



TOWNHOMES

•

THE PERFECT PLACE TO LIVE

NOSTRA

Welcome to Contemporary Living at Orchard Green

ORCHARD GREEN

MELTON



ORCHARD GREEN

MELTON

Orchard Green 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 Nostra brings 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 Orchard Green has to offer, including a stunning park front location, Contemporary Living by Nostra is the perfect choice.



ARTIST IMPRESSION

The perfect place to live

Welcome to Orchard Green

A prestigious residential address, designed with convenience and a balance of lifestyle in mind.

Build your dream home in a vibrant community only minutes from Melton Train Station, Opalia Shopping Centre, respected public and private schools, kindergartens and Al Iman College.



Nostra's Contemporary Living release at Orchard Green is perfectly located fronting the **community park** which boasts ample space for rest and recreation.



ARTIST IMPRESSION

READY TO
MOVE IN.



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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!

ORCHARD GREEN
FLOORPLAN.

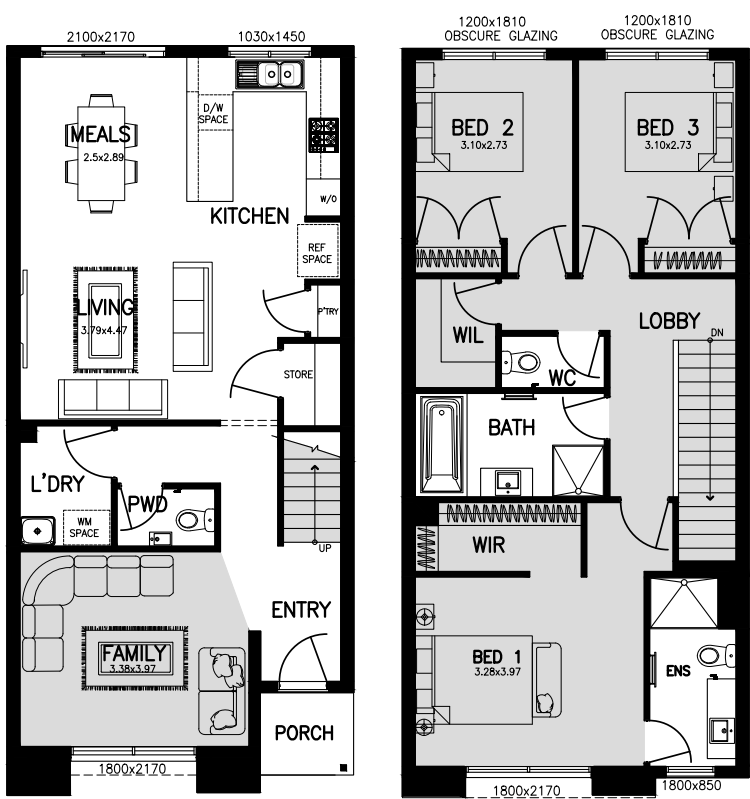
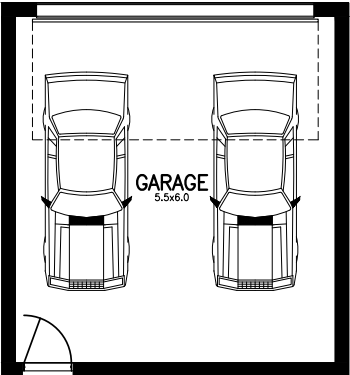
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Floorplan variation | **Lot 373-377, 368-369** 3  2  2 

