

TOWNHOMES



HARRIOTT

AT ARMSTRONG CREEK



CONTEMPORARY
LIVING
BY NOSTRA

TURN-KEY HOMES

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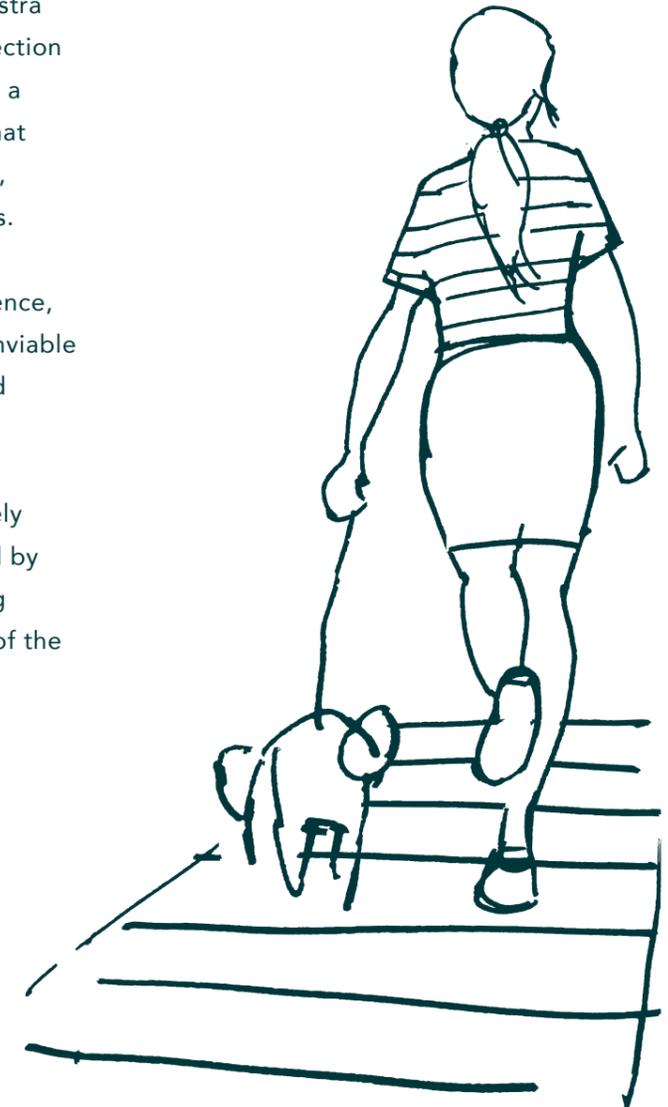
Presenting Contemporary Living at Harriott

The next generation of contemporary townhomes at Harriott, Armstrong Creek are designed for a low maintenance and modern lifestyle.

Harriott has partnered with Nostra Homes to bring a stunning selection of 4-bedroom townhomes, and a contemporary living solution that is perfect for first home buyers, downsizers, and savvy investors.

Packed with style and convenience, these townhomes feature an enviable list of fixed price inclusions and modern street appeal.

Find your sanctuary in a uniquely located community bookended by an established village shopping centre and the natural beauty of the Sparrovale Wetlands.

