

**RIVERDALE VILLAGE +**

**TOWNHOMES**

**CONTEMPORARY LIVING RELEASE**

CONTEMPORARY  
LIVING  
BY NOSTRA



# RIVERDALE VILLAGE +

## Welcome to Contemporary Living at Riverdale Village

### TURN-KEY HOMES

3-4  2  2 

The next-generation of contemporary townhomes at Riverdale Village, Tarneit 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 Riverdale Village to bring you a selection of stunning 3 and 4 bedroom townhomes that provide a contemporary living solution perfect for first home buyers, downsizers, investors or someone looking for a low maintenance and modern lifestyle. These townhomes feature an enviable list of fixed price inclusions along with a modern street appeal. Packed with style and convenience these townhomes impress from the outset with their easy living.

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



Artist Impression



# Riverdale Village, a lifestyle of convenience.

Riverdale Village is a vibrant, fun, family-friendly community, which adopts the very best in urban design. Residents enjoy quick and easy access to local shopping, parks, and wetlands, while lifestyle and community services – such as education and healthcare facilities – are abundant in the local area. Located in Tarneit, Riverdale Village is just 30 minutes from Melbourne's CBD, and just 5 minutes from Tarneit train station. At the heart of Riverdale Village is the town centre and community hub, so you don't have to travel far for your everyday shopping needs. With a number of retailers including Coles, Direct Chemist Outlet, fresh produce and hair and beauty providers, this architecturally designed centre is just a short walk away. The centre also plays host to a YMCA Tarneit Early Learning Centre and Anytime Fitness, a 24-hour gym.

A contemporary approach to urban planning and design means residents will live close to open parkland spaces for healthy outdoor living. While two large parks are already open at Riverdale Village, the Contemporary Living Townhomes by Nostra will also benefit from the future delivery of a brand-new pocket park, on their front doorstep, overlooking the wetlands.

**Come home to a vibrant community.**  
**Come home to a lifestyle of convenience.**  
**Come home to Riverdale Village.**



Artist Impression Only. Subject to change.





Artist Impression Only. Subject to change.

# Natural amenities at your door.

On your doorstep you will discover a brand new park and playground, with views across the wetlands. The Nostra Contemporary Living Townhomes at Riverdale Village come with these natural community amenities right outside the front door, offering you a front yard like no other.





## CONTEMPORARY LIVING SITE PLAN.



OGAWA WALK



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

READY TO  
MOVE IN.

CONTEMPORARY LIVING AT RIVERDALE VILLAGE



**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

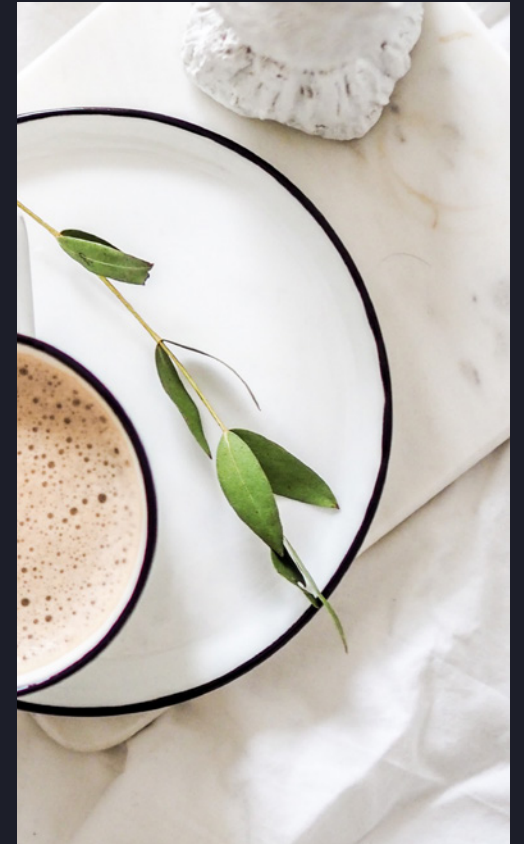
Letter box, clothesline and much more!

CONTEMPORARY LIVING AT RIVERDALE VILLAGE





**Artist impression:** Image is example only, please refer to 2D drawings for kitchen elevation. Pendant lighting, overhead cupboards to fridge including wine rack, 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.

