

THE PATCH

LUSTRE TOWNHOMES

AT THE PATCH



ARTIST IMPRESSION

PRESENTING LUSTRE AT THE PATCH



ARTIST IMPRESSION

**DOUBLE STOREY,
TURN-KEY HOMES**

3-4  2  2 



ARTIST IMPRESSION



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Jinding Developments and Nostra present the next generation of contemporary Townhomes that re-define modern living, setting a new benchmark in townhome design excellence.

Lustre at The Patch features a selection of sophisticated 3 and 4 bedroom homes that provide a contemporary living solution, perfect for savvy home buyers and investors.

Featuring an enviable list of fixed price inclusions and modern streetscape appeal, these homes come with everything you'll need to move straight in and furnish with style.

In close proximity to local everyday conveniences and natural open spaces, Lustre Townhomes are a perfect choice to call home at The Patch.

SOPHISTICATED STREETScape

Lot 338

Lot 340

Lot 342

Lot 350



ARTIST IMPRESSION

Lot 339

Lot 341

Lot 349

All townhouses are built to a quality specification - so you can move in right away after settlement. Set within an established and attractive streetscape, your new home will include high quality interiors plus driveway, fencing, front and rear landscaping and the letterbox.

Front & rear low maintenance landscaping

2590mm high ground floor ceilings

600mm stainless steel appliances including dishwasher

Fencing to all side and rear boundaries of home

Stunning street appeal

Carpets or floating floors and tiles throughout

Letter box, clothesline and much more!

THE PATCH

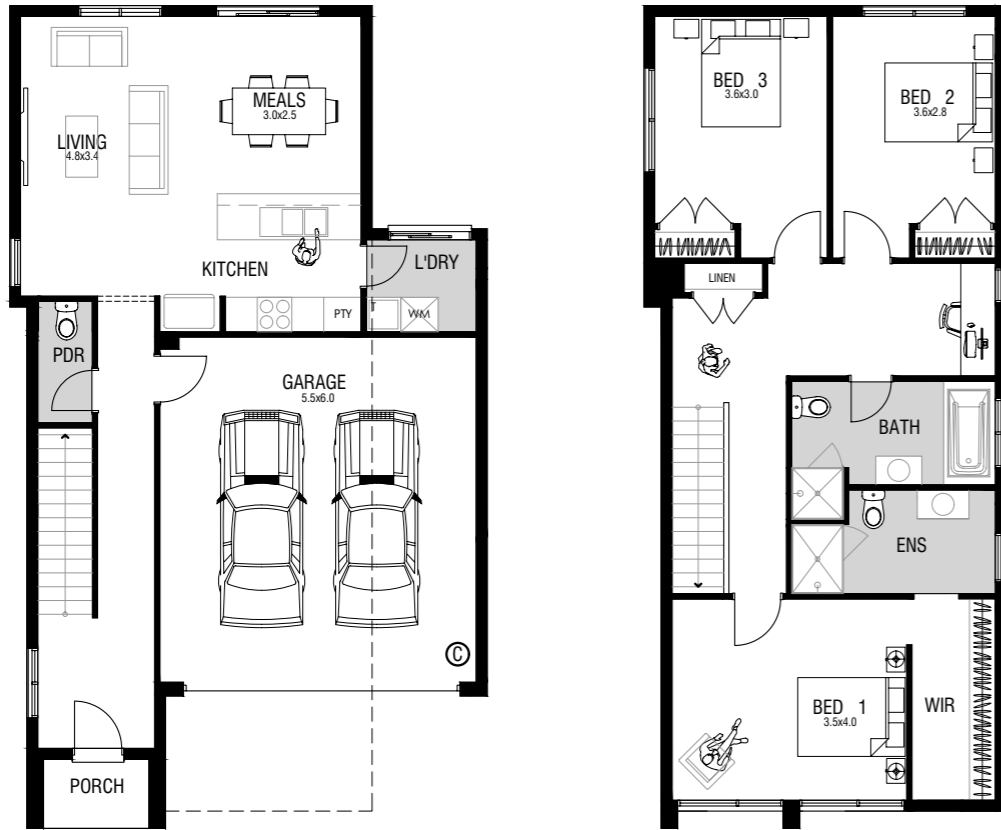
LUSTRE TOWNHOMES

3 2 2

LOT 338 LIGHT STREET, WOLLERT

FLOORPLAN A

REFER TO INDIVIDUAL FLOOR PLANS



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LUSTRE TOWNHOMES AT THE PATCH