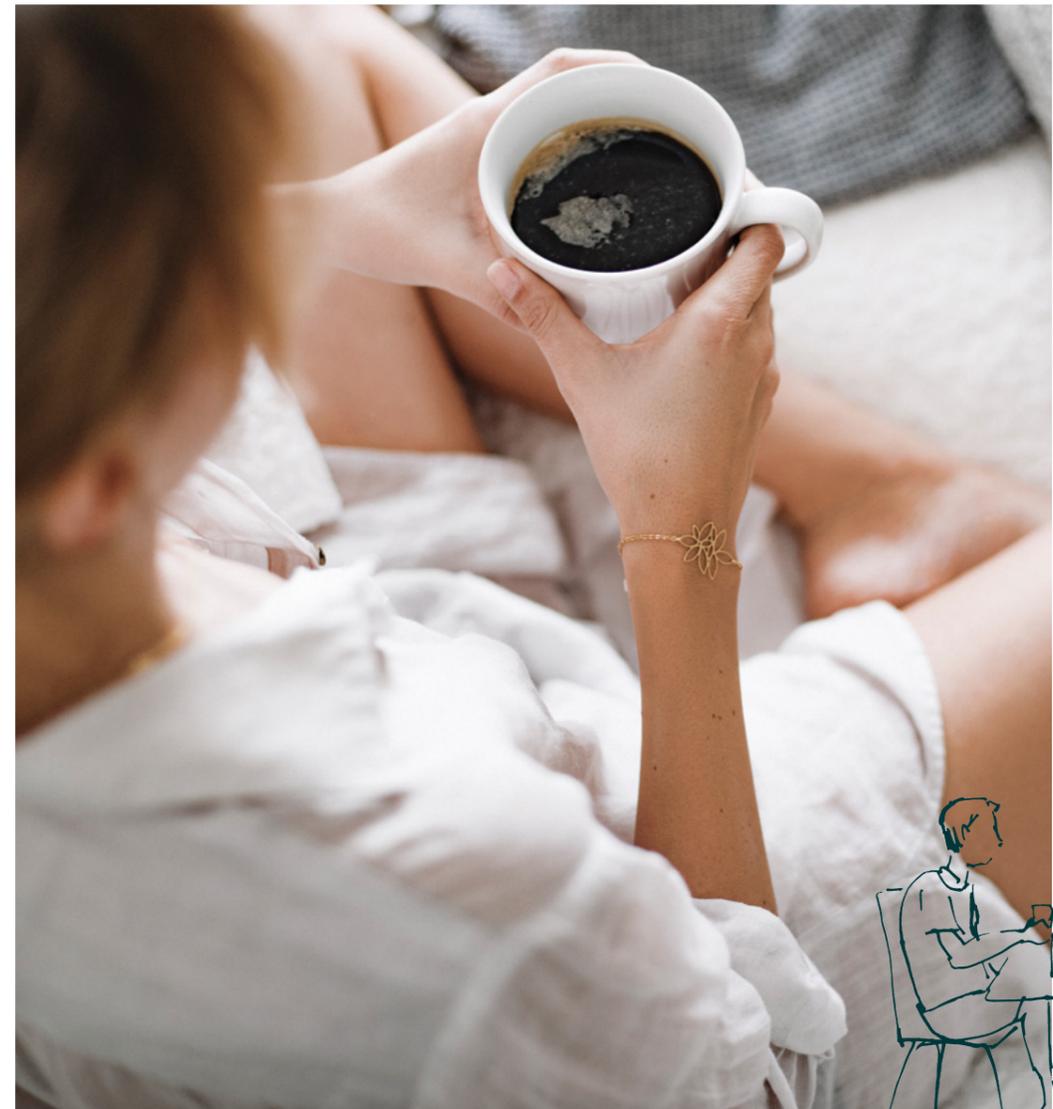


Your retreat poised perfectly between city and surf

Harriott is located in Armstrong Creek's best location. The existing The Village Shopping Centre lies just opposite, and is close to the Armstrong Creek education precinct. Future amenities will exist within and around Harriott, including stunning future central parklands, proposed sporting facilities and hectares of conserved wetlands.

The local shopping village has all you need: from dining to fitness. Just a short walk from Harriott, The Village Warralily includes a Woolworths, gym, cafes, a dentist and medical centre.

Step into a unique
neighbourhood
that flows from
urban convenience
to lush wetlands





Artist Impression Only. Subject to change.

Beautifully connected through green parks walkways and trails

Explore the future extensive walking, running and cycling trails that traverse through the parkland within Harriott as well as the surrounding areas, across wetlands towards coastal plains. Cycle alongside arterials and through the beautiful reserves of Greater Geelong and into the city centre.