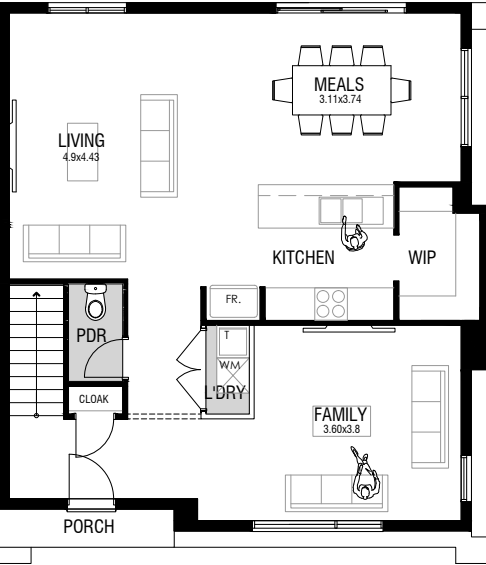
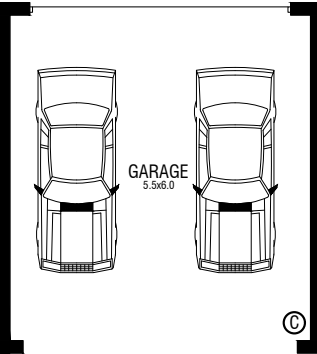


CONTEMPORARY LIVING  
AT RIVERDALE VILLAGE  
FLOORPLANS.

Floorplan variation | Lot 2150

4  2  2 

REFER TO INDIVIDUAL FLOOR PLANS

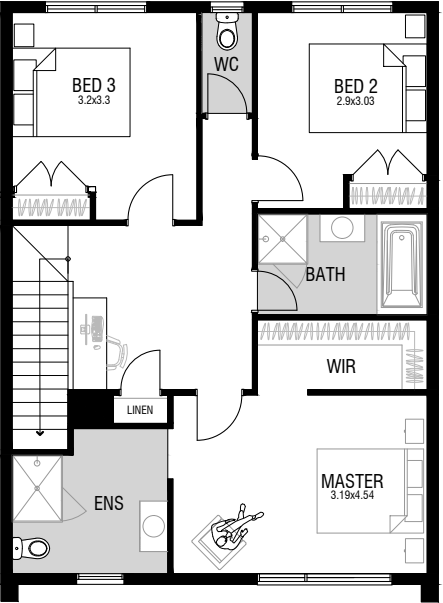
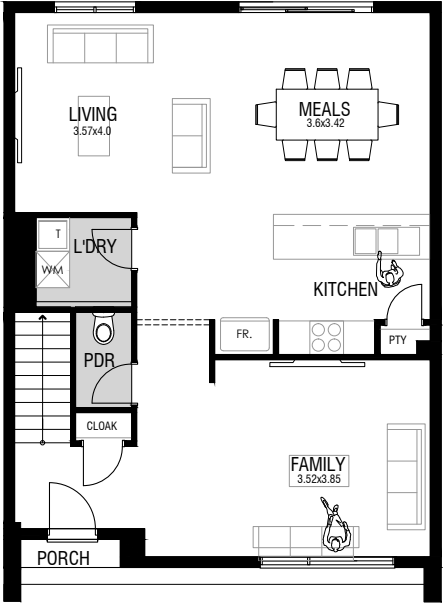
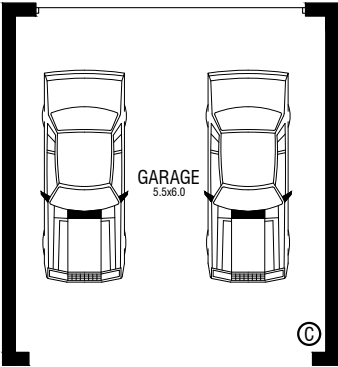


