

CONTEMPORARY
LIVING

BY NOSTRA

TOWNHOMES



THE MAPLES

NOSTRA

Welcome to Contemporary Living at The Maples Greenvale

ARTIST IMPRESSION



The Maples, 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, Pask Group have joined forces with Nostra to bring 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 The Maples, Greenvale has to offer, Contemporary Living by Nostra is the perfect choice.

ARTIST IMPRESSION



Greenvale Living

Complimentary to its premium Greenvale location, The Maples has been meticulously planned to create an unparalleled setting for your new home.

Inspired urban design offers buyers quality landscaping, generous open spaces and charming pocket parks, providing a truly amazing place to live.

Situated just over 26km from Melbourne's CBD is the thriving community of Greenvale. Steeped in a rich and diverse history, Greenvale has seen generations choose this beautiful location for their new home. The Maples is Greenvale's next inspiring chapter.

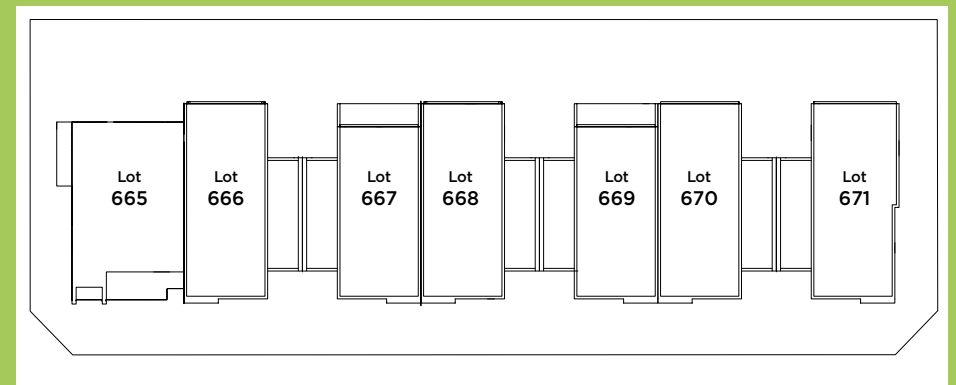
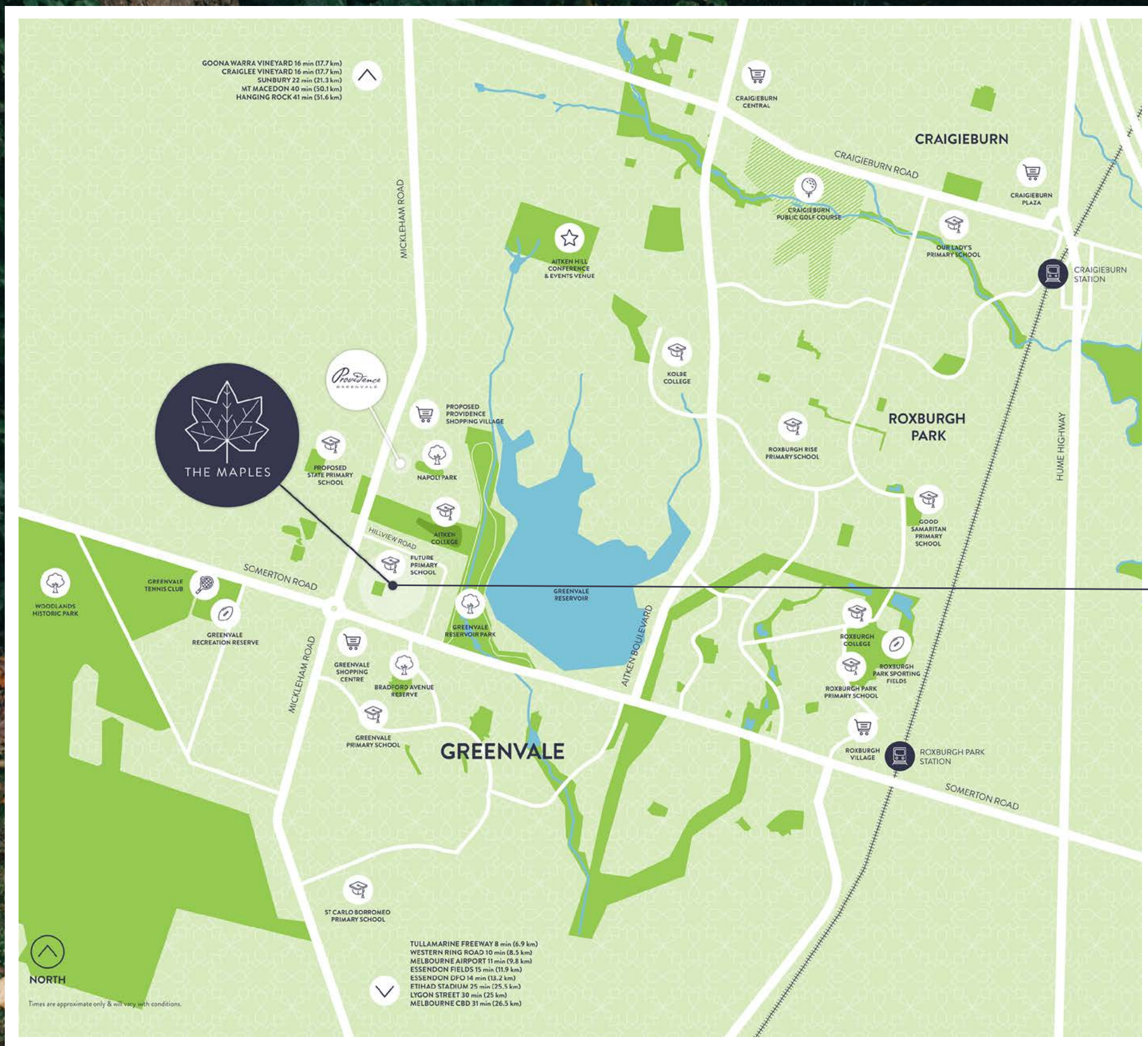
Residents of The Maples will have access to an enviable network of established amenities, including quality schools, public transport, landscaped parklands and a choice of local shopping precincts.



