



# LOTUS

COLLECTION

CONTEMPORARY  
LIVING  
BY NOSTRA



# WELCOME TO THE LOTUS COLLECTION AT BLOOMDALE



Artist Impression

## DOUBLE STOREY FIXED PRICE HOMES

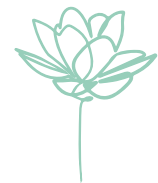
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A selection of stunning turn-key homes located in the Floré neighbourhood at Bloomdale, Diggers Rest.

The Floré neighbourhood is ideally located close to parks and open space providing for an active outdoor lifestyle. The Lotus Collection enjoys an enviable position fronting the future linear reserve leading to the future wetlands.

Shopping, schools and services are within easy reach and the future Bloomdale Town Centre will provide even more convenience on your doorstep. Brought to you by Nostra Homes, the Lotus Collection is sure to be a popular choice.





# A PLACE WITH EVERYTHING

Nestled right between Melbourne and the Macedon Ranges, Bloomdale is a short drive from Sunbury and Watergardens Town Centre.

Right from the start, enjoy sporting and recreation facilities including football ovals, tennis courts and parks.

With the Calder Freeway and Diggers Rest train station nearby, proximity is assured with access to the CBD and wider Melbourne.

Shopping will be at your door, with the future Bloomdale Town Centre, which will include a supermarket, general retail, community meeting space and much more.

Bloomdale offers over 6 hectares of parks, interconnected with over 40km of bike trails and shared walking paths providing a balanced and outdoor lifestyle.



Diggers Rest Train Station

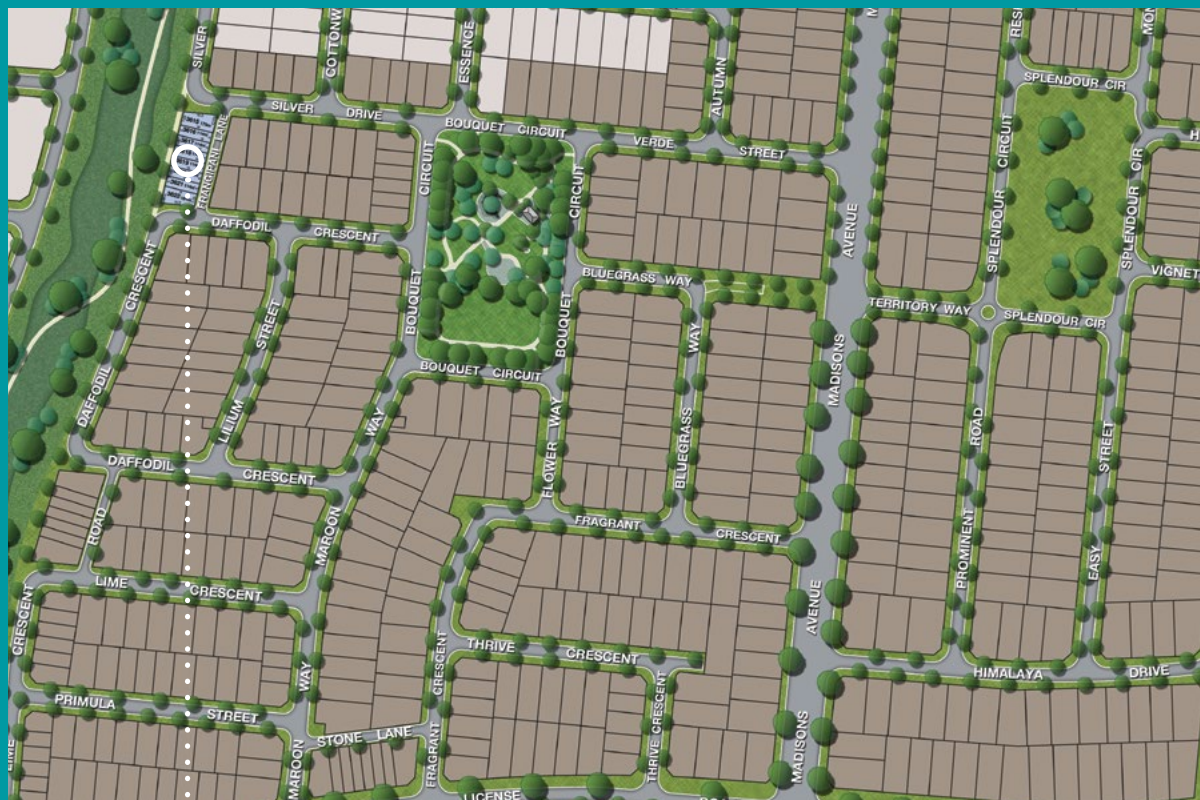


Fifteen Bar Cafe, Bloomdale



Images used for illustrative purposes only





# LOTUS

COLLECTION

The Lotus Collection is located in the Floré neighbourhood giving you easy access to everything Bloomdale has to offer.

A collection of 8 turn-key homes with a stunning street appeal awaits.

