpet to remainder (Category 1 builders range) (Refer to standard plans)

WALL TILES

- Ceramic wall tiles to:
- ▶ 700mm above kitchen bench
 - ▶ 200mm above vanities
 - ▶ 2000mm to shower walls
 - ▶ Bath edge to floor

- ▶ 400mm above bathtub

PAINT

- ▶ Dulux washable low sheen acrylic to all walls
- ▶ Dulux flat acrylic to all ceilings
- ▶ High gloss enamel to all interior wood work and doors
- ▶ Dulux weather shield to all exterior woodwork
- ▶ 3 coat paint system

EXTERNAL

- ▶ Coloured concrete to front (refer to plans)
- ▶ Full front landscaping (refer to plans)
- ▶ Fencing to all boundaries to developers requirements

- ▶ Letterbox
- ▶ Wall mounted clothesline (All external works to builders discretion)

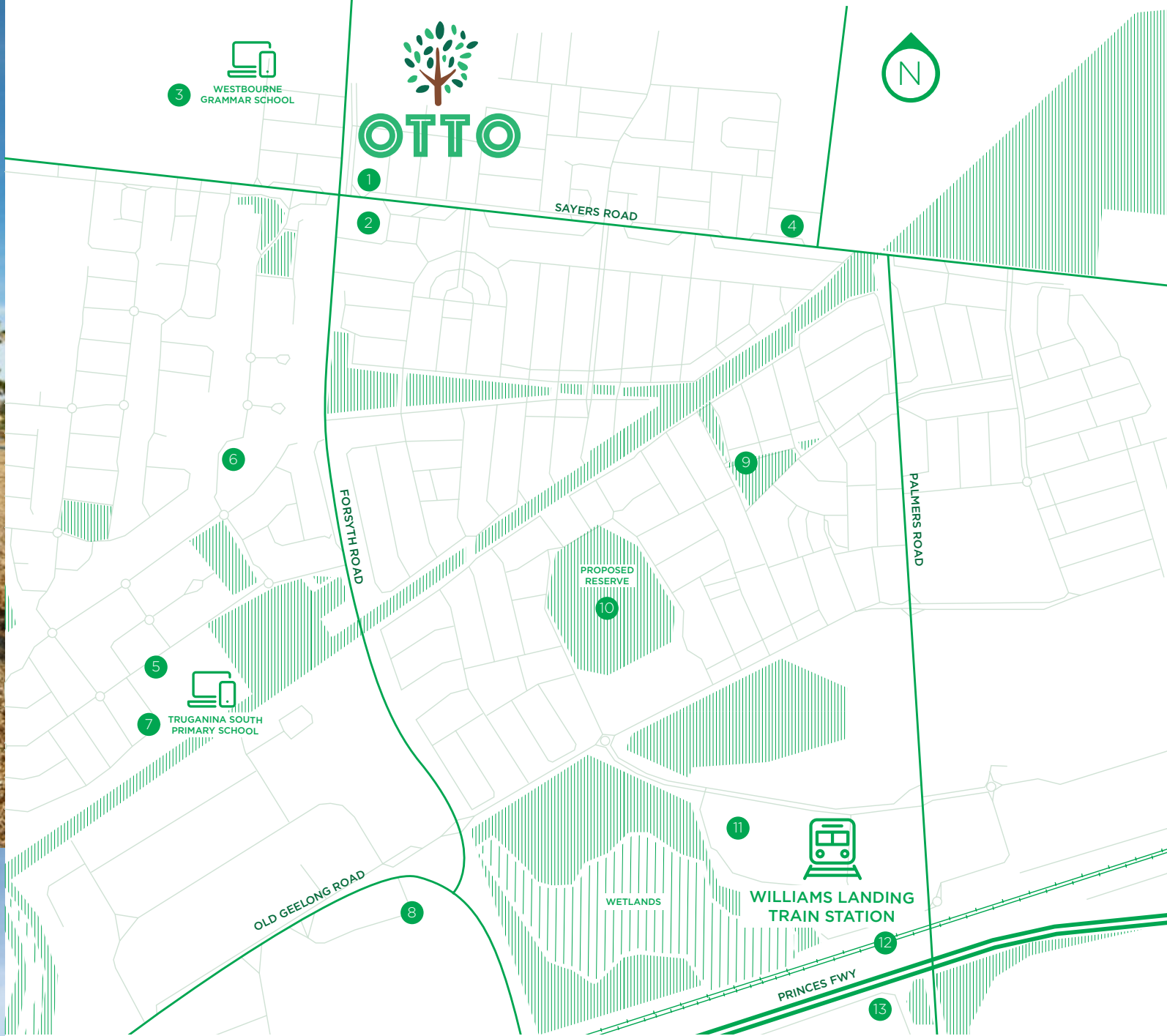
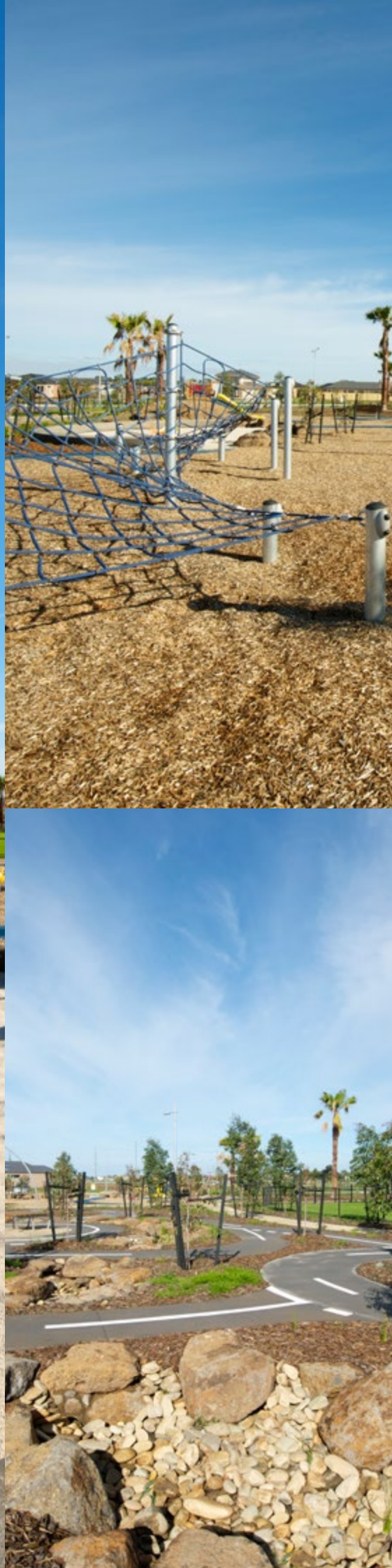


