

# Bonds Lane

TOWNHOMES



GREENVALE

3059

NOSTRA 

# Welcome to Contemporary Living at Bonds Lane Greenvale

BONDS LANE



ARTIST IMPRESSION

GREENVALE



ARTIST IMPRESSION

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BONDS LANE

Bonds Lane Greenvale presents a new generation of contemporary homes aimed to re-define the way we live, setting a new benchmark in turn-key and hassle free living. As part of this vision Nostra brings you a selection of stunning 3 bedroom homes that provide a contemporary living solution perfect for savvy home buyers and investors.

Featuring an enviable list of turn-key and fixed price inclusions these homes provide a complete solution, so that you can move straight in!

Well situated to enjoy everything that Bonds Lane, Greenvale has to offer, including a stunning park front location, Contemporary Living by Nostra is the perfect choice.

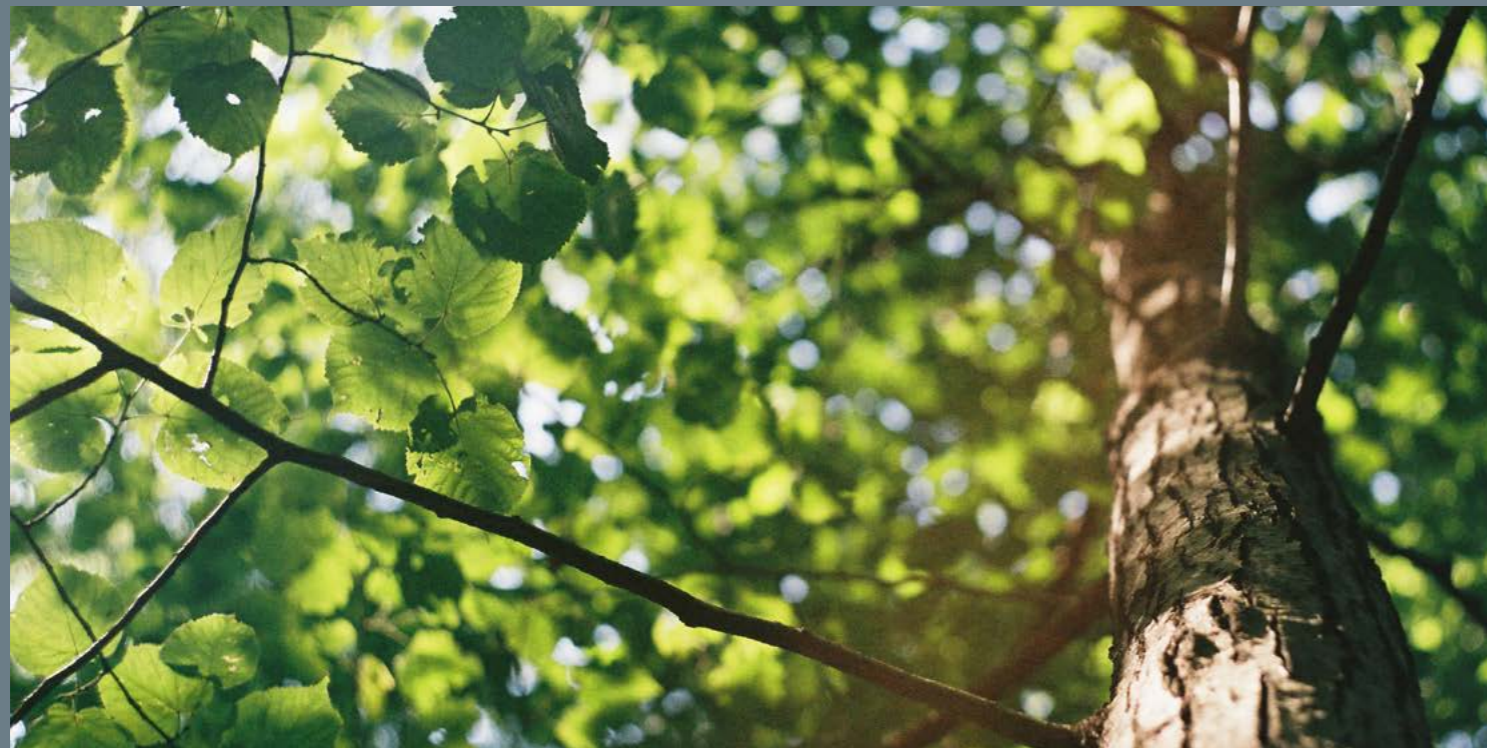
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# Greenvale Living