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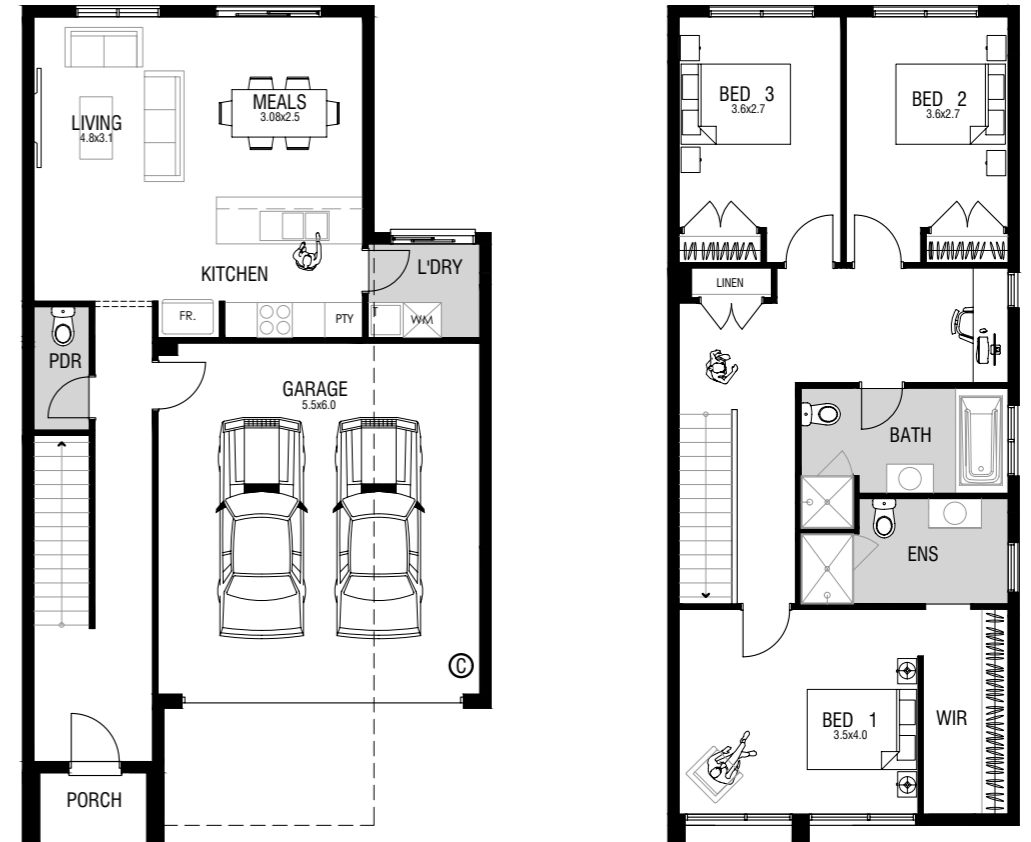
LUSTRE TOWNHOMES

3 2 2

LOT 339, 340, 341, 342, 349 LIGHT STREET, WOLLERT

FLOORPLAN B

REFER TO INDIVIDUAL FLOOR PLANS



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LUSTRE TOWNHOMES AT THE PATCH

