

# Cloverton

TURN-KEY HOMES

CLOVERTON RELEASE

CONTEMPORARY  
LIVING  
BY NOSTR



# Cloverton

## Welcome to Contemporary Living at Cloverton

### TURN-KEY HOMES

3-4  2  2 

The next-generation of contemporary homes at Cloverton, Kalkallo aim to re-define the way you can live, setting a new benchmark in flexible, light-filled living environments.

As part of this vision, Nostra has partnered with Stockland Cloverton to bring you a selection of stunning 3 and 4 bedroom homes that provide a contemporary living solution perfect for first home buyers, downsizers or someone looking for a low maintenance and modern lifestyle. These homes feature an enviable list of fixed price inclusions along with a modern street appeal. Packed with style and convenience these homes impress from the outset with their easy living.

Become part of a thriving and growing community where convenient living is essential. Contemporary Living at Cloverton – the perfect start.



Artist Impression



# Cloverton, your new community.

As an evolving city, Cloverton has been designed to provide everything you need for a modern lifestyle. Convenient living is essential, which is why there are plans for 8 schools, easy transport links, local neighbourhood shops and a future city centre.

Thanks to a number of parks, playgrounds, community fitness classes and future walking trails and sports reserves, it's also easy to keep active and healthy at Cloverton.

A welcoming community, local café and free community fitness classes there are plenty of opportunities to meet your neighbours and connect with the local community.







Artist Impression Only. Subject to change.

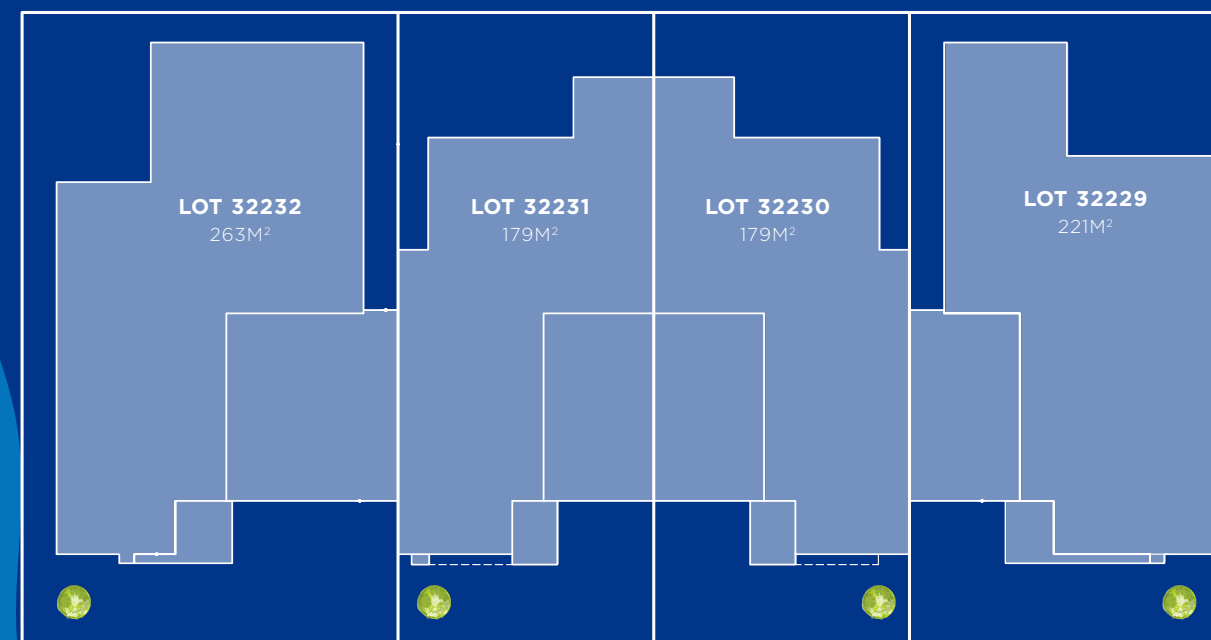
# It's time to own your space.

The Nostra Contemporary Living release is located in stage 322 giving you easy access to everything Cloverton has to offer.

A collection of 4 turn-key homes with a stunning street appeal awaits.



## CONTEMPORARY LIVING SITE PLAN.



SODIUM STREET



**Setting a new  
benchmark in  
flexible, light  
filled living  
environments.**

READY TO  
MOVE IN.

CONTEMPORARY LIVING AT CLOVERTON



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

Stunning streetscape appeal

Flooring throughout the home

Letter box, clothesline and much more!

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**Artist impression:** Image is example only, please refer to detailed drawings for kitchen elevation. Pendant lighting, some cabinetry, finger pull cabinetry and doors, square set ceilings not included and can be purchased as an upgrade. Furniture, decorations not included. Images included are from various floorplans in the Nostra 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.



CONTEMPORARY LIVING  
AT CLOVERTON FLOORPLANS.