## Greenvale Living

A prestigious residential address, designed with convenience and a balance of lifestyle in mind.

Surrounded by beautiful parks and reserves this picturesque estate is conveniently located within walking distance of Greenvale Shopping Centre, Sporting facilities, Tennis club and is only minutes from a selection of respected private and public schools, two train stations and is just 23 km from Melbourne's CBD.



Nostra's Contemporary Living release at Bonds Lane is perfectly located fronting the **community park** which boasts ample space for rest and recreation.

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READY TO MOVE IN.



Set within an established and attractive streetscape, your new home comes with a number of high quality inclusions inside and out, including the driveway, fencing, front and rear landscaping, plus much more.

Front & rear low maintenance landscaping

2590mm high ground floor ceilings

Stainless steel appliances including dishwasher

Fencing to all side and rear boundaries of home

DKO architecturally designed facade

Flooring throughout the home

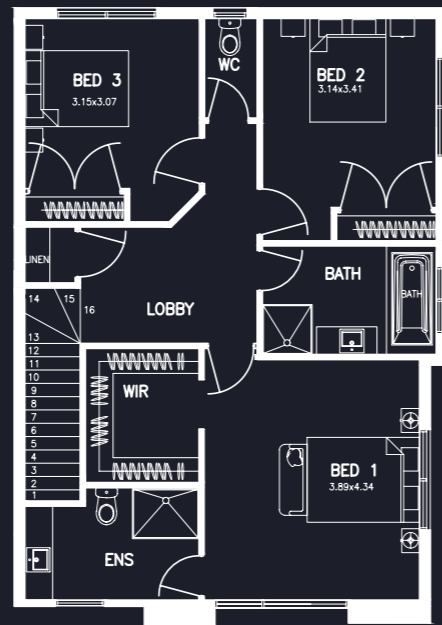
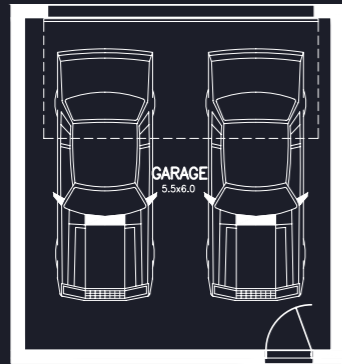
Letter box, clothesline and much more!

