

ARMSTRONG
MT DUNEED

CONTEMPORARY
LIVING
BY NOSTRA

TOWNHOMES

The Nova Collection



Welcome to Contemporary Living at Armstrong Mt Duneed

4  2  2 



ARTIST IMPRESSION



ARTIST IMPRESSION

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

As part of this vision, Villawood have joined forces with Nostra to bring you a selection of coastal style 4 bedroom homes that provide a contemporary living solution perfect for first home buyers, downsizers or someone looking for a low maintenance and modern lifestyle. These homes feature an enviable list of fixed price inclusions along with a modern street appeal.

Packed with style and convenience these homes impress from the outset with their easy living. Be inspired by the light filled spaces, complimented by 4 bedrooms, and 2 bathrooms.

Become part of a thriving and growing community, where work life balance becomes a reality. Contemporary Living at Armstrong - homes fit for life.

A place with everything

ARMSTRONG is the most remarkable community that the Geelong region has ever seen.

The Nova Collection: Remarkable for aspiration

Giving you access to Melbourne in just over an hour, or be at the heart of Geelong in just 15 minutes.

The Nova collection will also be close to schools, parklands and the Community Centre where you'll find childcare and recreational facilities. The Armstrong Creek Town Centre, with its shopping and eateries, is just minutes away, or bike down to the wetlands to enjoy a bite in the waterfront dining precinct.

Now's the time to free yourself from renting and start building a future in Mt Duneed's most remarkable established new community.





An unbeatable location: The Nova Collection

Why wait any longer.

- Walking distance to the new Mirripoa Primary school and future Secondary School
- Nearby local parks and future Airport & Boundary Rd greenways
- Close to future neighbourhood shops, supermarket, medical, retail
- Direct access to the Ring Road, Surf Coast Highway & Wairn Ponds Station.
- Close to the brand new Armstrong Creek Town Centre

Siteplan

Lot 4705	Lot 4704	Lot 4703	Lot 4702	Lot 4701	Lot 4630
----------	----------	----------	----------	----------	----------

SENSATION WAY

NOVA PRECINCT



READY TO
MOVE IN.

Lot 4705

Lot 4703

Lot 4701



ARTIST IMPRESSION

Lot 4704

Lot 4702

Lot 4630

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

Stunning coastal facade

Flooring throughout the home

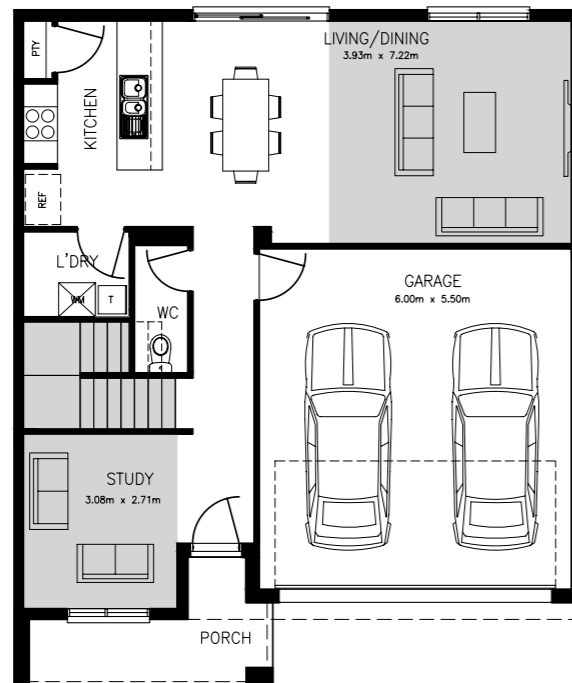
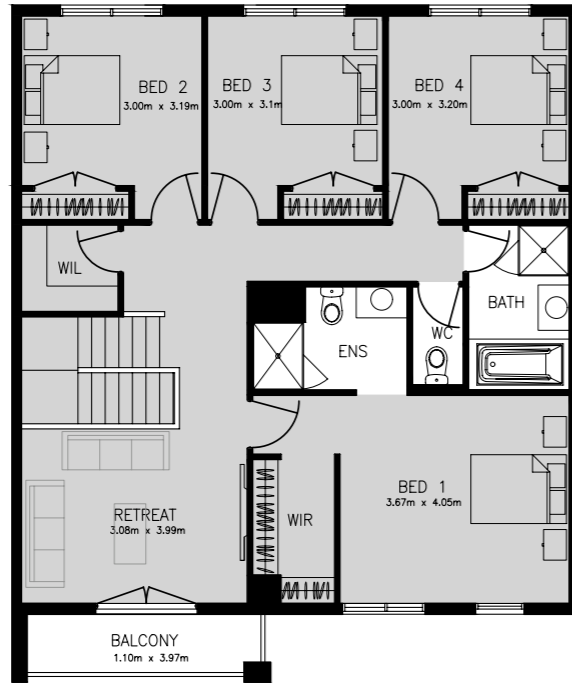
Letter box, clothesline and much more!

