



# WILLIAMS WALK

Rockbank • 3335

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TOWNHOMES

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CONTEMPORARY  
LIVING  
BY NOSTRA





Artist Impression

## WELCOME TO CONTEMPORARY LIVING AT WILLIAMS WALK

### TURN-KEY HOMES

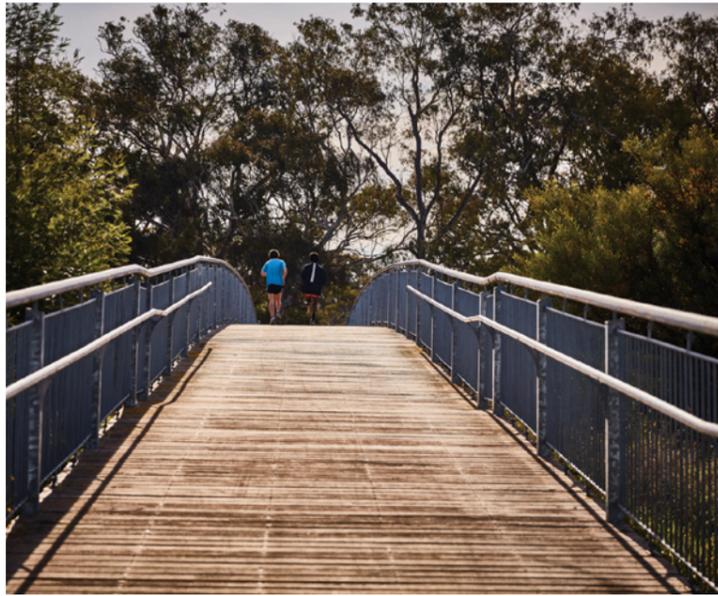
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The next-generation of contemporary homes at Williams Walk, Rockbank aim to re-define the way you can live, setting a new benchmark in flexible, light-filled living environments.

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

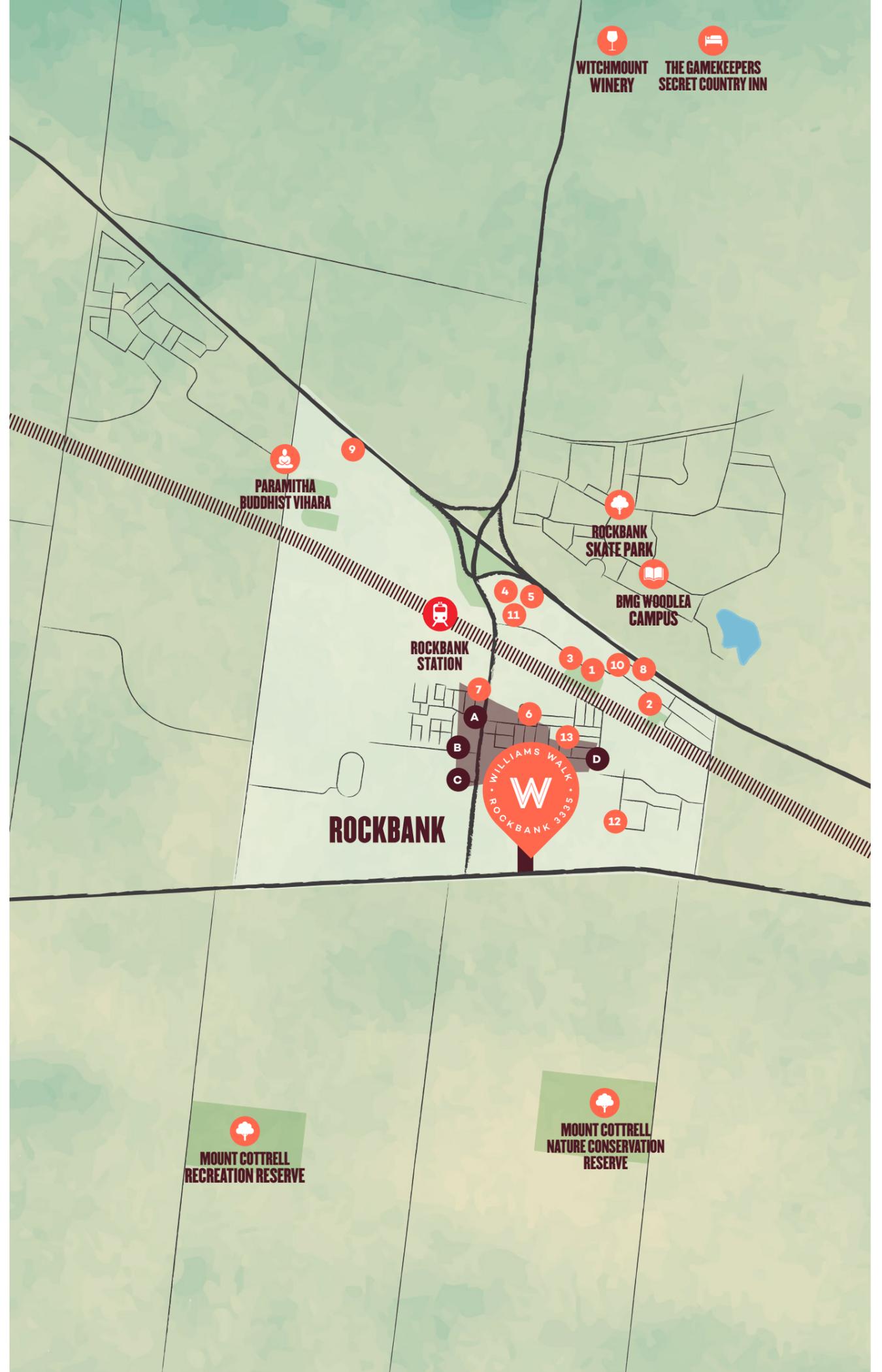
Put down roots in western Melbourne's newest neighbourhood – where community ties and urban vibes provide the perfect setting for a life well lived.