THE PATCH

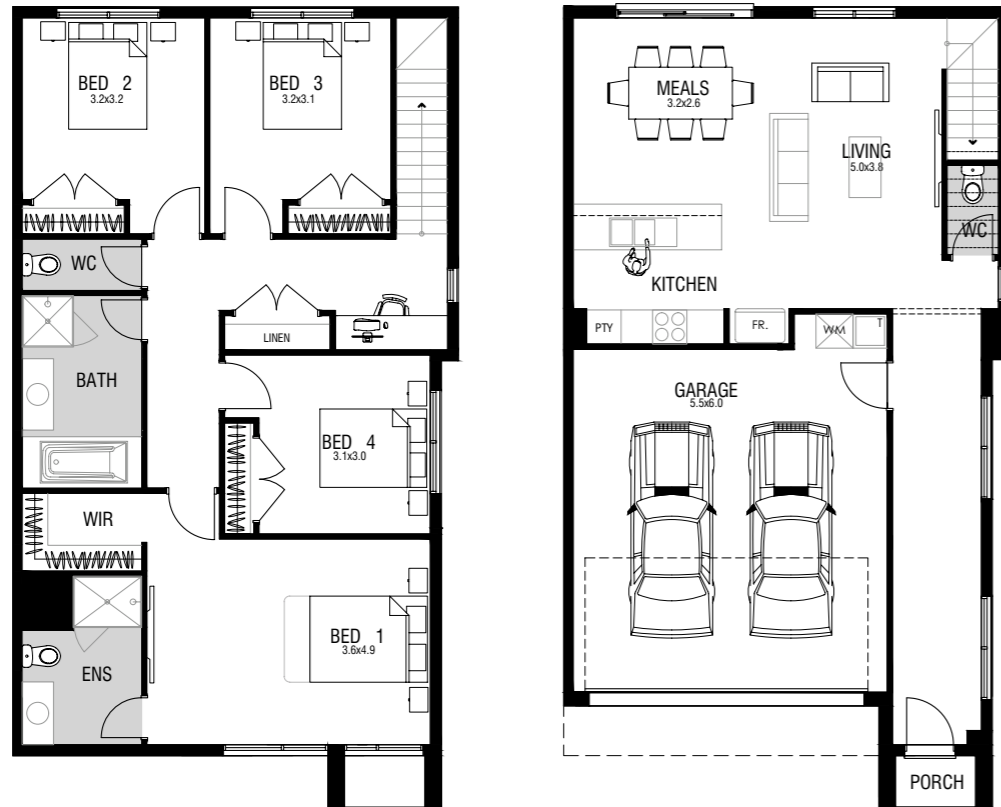
LUSTRE TOWNHOMES

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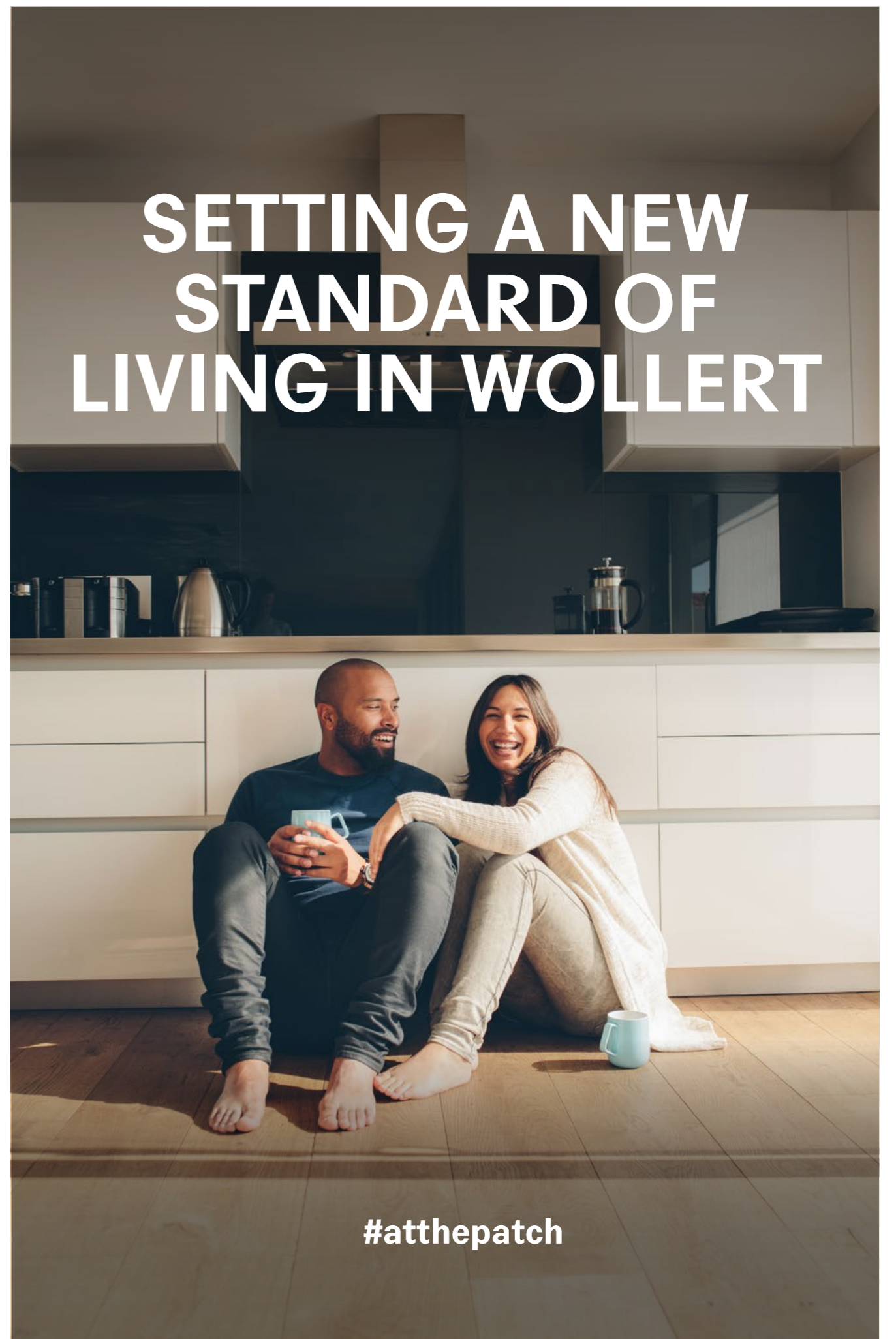
LOT 350 LIGHT STREET, WOLLERT

FLOORPLAN C

REFER TO INDIVIDUAL FLOOR PLANS



SETTING A NEW STANDARD OF LIVING IN WOLLERT



#atthepatch

YOUR INCLUSIONS

STANDARD SPECIFICATIONS

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 sitecosts (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)



We use CSR Hebel PowerPanel boundary walls across The Patch townhomes. Hebel is a sustainable and environmentally friendly choice, while offering an excellent fire rating and high acoustic performance.

A brand you can trust.

