



THE BOTANIC

collection

CONTEMPORARY
LIVING
BY NOSTRA

BUILDING HOMES AND FUTURES

CONTEMPORARY LIVING AT BOTANICAL



Artist Impression

The next-generation of contemporary homes at Botanical, Mickleham 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 Satterley to bring you a selection of stunning 3 bedroom homes that provide a contemporary living solution perfect for a low maintenance and modern lifestyle.

These homes feature an enviable list of fixed price inclusions along with a modern street appeal.

Contemporary Living at Botanical - more of what matters.

TURN-KEY HOMES

3  2  1-2 



TAKE A SEAT AT THE TABLE



PLACED PERFECTLY

Part of Melbourne's growing northern corridor, Botanical is right in the heart of Mickleham. An address that offers you all sorts of advantages. Craigieburn Central and Highlands Shopping Centre are just minutes up the road, whilst the future Mickleham City Centre is just around the corner.

TASTE THE GOOD LIFE

With over 30 hectares of open space to enjoy, your family will have plenty of room in which to play, relax and grow. At the heart of the community, you'll find a stunning 22-hectare Botanical Park featuring wetlands, a playground and a breathtaking botanical garden, all just waiting to be explored.

SATTERLEY PROPERTY GROUP

Satterley Property Group is Australia's largest privately owned residential land developer, with communities in Victoria, Queensland and Western Australia. Satterley has delivered more than 165 residential projects and sold more than 60,000 lots to date, making it the sector's pacesetter for many years.