CONTEMPORARY LIVING AT RIVERDALE VILLAGE

Floorplan variation | Lot 2151

3  2  2 

REFER TO INDIVIDUAL FLOOR PLANS



CONTEMPORARY LIVING AT RIVERDALE VILLAGE

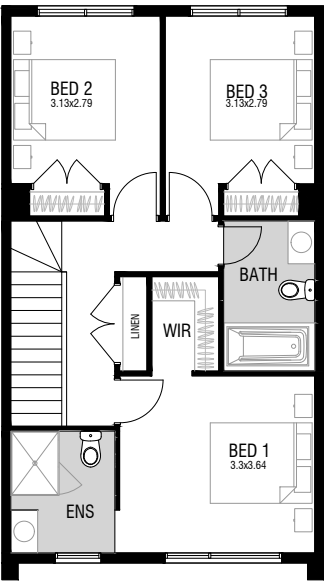
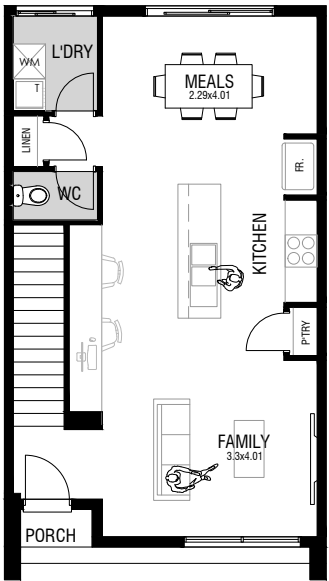
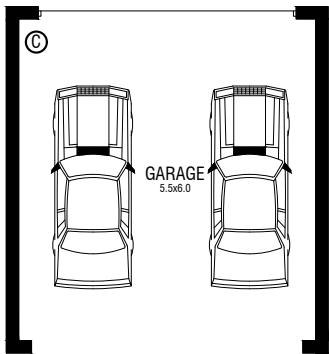


CONTEMPORARY LIVING  
AT RIVERDALE VILLAGE  
FLOORPLANS.

Floorplan variation | Lot 2152 - 2159

3  2  2 

REFER TO INDIVIDUAL FLOOR PLANS

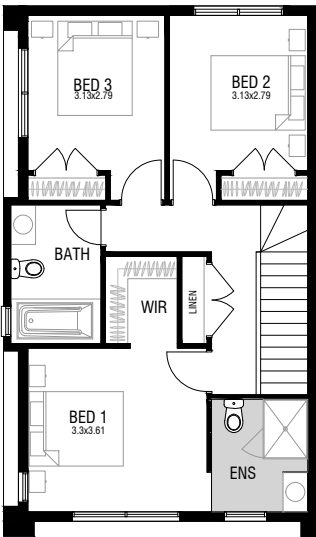
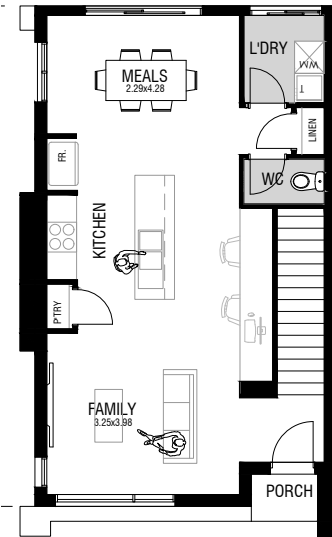
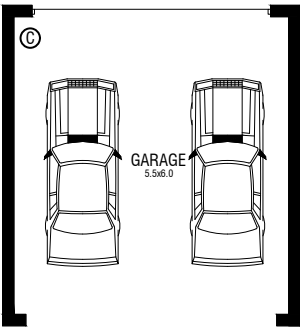


CONTEMPORARY LIVING AT RIVERDALE VILLAGE

Floorplan variation | Lot 2160

3  2  2 

REFER TO INDIVIDUAL FLOOR PLANS



CONTEMPORARY LIVING AT RIVERDALE VILLAGE



# 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)

**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
- ▶ 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 RIVERDALE VILLAGE AT NO EXTRA CHARGE**


- ☒ 20mm stone to kitchen, bathroom and ensuite
- ☒ Provide LED downlights to main living areas



# Interior styling at your fingertips


Your choice from two  
stunning colour schemes.

CONTEMPORARY LIVING AT RIVERDALE VILLAGE



CONTEMPORARY LIVING

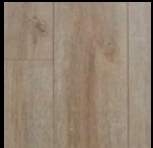
BY NOSTRA



Floor Tiles

Beige Grey Glazed Porcelain


450x450mm



Timber Laminate Flooring


Aquatic Range - Seashell

1210x196x8mm



Carpet


Balance - Barnah



Stone Benchtops (If Applicable)


Kitchen, Bathroom & Ensuite

20mm Edge - Raven




Kitchen Base Cabinetry (Fridge Overhead Cabinetry If Applicable)

Polar White - Natural Finish




Kitchen Overhead Cabinetry (If Applicable)

Blackened Elm - Natural Finish



Bathroom & Ensuite Base Cabinetry


Rural Oak - Natural Finish



Kitchen, Laundry, Bathroom & Ensuite Wall Tiles


Addis - White Satin Finish

75x300mm




Blinds

Earth - Chalk




Paint Colour

Builders White




UPGRADE OPTIONS




Carpet (Upgrade required)