THIS IS YOUR PATCH

Enjoy a convenient life at The Patch, Wollert where outdoor sporting grounds, parks to play in, and schooling for the kids are at your doorstep.

Designed with easy living in mind, The Patch has been meticulously planned to include a number of high quality features within the estate, such as:

The Patch Town Centre

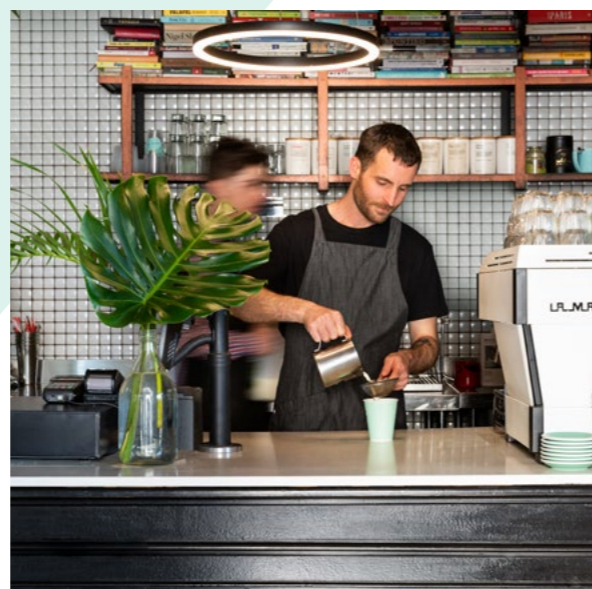
The town centre is the place to meet, eat and hang out. With plenty of open space for pop up events and social gatherings, this cultural hub has it all. Grab a freshly brewed coffee at your local, pick up some fresh produce, or meet friends for brunch – life is much easier when all the essentials are minutes from your door.