ARMSTRONG MT DUNEEED FLOORPLAN.

Floorplan variation | Lot 4701 - 4704

4 2 2

REFER TO INDIVIDUAL FLOOR PLANS



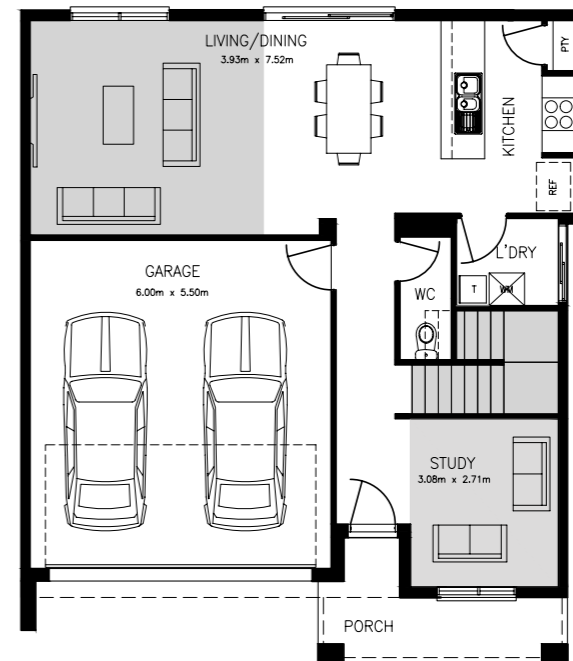
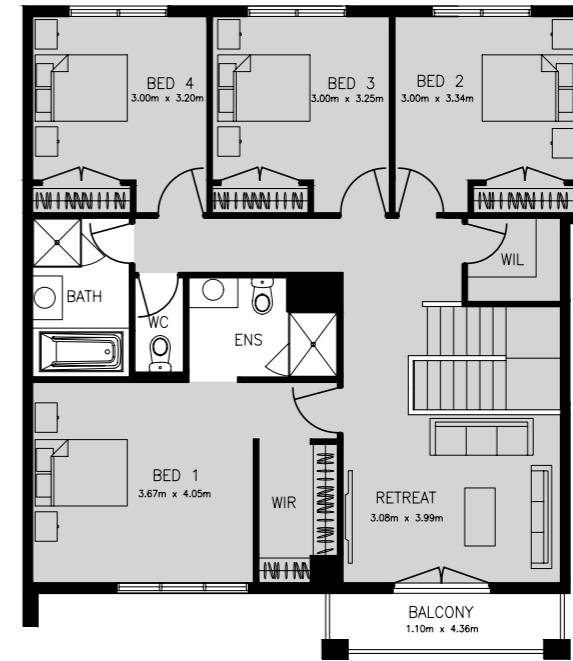
CONTEMPORARY LIVING AT ARMSTRONG

MT DUNEEED

Floorplan variation | Lot 4705, 4630

4 2 2

REFER TO INDIVIDUAL FLOOR PLANS



MT DUNEEED

CONTEMPORARY LIVING AT ARMSTRONG

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



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 ARMSTRONG

MT DUNEED

Why Nostra



24/7 Service through our dedicated online client portal



More timber in our frames and stronger slabs that exceed industry standard



A strong level of inclusions from the start



24/7 Emergency RACV home assist for the first 12 months after you move in for further peace of mind



High quality materials from trusted brands



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 where residents form strong and lasting relationships.



ARMSTRONG

MT DUNEED

PROUDLY DEVELOPED BY



Armstrong Sales Office
Corner Unity Drive and Surf Coast Hwy, Mt Duneed

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. 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.

NOSTRA