# LIFE IN FULL BLOOM

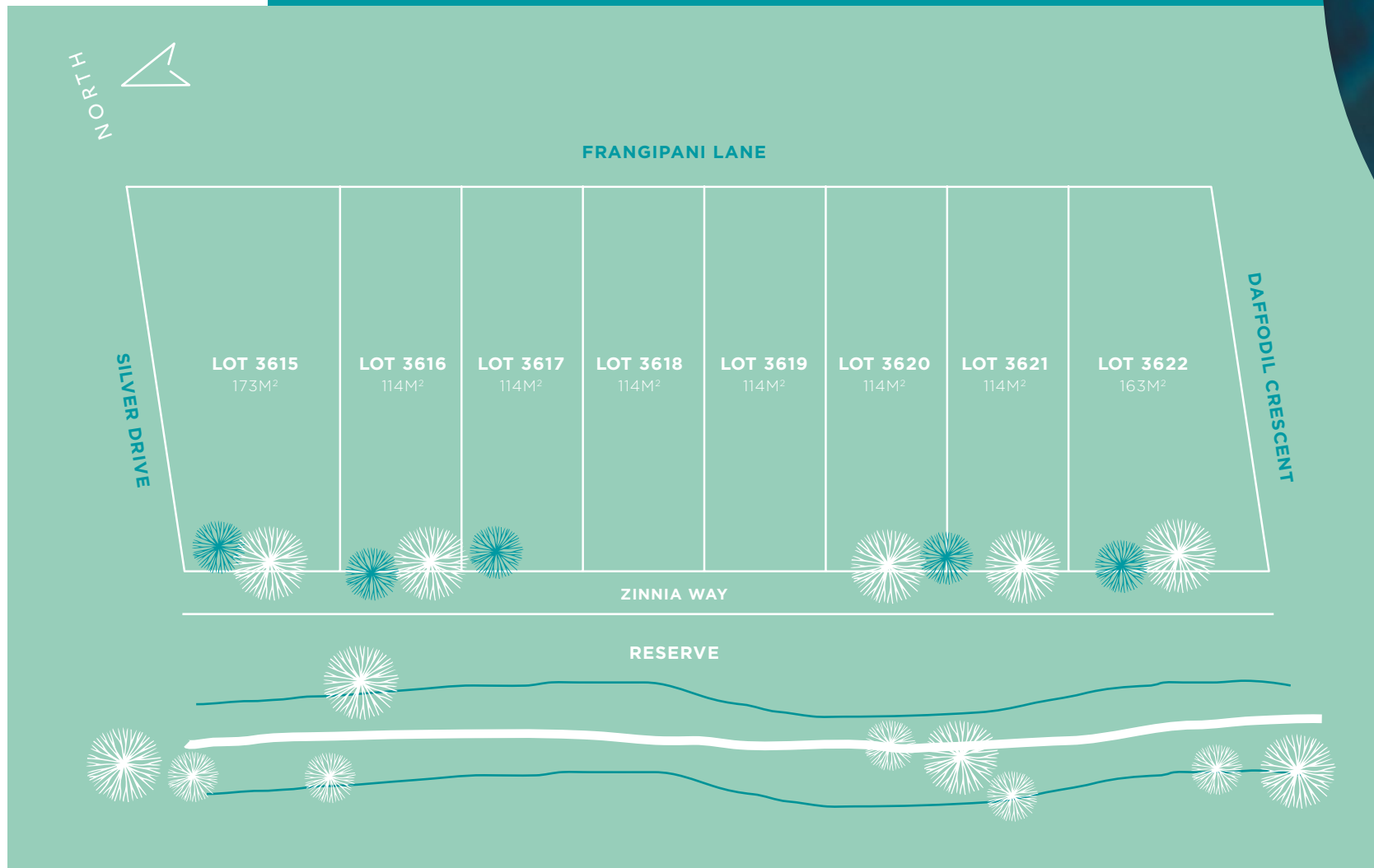


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# LOTUS COLLECTION SITE PLAN



SETTING A NEW  
BENCHMARK IN  
FLEXIBLE LIGHT  
FILLED LIVING  
ENVIRONMENTS

# READY TO MOVE IN



Artist Impression

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 with balcony

Flooring throughout the home

Letter box, clothesline and much more!