Since its inception in 2006 Nostra Homes has grown into a leader within the residential development space in Melbourne with significant experience in the design and delivery of multi unit and residential developments across the north and the west of Melbourne.

Anchored by a team of over 30 building and real estate professionals Nostra Homes continues to grow from strength to strength as recognised by the company’s entrance to the HIA top 100 builders nationwide in 2013-2014.

For more information on Nostra Homes please visit our website:
www.nostrahomes.com.au





YOUR LOCALS

- 1 Forysth Park Medical Centre
- 2 Fast Food Outlets
- 3 Westbourne Grammar School
- 4 Palmers Medical Centre
- 5 Early Learning Centre
- 6 Early Childhood Centre
- 7 Truganina South Primary School
- 8 Chemist
- 9 Childrens Playground
- 10 Proposed Reserve
- 11 Williams Landing Shopping Centre
- 12 Williams Landing Train Station
- 13 WYNCITY Bowl and Entertainment

DISTANCE

- 190m
- 400m
- 850m
- 1.4km
- 1.7km
- 1.8km
- 2km
- 2.4km
- 2.5km
- 3km
- 3.5km
- 4km
- 4km



The lifestyle at Otto Forsyth Park begins with its location. Located a stones throw from local amenities, you'll find yourself nestled in the thriving suburb of Truganina. An intimate yet vibrant community located in the heart of Melbourne's west.

Enjoy the convenience of being amongst schools, childcare facilities, shopping centres, medical centres and the modern Williams Landing train station. Truganina is a lively area offering the natural serenity that comes with being surrounded by local parks and reserves.

Live the life you have imagined.



Product Disclaimer: The information contained in this booklet is 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. All images contained within this brochure are artist impression only. Please contact our office if you have any questions regarding the property.