# WILLIAMS WALK WALK THIS WAY



With two new Town Centres planned close by, the urban vibe is never far away. Yet neither is the beauty of nature, with some of the north west's premier natural attractions within easy reach, including Melton Botanic Gardens, Pinkerton Forest and the Werribee River. And with plenty of good primary schools, high schools and early education centres nearby, it's an ideal place for families.

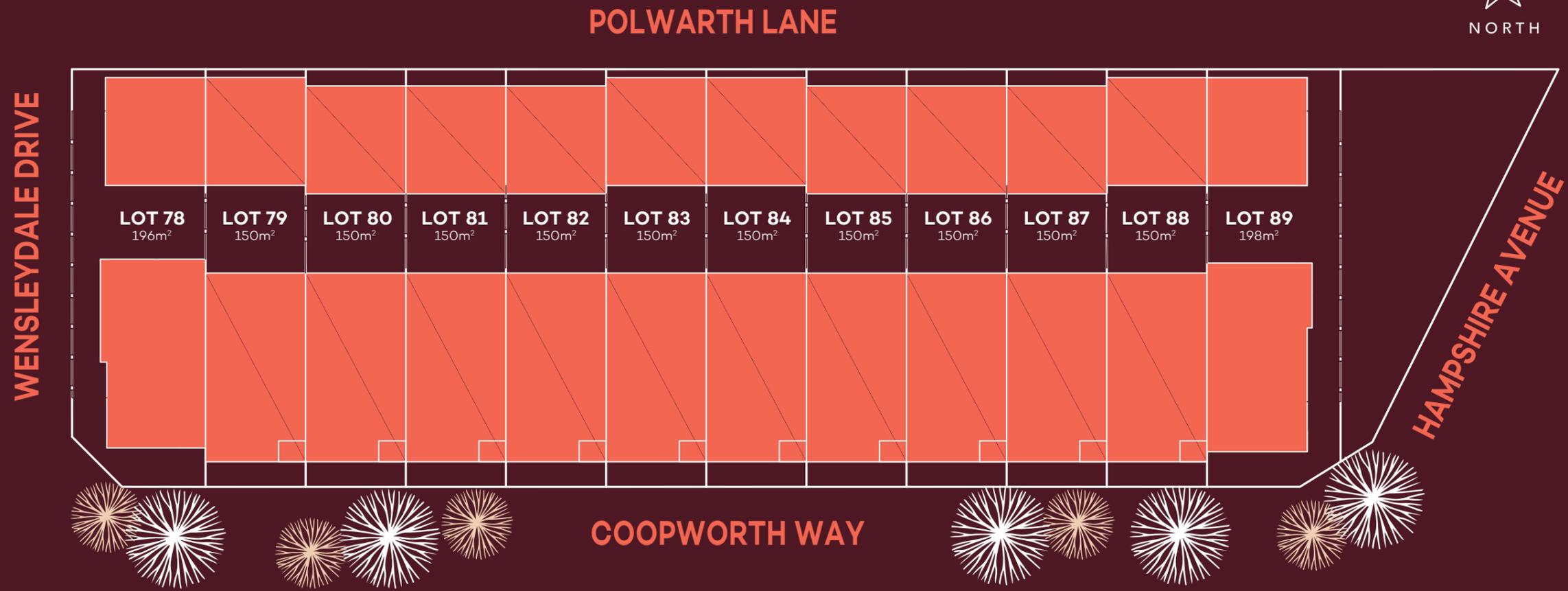
Convenient and connected, Williams Walk combines all the elements of a great lifestyle.



