

FINAL RELEASE
\$15K HOME BUILDER GRANT
VALID UNTIL 31ST MARCH 2021
PLUS 50% STAMP DUTY SAVINGS

LIMITED TIME ONLY

ELIGIBLE FIRST HOME OWNERS SAVE \$25K

CONTEMPORARY
LIVING
BY NOSTRA

ALBRIGHT
townhomes.



ALBRIGHT
townhomes.



Artist Impression

10% deposit with balance on completion.

**DOUBLE STOREY
FIXED PRICE HOMES**

3-4  2  1-2 

Featuring an enviable location opposite sports ovals, BBQ facilities, schools and open green spaces these homes are sure to impress with their easy turn-key living.

A place with everything

Albright is a tranquil oasis in a busy and dynamic region. An inclusive Villawood community combining picturesque streetscape, landscaping and design, with a range of quality housing and mix of lots that cater to all needs and tastes. At Albright, our residents come first. Located in one of Melbourne's most exciting and fastest growing areas, Albright is well-connected to everything you need. Just 22kms from the CBD, Albright offers easy access to the West Gate. As the closest new Truganina community to the city, getting to the CBD can be as fast as 30 minutes by car, an easy train ride from Tarneit or the future station at Truganina, only a few minutes walk away.

There are plenty of schools in the area, including a brand-new government primary school to be built right across the road. The established shopping centres and library in nearby Tarneit and Williams Landing are only a few minutes' drive away. In addition, the planned Truganina local town centre located just over Dohertys Road will mean even more local choice.

The recently opened Albright Park contains a flying fox, play tower and slides, half basketball court and ping pong table, BBQ and colourful shelter, as well as grassed 'kick about' area with bike racks and pump for those who choose to ride! Why not get together with your neighbours and plan a BBQ or enjoy a day in the park. Villawood Properties is dedicated to creating places for people to live and grow, with neighbours, friends and family. Our commitment to creating vibrant, connected communities is reflected in our residents who not only choose to call a Villawood community home but are proud to promote future Villawood communities.



Park front location with direct access to sports, bbq facilities and schools.



Only 25km to
Melbourne CBD

ALBRIGHT
townhomes.

LOCATED HERE

Artist Impression

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TRUGANINA

TRUGANINA



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.

Complete turn-key including driveway and landscaping
 Lofty 2590mm high ground floor ceilings
 Stainless steel SMEG appliances including dishwasher
 Stone benchtops to kitchen, bathroom and ensuite

Your choice of quality tiles or floating flooring throughout
 Full window coverings including blinds and flyscreens
 DKO Architecturally designed street appeal

ALBRIGHT TRUGANINA FLOORPLANS.

Floorplan variation | Lot 4-5

4 2 2

REFER TO INDIVIDUAL FLOOR PLANS



Floorplan variation | Lot 1, 8

3 2 2

REFER TO INDIVIDUAL FLOOR PLANS



ALBRIGHT TRUGANINA FLOORPLANS.

Floorplan variation | Lot 2-3, 6-7

3 2 1

REFER TO INDIVIDUAL FLOOR PLANS







Artist Impression

Light filled living environments.



Artist Impression

CONTEMPORARY LIVING AT ALBRIGHT



Artist Impression

TRUGANINA

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Artist Impression

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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 with 2 hand held and 1 wall mounted remote control

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
- ▶ 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 Electrical Plans)
- ▶ 1 x Television and phone point (refer to Electrical Plans)

HEATING AND COOLING

Flat Roof Design (Refer To Project Plans)

- ▶ Split System to kitchen/ meals and living area
- ▶ Heating panels to all bedrooms

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 20mm edging to stone 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
- ▶ Overhead cupboard including wine rack above fridge space
- ▶ Feature shelves above bench
- ▶ 20mm edging to stone benchtops
- ▶ 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 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 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

- ▶ 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 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.

CONTEMPORARY LIVING AT ALBRIGHT



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.

TRUGANINA

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.

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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 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 homes offer cutting edge design and building outcomes.

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.



DEVELOPER
VILLAWOOD PROPERTIES

Villawood Properties has grown to become one of Australia's leading residential land developers. With a proven track record in delivering innovative, community-focused developments, Villawood boasts a portfolio of over 50 completed residential projects.

From modest beginnings in 1989 developing small subdivisions in Bendigo, today Villawood Properties predominately concentrates on large scale master planned communities which incorporate a combination of mixed-use town centres, residents' clubs, educational facilities, large display villages and the creation of high quality parks and open spaces. Villawood Properties understand there is much more to creating a living, breathing community than simply constructing a housing allotment, and are committed to going that extra mile to deliver vibrant communities right across Victoria.



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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.