REFER TO INDIVIDUAL FLOOR PLANS



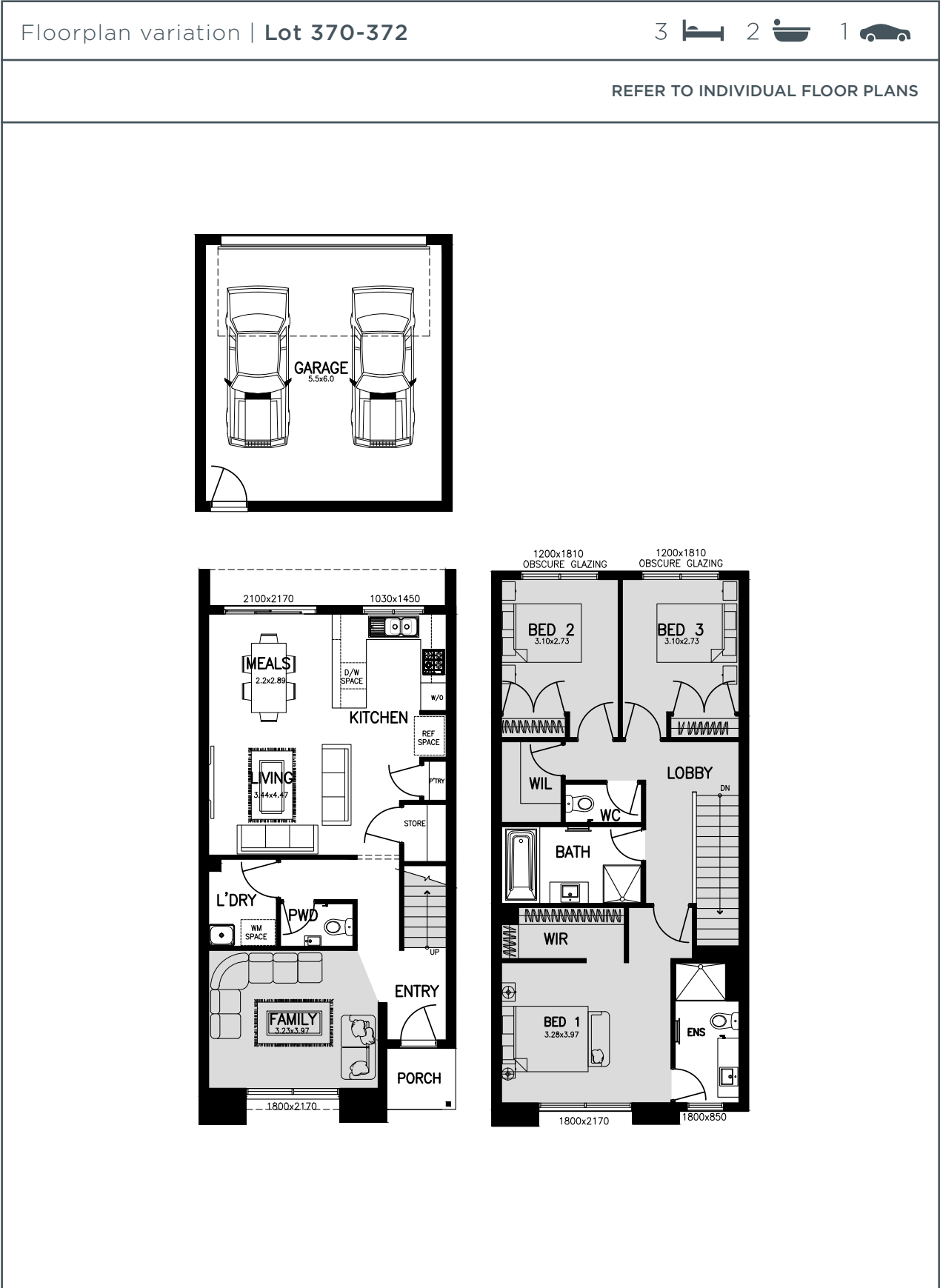
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ORCHARD GREEN
FLOORPLAN.

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ARTIST IMPRESSION

Light filled living environments.



ARTIST IMPRESSION

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.

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 and retaining walls if required for permits and certificate of occupancy only - not landscaping)
- ▶ 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, brick, and nominated claddings (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
- ▶ Electric heating panels to all bedrooms
- ▶ 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
- ▶ Designer pull handles
- ▶ 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 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
- ▶ Provide a storage shed 6m² with crushed rock base
- ▶ 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.

Disclaimer: Nostra Homes and Developments Pty Ltd standard specifications are subject to change without notice and we reserve the right to substitute any items with equivalent products at anytime. Please note that various items that may be displayed in our homes may not be included in our standard specifications.

Interior styling at your fingertips.

Your choice from two stunning colour schemes.

ORCHARD GREEN



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.

MELTON

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 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.



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