The Patch Central Park

The Central Park is the kind of destination playground that kids' dreams are made of. They can roll in by scooter along one of the many pathways to this dynamic, colourful wonderland. Enjoy a friendly competition at the sports fields, or soak up the fresh air at one of our serene pocket parks.

Community facilities and proximity to education

Give your kids the best and brightest future — in a connected and thriving neighbourhood where they can belong. With an upcoming primary and secondary school adjacent to The Patch, and access to the Community Centre as well as proposed services like Maternal and Child Health, your family's wellbeing has been well-considered for optimum convenience.



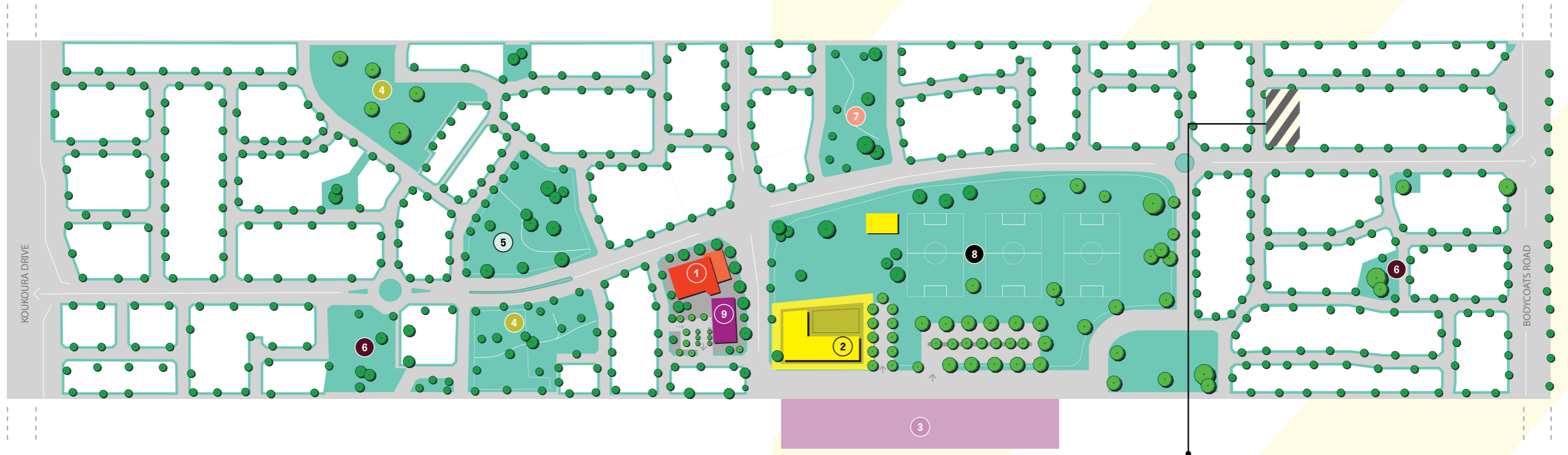
DESTINATION PLAYGROUND



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AT YOUR DOORSTEP

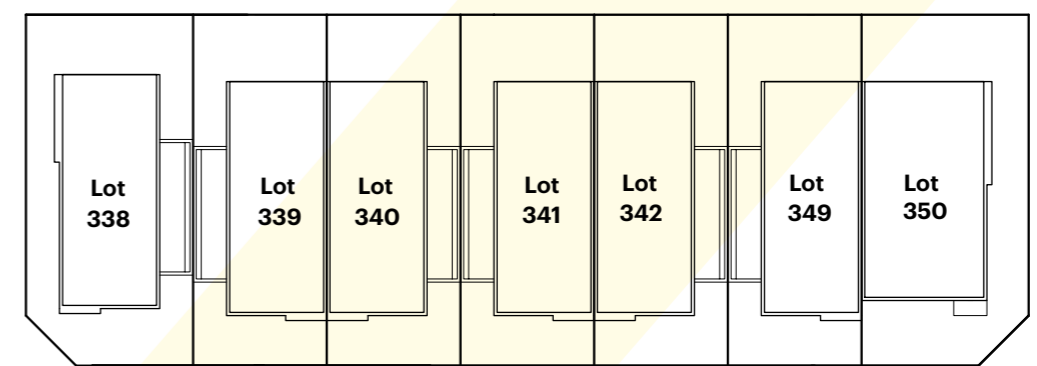
YOUR MAGNETIC NEIGHBOURHOOD



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- 1 Retail Centre**
Shopping centre with a supermarket, specialty retail, cafes and urban plaza.
- 2 Community Centre**
Multi-purpose Council Community Centre to support a thriving community.
- 3 Future Schools**
Government Primary and Secondary School catering to the Wollert area.
- 4 Natural Park**
Passive recreation park with native tree species, natural play spaces and quiet seating areas.
- 5 Central Park**
Family park with dynamic play equipment, climbing wall, towers, flying fox, swings, trampolines and bike paths.
- 6 Heritage Park**
Natural park with large retained River Red Gum trees and heritage charm.
- 7 Sports Park**
Recreational park with active play areas for youth sporting activities, half court, bocce space and trampolines.
- 8 Sports Fields**
Proposed Local Sports Reserve with three soccer pitches, sports pavilion and green open space.
- 9 Commercial Space**
Commercial space with a pedestrian focus connection to the Retail Centre.