# BONDS LANE GREENVALE FLOORPLAN.

Floorplan variation | Lot 1

3 2 2

REFER TO INDIVIDUAL FLOOR PLANS



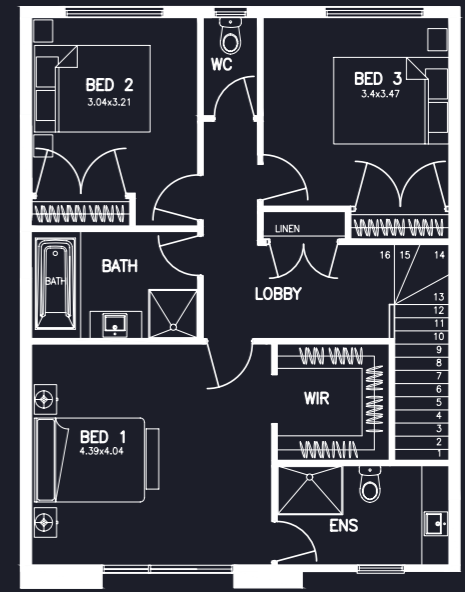
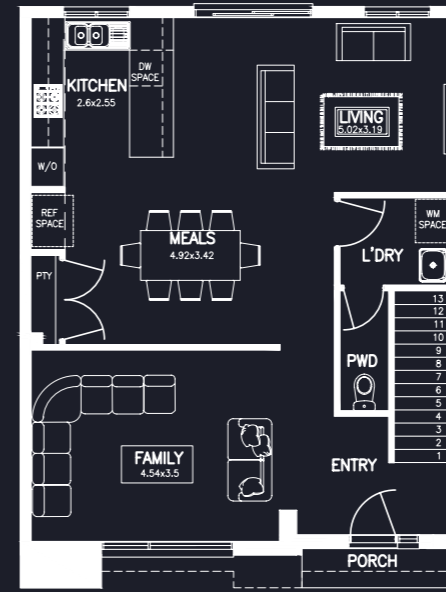
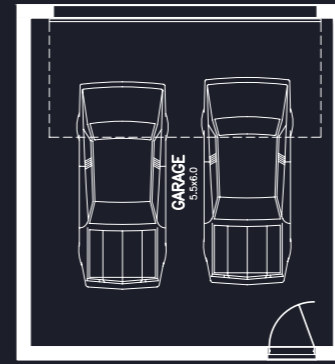
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Floorplan variation | Lot 2, 3, 4, 5, 6, 7, 8, 9, 10, 11

3 2 2

REFER TO INDIVIDUAL FLOOR PLANS



BONDS LANE

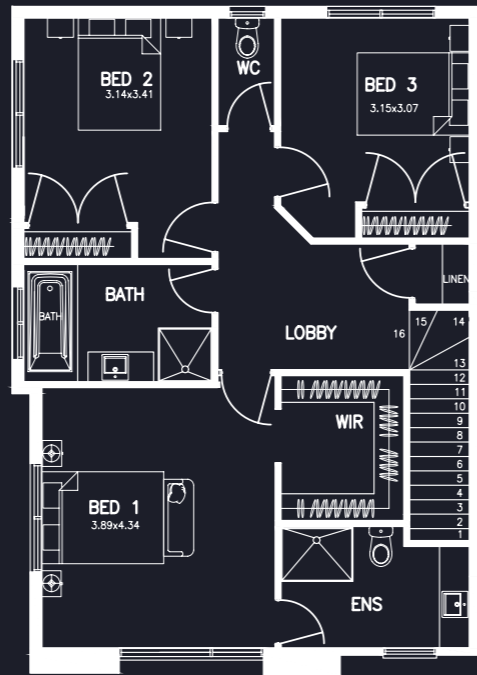
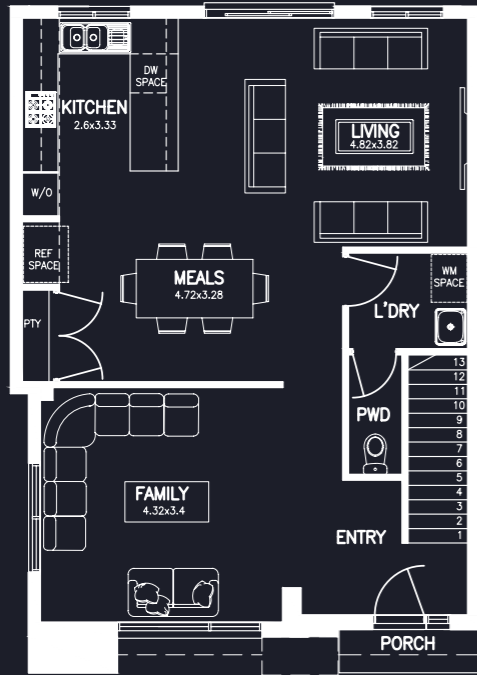
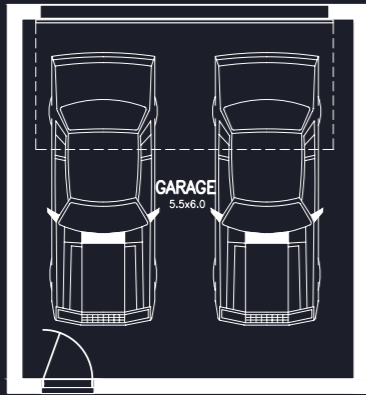
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# BONDS LANE GREENVALE FLOORPLAN.