Artist Impression

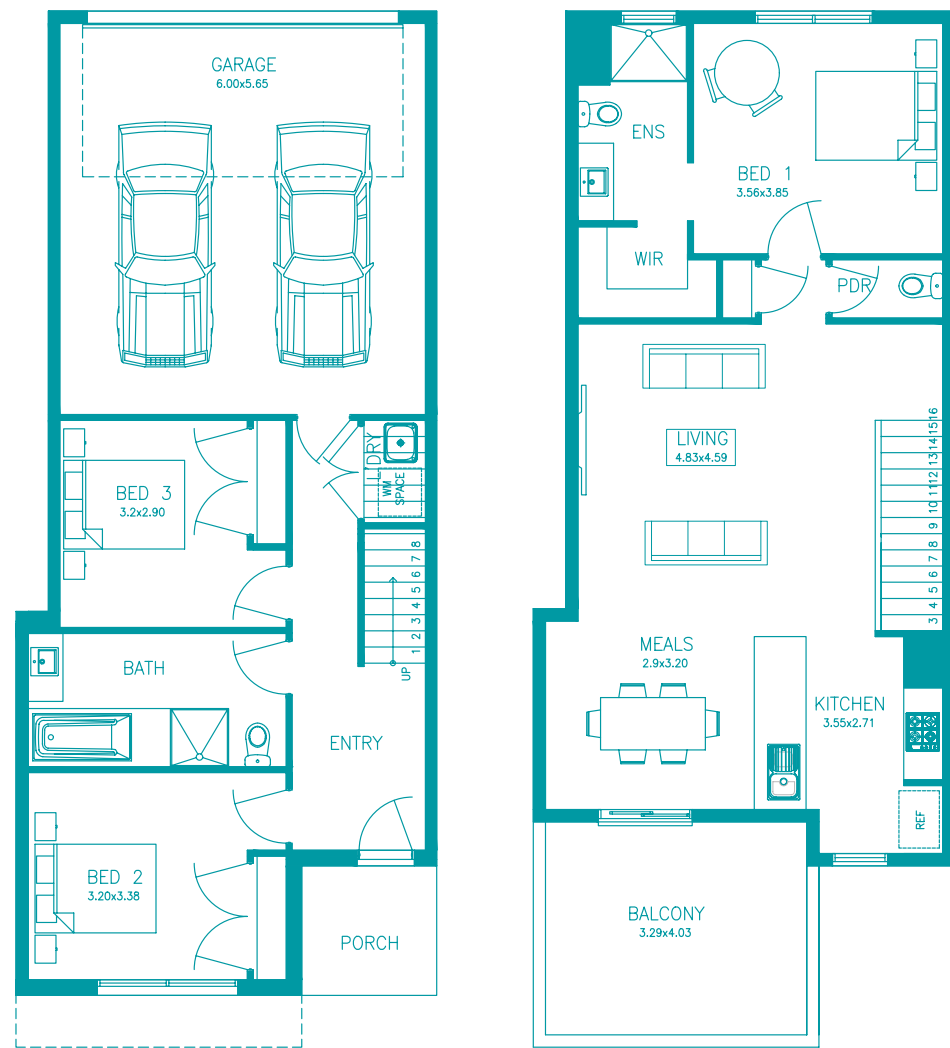
**Artist impression:** Overhead cupboards inc wine rack, pendent lighting, finger pull cabinetry and doors, square set ceilings not included and can be purchased as an upgrade. Furniture, decorations not included. Images included are from various floorplans in the Contemporary Living range, final design and layout will be dependent on choice of floorplan and working drawings. Images used are for colour reference and material finish only.

# LOTUS COLLECTION BLOOMDALE FLOORPLANS

Floorplan | Lot 3615 & 3622

3 2 2

REFER TO INDIVIDUAL FLOOR PLANS



CONTEMPORARY LIVING AT BLOOMDALE

Floorplan | Lot 3616-3621

3 2 2

REFER TO INDIVIDUAL FLOOR PLANS



CONTEMPORARY LIVING AT BLOOMDALE



# LIFE IN FULL BLOOM



Images used for illustrative purposes only



# 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)
- ▶ Engineered minimum 25mpa concrete slab 400mm thick

## FRAMING

- ▶ Stabilised pine (MGPI0) 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, light-weight lining boards, polystyrene panels. (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

## 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
- ▶ 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 Standard Plans)
- ▶ 1 x Television and phone point (Refer to Standard Plans)

## HEATING AND COOLING

- ▶ 1.2kw electric heating panels to all bedrooms
- ▶ 1.5kw 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 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)
- ▶ Ensuite/bathroom: Pre-formed shower base sized as per plans
- ▶ Semi framed pivot door screen to all showers
- ▶ Wall mounted shower set on rail with chrome mixer
- ▶ Double towel rail holder

## KITCHEN

- ▶ Australian made kitchen
- ▶ Laminate panels, doors and benchtops
- ▶ Double end bowl stainless steel sink with chrome mixer
- ▶ Designer pull handles

## APPLIANCES

- ▶ 600mm Technika appliances:
- ▶ 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 (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:

- ▶ 700mm above kitchen bench
- ▶ 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

- ▶ 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
- ▶ 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 BLOOMDALE AT NO EXTRA CHARGE

- ☑ 20mm stone to kitchen
- ☑ 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 BLOOMDALE



## 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



## 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 BLOOMDALE

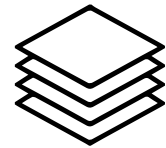
## Why Nostra



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.

### Bloomdale

by AVID Property Group

DEVELOPER  
**AVID PROPERTY GROUP**

AVID Property Group (AVID) is an award-winning Australian developer responsible for a diversified portfolio of residential communities. AVID creates communities that bring people together – to enhance their lives and the way they live. With a passion for sustainability, we deliver sustainable and progressive residential communities in key growth corridors across Australia.





# LOTUS

## COLLECTION

Bloomdale Sales and Information Centre

**1300 656 011**

1 Hero Street, Diggers Rest

For more information contact, Nostra Property Group

**03 8331 3500**

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CONTEMPORARY  
LIVING  
BY NOSTRA

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