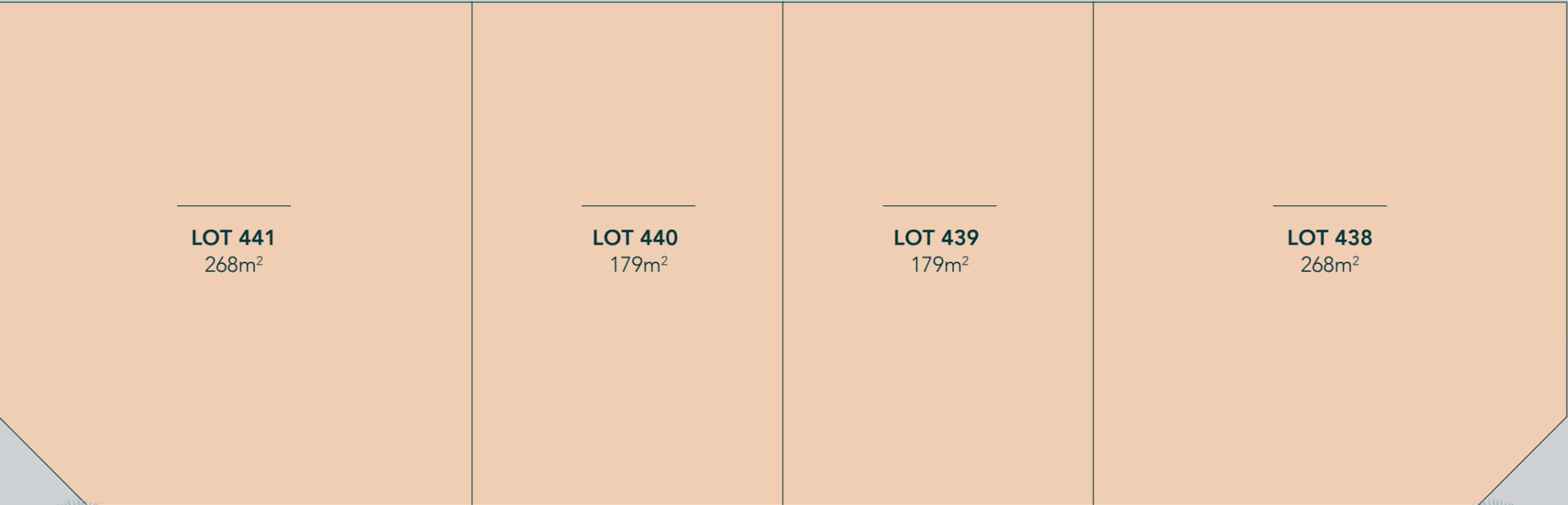
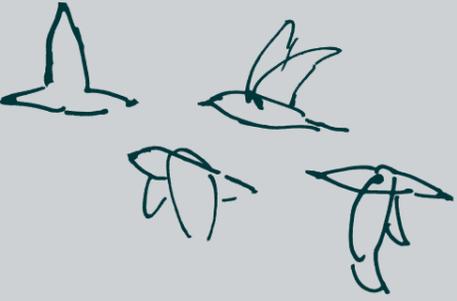


A superior location and lifestyle

Enjoy the simple pleasures of life with all you need close by. An established and convenient shopping centre, with major supermarket, retail and dining, as well as excellent education all within walking distance. Activity will abound with a future premier sports and recreation facilities adjoining Harriott.



Contemporary living site plan



Galene Drive

Ready to move in

Lot 441

Lot 440

Lot 439

Lot 438



Set within an established and attractive streetscape, your new home comes with a number of high quality inclusions, 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!

Spacious and considered floorplans

Floorplan variation | **Lot 441** 4 2 2

REFER TO INDIVIDUAL FLOOR PLANS

Floorplan variation | **Lot 440** 4 2 2

REFER TO INDIVIDUAL FLOOR PLANS

Spacious and considered floorplans

Floorplan variation | **Lot 439** 4 2 2

REFER TO INDIVIDUAL FLOOR PLANS

The floorplan for Lot 439 is divided into two sections. The top section shows a bedroom layout with four bedrooms: BED 1 (3.3x3.0), BED 2 (2.9x2.7), BED 3 (3.2x3.32), and BED 4 (3.75x2.9). It also includes a bathroom, a linen closet (LINEN), a wardrobe (WIR), and an ensuite (ENS). The bottom section shows a living area layout with a living room (4.8x3.25), a dining room (2.8x3.25), a kitchen, a laundry room (L'DRY), a powder room (PWD), a store, a garage (8.0x5.5) with two car spaces, an entry, and a porch.