Maslyn - Steeple Grey



Kitchen Mosaic Tiled Splashback (Upgrade required)

Mono Hexagonal - White Matt



Stone Benchtops (Upgrade required)

Kitchen, Bathroom & Ensuite

20mm Edge - Calacatta Nuvo

MODE

Interior Design Scheme

## 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.

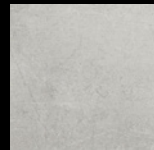
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STUNNING FINISHES



CONTEMPORARY LIVING

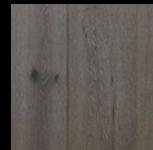
BY NOSTRA



Floor Tiles

Beige Grey Glazed Porcelain


450x450mm



Timber Laminate Flooring


Aquatic Range - Abalone

1210x196x8mm



Carpet

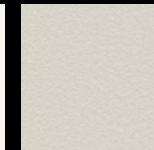
Balance - Rannoch



Stone Benchtops (If Applicable)


Kitchen, Bathroom & Ensuite

20mm Edge - Snow



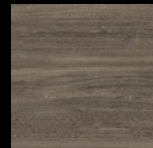
Kitchen Base Cabinetry (Fridge Overhead Cabinetry If Applicable)

Oyster Grey - Natural Finish




Kitchen Overhead Cabinetry (If Applicable)

Blackened Elm - Natural Finish



Bathroom & Ensuite Base Cabinetry

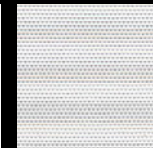
Blackened Elm - Natural Finish



Kitchen, Laundry, Bathroom & Ensuite Wall Tiles


Addis - White Satin Finish

75x300mm



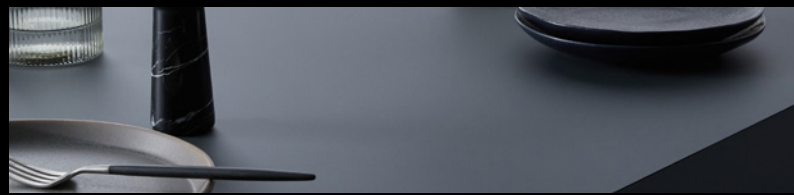
Blinds

Earth - Chalk




Paint Colour

Builders White




UPGRADE OPTIONS



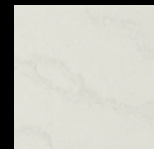
Carpet (Upgrade required)

Maslyn - Powder Illusion



Kitchen Mosaic Tiled Splashback (Upgrade required)

Mono Hexagonal - White Matt



Stone Benchtops (Upgrade required)

Kitchen, Bathroom & Ensuite

20mm Edge - Calacatta Nuvo

Luxe

Interior Design Scheme

## 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 RIVERDALE VILLAGE



# 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.



DEVELOPER  
YOUR LAND

YourLand Developments is a property developer built around four keywords – passion, authentic, foster and collaborate – that have been the guiding force for the business since launching in Bendigo in 2009.

The team prides itself on collaborating with other industry experts to maximise its range of residential density possibilities, housing options and amenities so that there's something for everyone at each YourLand community.

YourLand is known for its ability to create broadly appealing communities with rich social fabric and the company achieves this by being authentic, highly collaborative and genuinely caring.



DEVELOPER  
APD PROJECTS

APD Projects is an innovative Melbourne-based developer and manager, specialising in landmark residential and retail property. Our contemporary approach delivers better places today, for thriving communities tomorrow.

APD have Residential operations across Melbourne and Queensland with projects ranging from urban townhomes and apartments through to master planned communities in growth areas.

Our retail projects range from local convenience stores to mixed use Neighbourhood Centres. Our ability to create special places through the integration of Residential and Retail uses sets us apart.

For us, property is personal. We are a skilled team from diverse backgrounds who genuinely believe in making better places. We challenge conventional thinking. We partner with the industry's best who share our values. And we have a growing portfolio because we work harder to deliver what's promised.

We know what it takes to develop successful, vibrant communities.



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# RIVERDALE VILLAGE +

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For more information contact, Nostra Property Group

**03 8331 3555**

Riverdale Village Sales and Information Centre

**0437 586 565**

**Corner of Davis Road & Hummingbird  
Boulevard, Tarneit**

PROUDLY DEVELOPED BY



**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.