CONTEMPORARY LIVING AT CLOVERTON

Floorplan variation | Lot 32232

4  2  2 

REFER TO INDIVIDUAL FLOOR PLANS

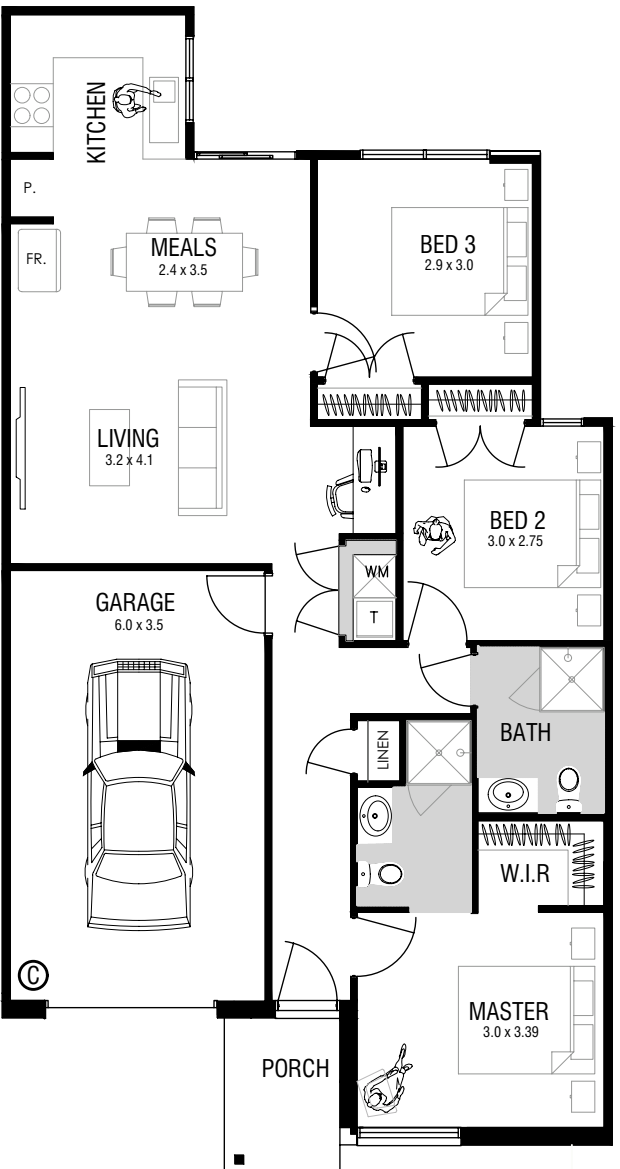


CONTEMPORARY LIVING AT CLOVERTON

Floorplan variation | Lot 32231, 32230

3  2  1 

REFER TO INDIVIDUAL FLOOR PLANS



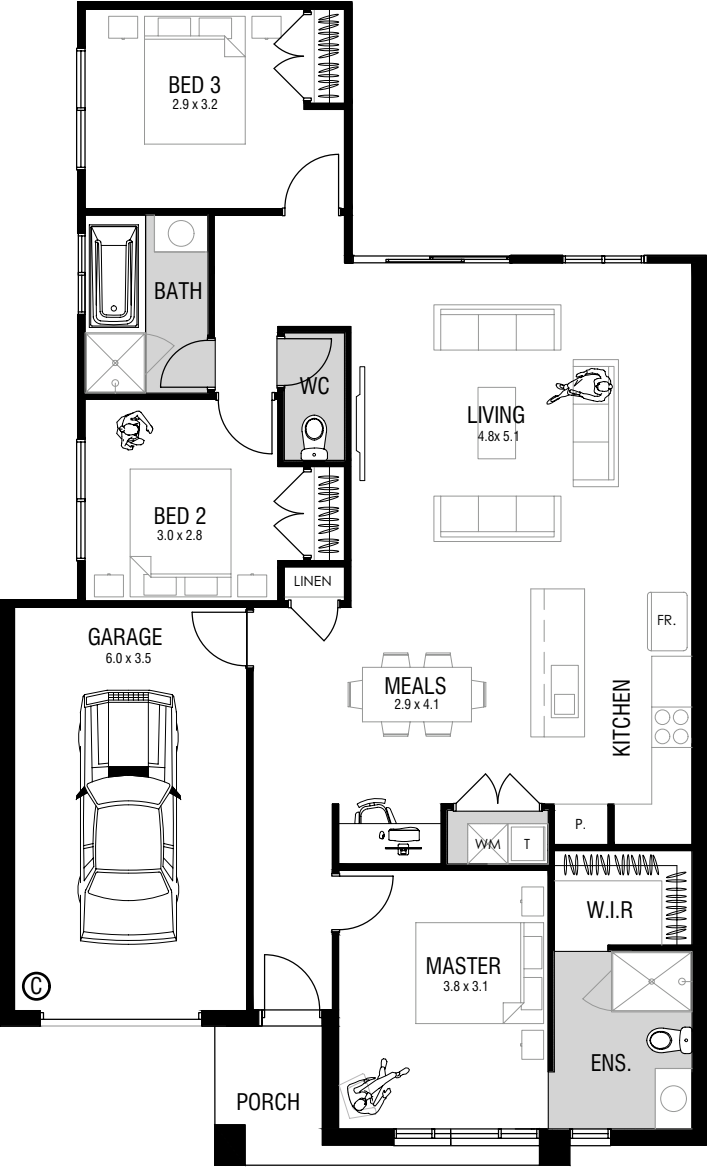


CONTEMPORARY LIVING  
AT CLOVERTON FLOORPLANS.