Floorplan variation | **Lot 438** 4 2 2

REFER TO INDIVIDUAL FLOOR PLANS

The floorplan for Lot 438 is divided into two sections. The top section shows a bedroom layout with four bedrooms: BED 1 (3.1x3.2), BED 2 (2.9x3.1), BED 3 (3.17x2.92), and BED 4 (3.17x2.92). It includes a bathroom, a linen closet (LINEN), and a wardrobe (WIR). The bottom section shows a living area layout with a living room (4.2x3.55), a dining room (2.58x4.2), a kitchen, a laundry room (L'DRY), a powder room (PWD), a store, a garage (6.9x5.5) with two car spaces, an entry, and a porch.

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
- ▶ 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 HARRIOTT AT NO EXTRA CHARGE

- ☑ Overhead cupboard with wine rack above fridge space
- ☑ Overhead cupboards above kitchen in lieu of feature open shelves
- ☑ Garage Door Remote (x3) and Motor to Panel Lift
- ☑ Stone benchtops with 20mm edging to kitchen
- ☑ LED downlights to main living areas on ground floor
- ☑ 7kw split system to living area
- ☑ Wall mounted basin and mirror to ground floor powder room

Interior styling at your fingertips

Your choice from two stunning colour schemes.

CONTEMPORARY LIVING AT HARRIOTT

CONTEMPORARY LIVING BY NOSTRA

Floor Tiles Belge Grey Glazed Porcelain 450x450mm	Timber Laminate Flooring Aquatic Range - Seashell 1210x196x8mm	Carpet Balance - Barnuch	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) Rural Oak - 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
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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.

STUNNING FINISHES

CONTEMPORARY LIVING BY NOSTRA

Floor Tiles Belge Grey Glazed Porcelain 450x450mm	Timber Laminate Flooring Aquatic Range - Abalone 1210x196x8mm	Carpet Balance - Barnuch	Stone Benchtops (If Included) Kitchen, Bathroom & Ensuite 20mm Edge - Snow	Kitchen Base Cabinetry (Fridge Overhead Cabinetry If Included) Oyster Grey - Natural Finish
Kitchen Overhead Cabinetry (If Included) 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 Blue	Kitchen Mosaic Tiled Splashback (Upgrade required) Mono Hexagonal - White Matt	Stone Benchtops (Upgrade required) Kitchen, Bathroom & Ensuite 20mm Edge - Calacatta Nuvo
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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 HARRIOTT

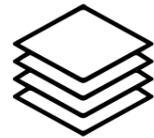
Why Nostra



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
YOLK PROPERTY GROUP

Yolk Property Group is a private syndicated property development company with a core focus in Western Australia, Victoria, and Queensland. The Group has forged solid relationships with family offices, builders, civil contractors, fund managers, and local and offshore channel sales networks. The Group has also been involved in a number of successful Government Joint Ventures.

With its innovative approach and focus on sustainable development, Yolk Property Group is leading the way in tomorrow's market and delivering strong returns to investors.

JINDING

DEVELOPER
JINDING

Jinding translates to 'a lifetime of commitment'.

For our development team, 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.

Our team of property development experts have experience across masterplanned communities, apartment, medium-density and commercial projects across Australia working with some of the country's top development companies.

Our current development portfolio features unique sites across metro Melbourne, regional Victoria and Queensland. Acquired based on their unique characteristics and our ability to generate value, we currently have three trading projects with a further 4000 land lots, townhouses and apartments in planning.

Harriott Sales Suite

Corner of Barwon Heads Rd & Harriott Rd,
Armstrong Creek VIC 3217

Phone Number

1300 896 817

Nostra Property Group

03 8331 3555

PROUDLY DEVELOPED BY



NOSTRA

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.