# CONTEMPORARY LIVING SITE PLAN

The Nostra Contemporary Living release is located in a great location within Williams Walk.

A collection of 12 turn-key homes with a stunning street appeal awaits, walk this way.



# READY TO MOVE IN

CONTEMPORARY LIVING AT WILLIAMS WALK

CONTEMPORARY LIVING AT WILLIAMS WALK



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 WILLIAMS WALK

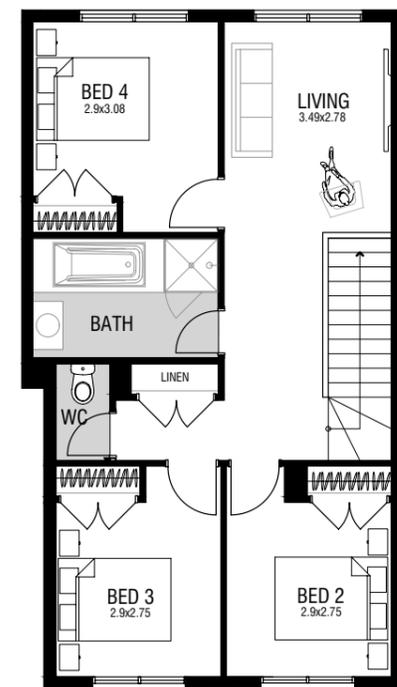
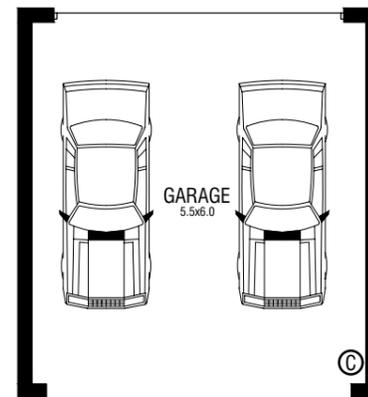
**AT WILLIAMS WALK, YOU DON'T NEED TO COMPROMISE. HERE YOU'LL FIND A CLOSE-KNIT COMMUNITY WITH EASY ACCESS TO EVERYTHING YOU NEED TO LIVE THE LIFE YOU DREAM OF.**

# CONTEMPORARY LIVING AT WILLIAMS WALK FLOORPLANS

Floorplan variation | Lot 78

4 2 2

REFER TO INDIVIDUAL FLOOR PLANS



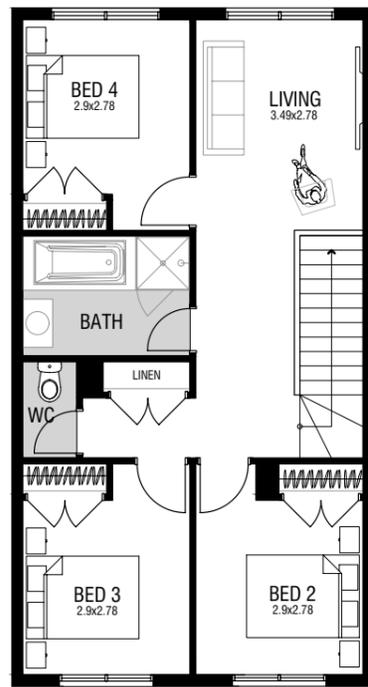
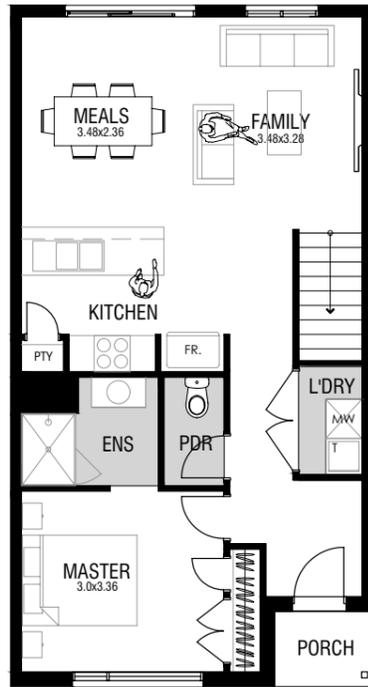
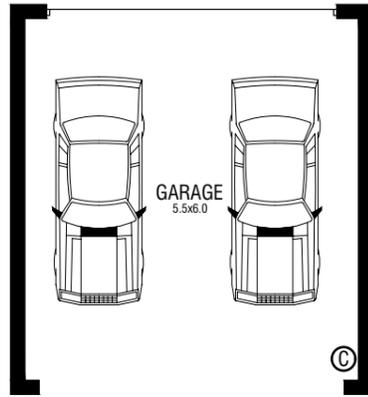
CONTEMPORARY LIVING AT WILLIAMS WALK