Floorplan variation | Lot 32229

3  2  1 

REFER TO INDIVIDUAL FLOOR PLANS



CONTEMPORARY LIVING AT CLOVERTON





# Your Standard 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 and retaining walls if required for permits and certificate of occupancy only - not landscaping)
- ▶ Engineered minimum 25mpa concrete slab

**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)

**FACADE**

- ▶ Facade as noted in approved architectural drawings

**EXTERNAL CLADDING**

- ▶ VBA compliant cladding

**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

**STAIRS**

- ▶ Half Height plastered wall Balustrade
- ▶ MDF treads and risers with carpet (plan specific)

**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
- ▶ Batten holders throughout
- ▶ 1 x Rear flood light
- ▶ Exhaust fans to areas with no openable window
- ▶ 1 x Double powerpoint to each room (refer to Electrical Plans)
- ▶ 1 x Television and phone point (refer to Electrical Plans)

**HEATING AND COOLING**

**Flat Roof Design (Refer To Project Plans)**

- ▶ Heating panels to all bedrooms and main living area

**Pitched Roof Design (Refer To Project Plans)**

- ▶ Gas ducted heating with thermostat (number of points and unit size are floorplan specific)

**TOILETS**

- ▶ Dual flush cisterns with Vitreous China pan
- ▶ Toilet roll holders

**BATHROOM/ENSUITE**

- ▶ Full floating laminate cabinets and benchtops
- ▶ Vitreous china designer basins with chrome flick mixers
- ▶ White acrylic bath tub with chrome outlet and tap set with shower head and shower screen (floorplan specific)
- ▶ Polished edge mirrors (size is width of vanities x 950mm high)
- ▶ Pre-formed shower base to all showers (refer to plans for size)
- ▶ Framed pivot door screen to all showers
- ▶ Wall mounted shower on rail with chrome mixer
- ▶ Double towel rail holder
- ▶ Designer pull handles

**KITCHEN**

- ▶ Australian made kitchen
- ▶ Laminate panels and doors and benchtops
- ▶ Feature shelves above bench
- ▶ Double end bowl stainless steel sink with chrome mixer
- ▶ Designer pull handles

**APPLIANCES**

- ▶ 600mm stainless steel Technika:
  - ▶ 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:

- ▶ Above kitchen bench including behind feature shelving
- ▶ 2000mm to shower walls
- ▶ Bath edge to floor
- ▶ 400mm above bathtub

**PAINT**

- ▶ Dulux 2 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**

- ▶ Concrete driveway (as per plan)
- ▶ Full front and rear landscaping with drought resistant plants 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)

**INCLUDED AT CLOVERTON AT NO EXTRA CHARGE**

- ☒ Provide stone benchtops with 20mm edging to kitchen
- ☒ Provide LED downlights to main living areas
- ☒ Provide 2 hand held and 1 wall mounted remote control to garage



# Interior styling at your fingertips

Your choice from two  
stunning colour schemes.

CONTEMPORARY LIVING AT CLOVERTON



## 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 décor 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.

CONTEMPORARY LIVING AT CLOVERTON



# 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.

## Stockland

DEVELOPER  
STOCKLAND

Stockland is one of the largest diversified property groups in Australia – owning, developing and managing a large portfolio of retail town centres, workplace and logistics assets, residential communities and retirement living villages. Founded in 1952, today Stockland leverages its diversified model to help create sustainable communities where people live, shop and work.



# Cloverton

For more information contact, Nostra Property Group

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PROUDLY DEVELOPED BY



**Stockland NOSTRA**

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Disclaimer: House and land sold separately. Nostra Homes and Developments Pty Ltd acts as the builder of the home only. Buyers must enter into a separate contract with the land developer for the purchase and development of the land. Buyers should review the land and building contracts carefully, make their own inquiries and obtain independent advice before proceeding. Illustrations and information are intended to be indicative only and are believed to be correct at the time of publication. Nostra Homes and Developments Pty Ltd reserves the right to withdraw or alter any package at any time without notice at its absolute discretion. Estimated costs for the package are indicative only and other costs and fees are payable, including but not limited to: transfer/stamp duty, settlement/registration fees, legal/conveyancing fees, finance costs, site works, engagement of any consultants, approvals, connection for services and variations. All imagery on this brochure is for illustrative purposes only. Artist impression is for illustrative purposes only. Items depicted in these images that are excluded from the standard inclusions are included but not limited to pendant lighting, frameless shower screen, freestanding bath, downlights to bathroom, finger-pull cabinetry and fixtures. Final drawings are subject to developer and council approval; refer to the contract documentation for further details. Nostra Homes reserves the right to amend specification and price without notice. The First Home Owners Grant is a Government incentive and is subject to change. Nostra Homes and Developments Pty Ltd.