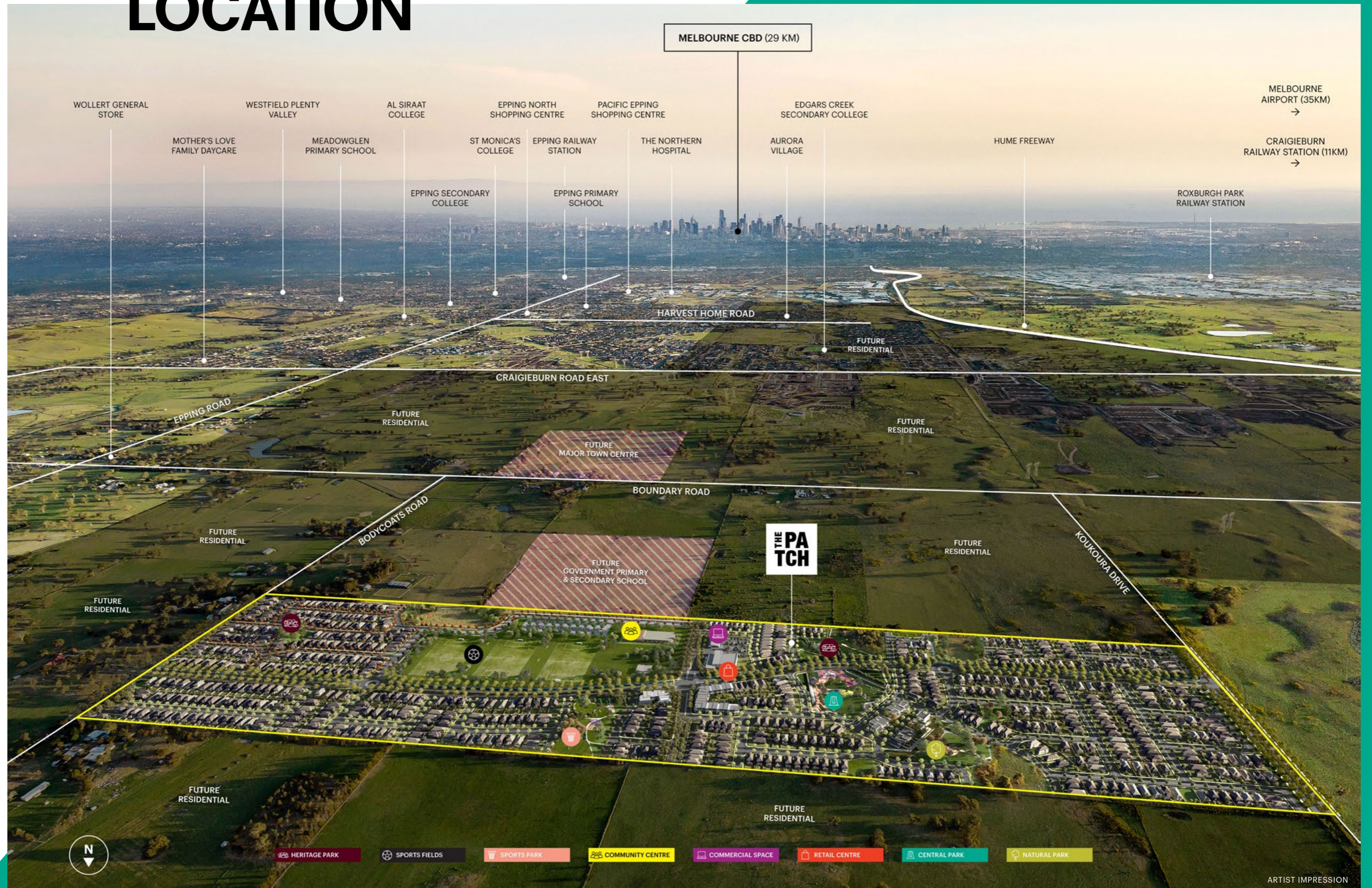


LIGHT STREET

AUREOLIN BOULEVARD

PRIME WOLLERT LOCATION

Residents of The Patch will also have access to everything that this Wollert location has to offer including nearby major shopping centres, public transport and schools plus easy access to major arterials through close proximity to the Hume Freeway.



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BROUGHT TO YOU BY



THE DEVELOPER

Jinding Developments, a division of Jinding Australia, has a pipeline of over 4,000 residential lots including house and land and townhomes.

The team has over 120 years combined experience with some of Australia's best known developers and projects including new communities, medium-high density and commercial developments.

Jinding translates to 'a lifetime of commitment'. For Jinding Developments, this means building communities with the highest attention to detail, working collaboratively with our partners to deliver on our promises, and leading the industry in the way we do it.



THE BUILDER

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.

LAND SALES SUITE

471 Epping Rd, Wollert
VIC 3750
1300 287 901

thepatchwollert.com.au



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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 with any investment. Any investment will be subject to the terms of any contract of sale and formal disclosure statements. Maps, plans, images, illustrations and information are intended to be indicative only, are not to scale and are believed to be correct at the time of publication but may change at any time without notice. Maps, plans and images contained in this document may depict fixtures, finishes and features such as furnishings and landscaping which are not included in the project designs and are not supplied by Nostra Homes and Developments Pty Ltd, its related bodies corporate, their officers, employees, and agents. Accordingly, any prices do not include the supply of those items. Images may depict upgraded options and not the standard specifications. Actual specifications may vary and will be set out in any sales contract. For detailed pricing and specifications please contact the sales agent. Nostra Homes reserves the right to substitute fixtures and finishes for the same or better quality at its discretion and may alter its suppliers at any time without notice. Jinding Australia or 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. Final drawings are subject to developer and council approval; refer to the contract documentation for further details. Reference to expected completion timeframes are provided as a guide only. Actual completion dates may vary due to market and weather conditions, delays in approvals or other factors. Jinding Australia and Nostra Homes and Developments Pty Ltd reserve the right to amend specification and price without notice. The First Home Owners Grant is a Government incentive and is subject to change. This document has been prepared in good faith and with due care. No warranty or representation (implied or express) is given as to the accuracy, reliability or completeness of the information contained in this document. To the extent permitted by law, Jinding Australia excludes all liability for any inaccuracies in, or incompleteness of, the information included in this document or for any loss or damage (including special, indirect, or consequential loss or damage such as loss of revenue or profit) to any person which arises as a result of any use of or reliance on the information contained in this document or otherwise in connection with it.