# CONTEMPORARY LIVING AT WILLIAMS WALK FLOORPLANS

Floorplan variation | Lot 79-88

4  2  2 

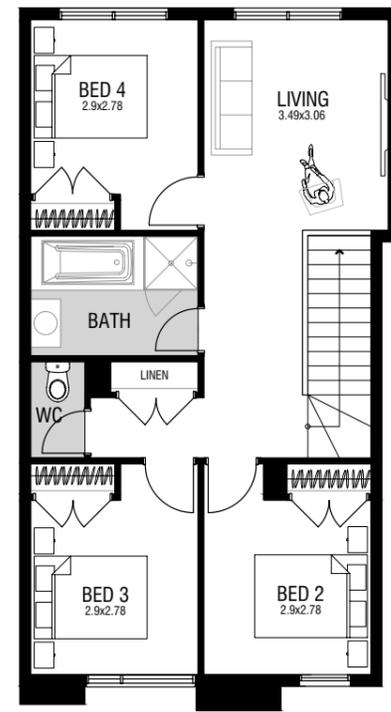
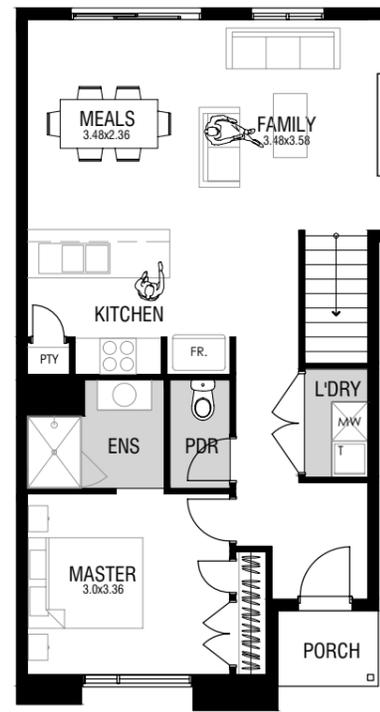
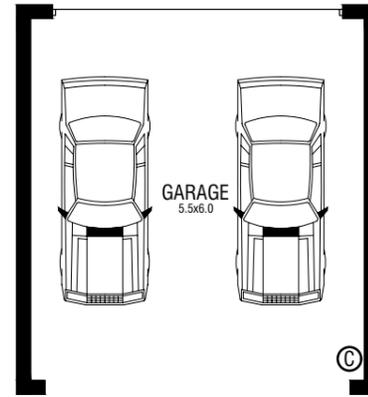
REFER TO INDIVIDUAL FLOOR PLANS



Floorplan variation | Lot 89

4  2  2 

REFER TO INDIVIDUAL FLOOR PLANS



# 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 WILLIAMS WALK AT NO EXTRA CHARGE

- ☑ 20mm stone to kitchen, bathroom and ensuite
- ☑ Provide LED downlights to main living areas
- ☑ Garage Door Remote (x3) and Motor to Panel Lift

# Interior styling at your fingertips

Your choice from two stunning colour schemes.

CONTEMPORARY LIVING AT WILLIAMS WALK

**CONTEMPORARY LIVING BY NOSTRA**

**MODE**  
Interior Design Scheme

**Floor Tiles**  
Belge Grey Glazed Porcelain  
450x450mm

**Timber Laminate Flooring**  
Aquatic Range - Seashell  
1210x196x8mm

**Carpet**  
Balance - Burmah

**Stone Benchtops (If Applicable)**  
Kitchen, Bathroom & Ensuite  
20mm Edge - Raven

**Kitchen Base Cabinetry (If High Overhead Cabinetry If Applicable)**  
Polar White - Natural Finish

**Kitchen Overhead Cabinetry (If Applicable)**  
Rural Oak - Natural Finish

**Bathroom & Ensuite Base Cabinetry**  
Rural Oak - Natural Finish

**Kitchen, Laundry, Bathroom & Ensuite Wall Tiles**  
Addis - White Satin Finish  
75x100mm

**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

## 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

**CONTEMPORARY LIVING BY NOSTRA**

**LUXE**  
Interior Design Scheme

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## 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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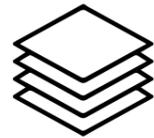
## Why Nostra



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.



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.



# WILLIAMS WALK

Rockbank • 3335

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PROUDLY DEVELOPED BY



**NOSTRA**

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