Floorplan variation | Lot 11

3 2 2

REFER TO INDIVIDUAL FLOOR PLANS



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# CONTEMPORARY LIVING

BY NOSTR



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# 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

## CEILING

- ▶ 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, brick, and nominated claddings (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 stone benchtops
- ▶ Vitreous china designer basins with chrome flick mixers
- ▶ 1665mm white acrylic bath tub with chrome outlet and tap set (plan 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 stone benchtops
- ▶ Overhead cupboards
- ▶ Designer pull handles
- ▶ 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 acrylic cabinet and chrome mixer

## FLOOR COVERINGS

- ▶ Ceramic floor tiles (450mm x 450mm) or timber laminate to main hallway, living, kitchen and meals
- ▶ Ceramic floor tiles (450mm x 450mm) to bathroom, toilet, ensuite and laundry
- ▶ Carpet to remainder (Category 1 builders range) (Refer to standard plans)

## WALL TILES

Ceramic wall tiles to:

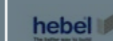
- ▶ 700mm above kitchen bench
- ▶ 2000mm to shower walls
- ▶ Bath edge to floor
- ▶ 400mm above bathtub

## 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.



# Interior styling at your fingertips.

Your choice from two stunning colour schemes.

BONDS LANE



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## 01

### MODE COLOUR SCHEME

The Mode interior design scheme offers a neutral and earthy colour palette - designed to create a calm and relaxed space. Timber textures establish a unique and contemporary style, with warm and inviting undertones. The Mode colour scheme becomes the perfect designer palette for any furniture and decor items for the home.

PREMIUM TEXTURES

Please refer to complete colour boards, inclusions and colour selection document for full details.

STUNNING FINISHES



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## 02

### LUXE COLOUR SCHEME

With an array of muted and moody greys alongside white and natural timbers - The Luxe Interior design scheme creates a light, modern and timeless finish. Statement pieces such as; colourful artwork, ornaments and treasured possessions will assist in creating a unique and harmonious home design for years to come.

# Why Nostra



- 24/7 Service through our dedicated online client portal



- 24/7 Emergency RACV home assist for the first 12 months after you move in for further peace of mind



- More timber in our frames and stronger slabs that exceed industry standard



- High quality materials from trusted brands



- A strong level of inclusions from the start



- All backed by a 25 year structural guarantee!

# A joint partnership

**NOSTRA**

**BUILDER  
NOSTRA**

Specialising in modern turn-key living, Nostra have been building outstanding homes throughout Melbourne suburbs since 2006. Nostra maintains a focus on creating affordable homes that exceed the industry standard using only quality products that stand the test of time. With a high level of standard finishes, Nostra's Contemporary Living options stand out for value without compromising on quality.

**DKO**

**STREETSCAPE ARCHITECT  
DKO**

Having first opened its doors in 2000 DKO has grown from a small team delivering medium density residential architecture, into a practice of over 190 design professionals working out of multiple offices in Australia, New Zealand and Asia. While the practice has expanded, so too has the breadth of projects undertaken, from bespoke residences to distinctive residential communities, luxury hotels, unique hospitality and workplace interiors, urban design and large-scale master planning. What remains consistent however, is the pursuit of high quality architecture driven by the needs of the client, the site's opportunities and the dynamic process of translating design intent into built outcome.

# Bonds Lane



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