ARTIST IMPRESSION



ARTIST IMPRESSION



SABLE STREET

READY TO
MOVE IN.

Lot 665

Lot 667

Lot 669

THE MAPLES



Lot 666

Lot 668

Lot 670

Lot 671

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!

THE MAPLES GREENVALE
FLOORPLAN.

CONTEMPORARY LIVING AT THE MAPLES

GREENVALE



GREENVALE

CONTEMPORARY LIVING AT THE MAPLES

Floorplan variation | Lot 667, 669

3  2  2 

REFER TO INDIVIDUAL FLOOR PLANS



Floorplan variation | Lot 665

3  2  2 

REFER TO INDIVIDUAL FLOOR PLANS



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 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
- ▶ 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



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



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.

GREENVALE

CONTEMPORARY LIVING AT THE MAPLES

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.

PASKGROUP™ | **50** FIFTY YEARS

**DEVELOPER
PASK**

Established in 1969, our reputation is built on consistently delivering premium residential communities in Queensland and Victoria. We have evolved beyond greenfield developments into retail, commercial, medium-density housing and boutique apartment projects. Our legacy is a proud one with over 100 successful developments that thousands of Australians are delighted to call home.

As a family-owned and operated business, we have stayed true to the vision of our founder, Nev Pask, fostering a culture that promotes excellence and commitment to quality. Our customers buy with confidence, knowing that half a century of experience is invested in every development to create communities for generations.



THE MAPLES

GREENVALE

PROUDLY DEVELOPED BY

PASKGROUP

50 FIFTY YEARS



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