WHERE GOOD THINGS GROW



YOU'RE IN GOOD HANDS





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**29KM FROM
THE CBD**

MELBOURNE AIRPORT
13 KM

1 km

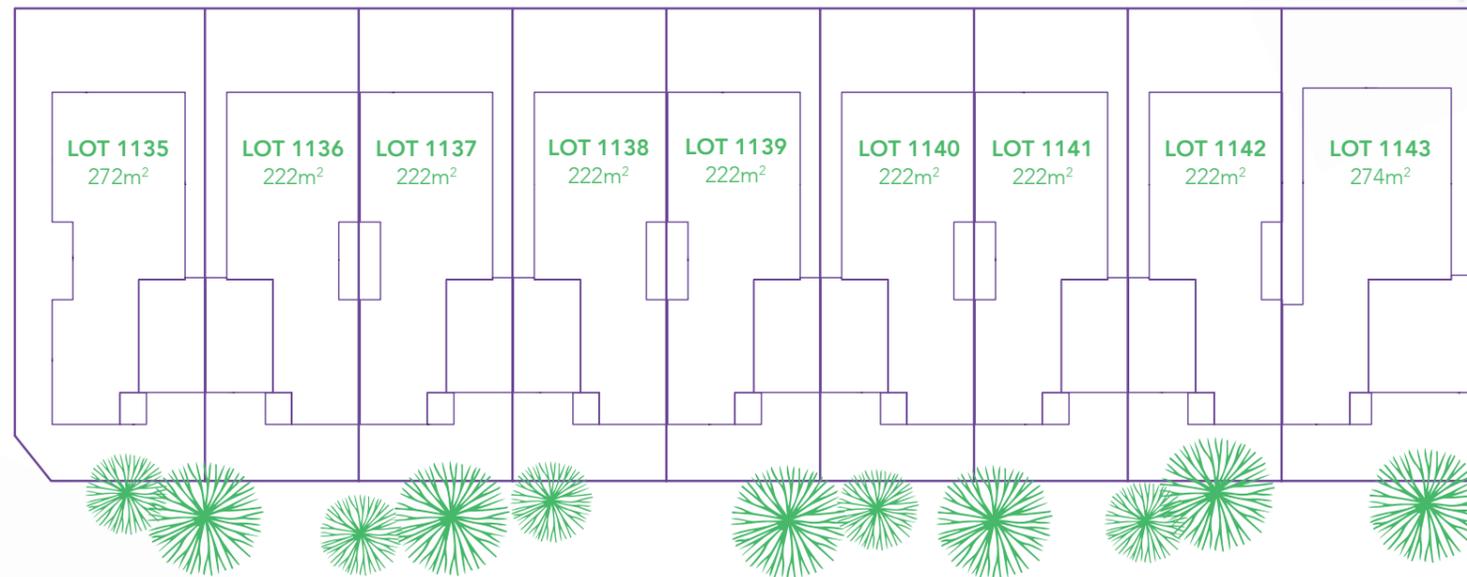


CONTEMPORARY LIVING SITE PLAN

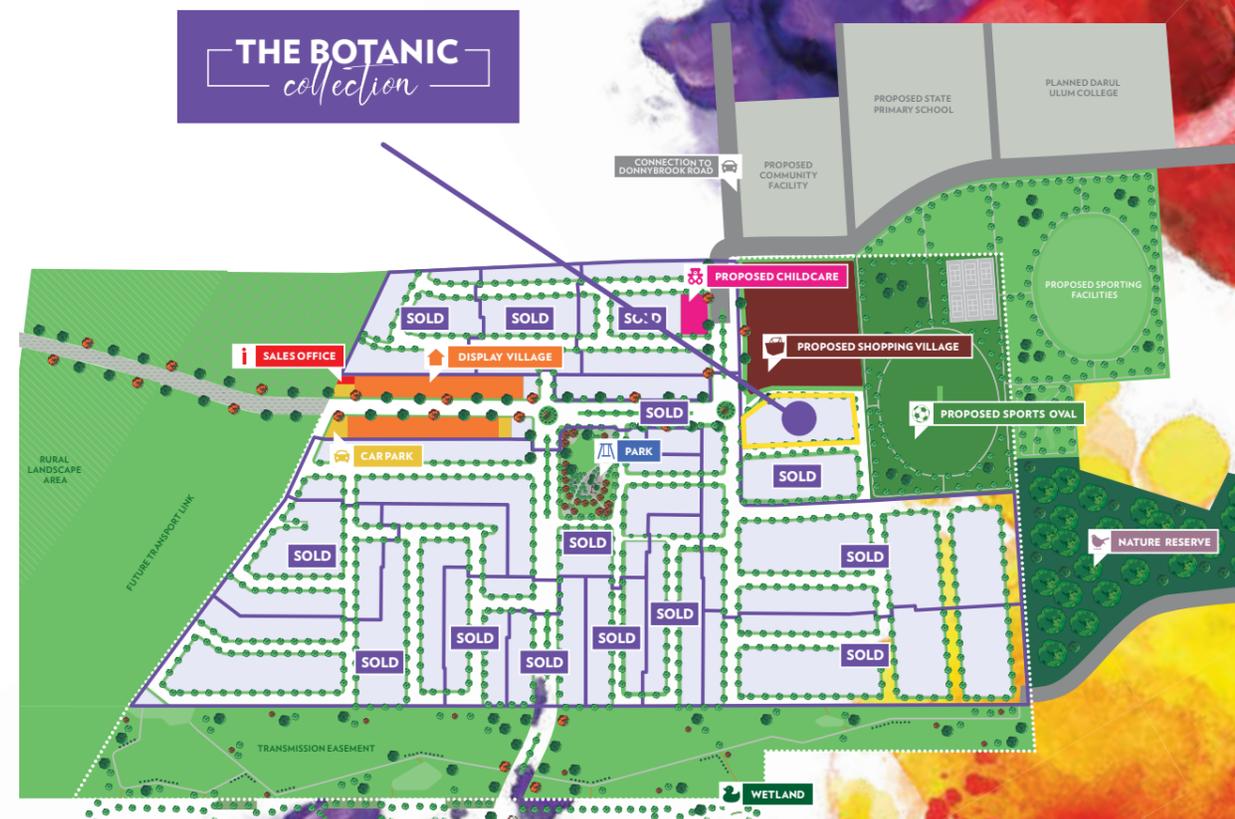
Located in a stunning location, surrounded by plenty of greenery.

Take advantage of low maintenance living with this release - where good things grow.

Turn-key homes with a stunning street appeal awaits.



FRANGIPANI WAY



THE BOTANIC
collection



READY TO MOVE IN.



CONTEMPORARY LIVING AT BOTANICAL



Artist Impression

CONTEMPORARY LIVING AT BOTANICAL

Front & rear low maintenance landscaping

Lofty 2590mm high ceilings

Stainless steel appliances including dishwasher

Fencing to all side and rear boundaries

Full window furnishing including flyscreens

Stone benchtops to kitchen

Quality flooring throughout

Letter box, clothesline and much more!



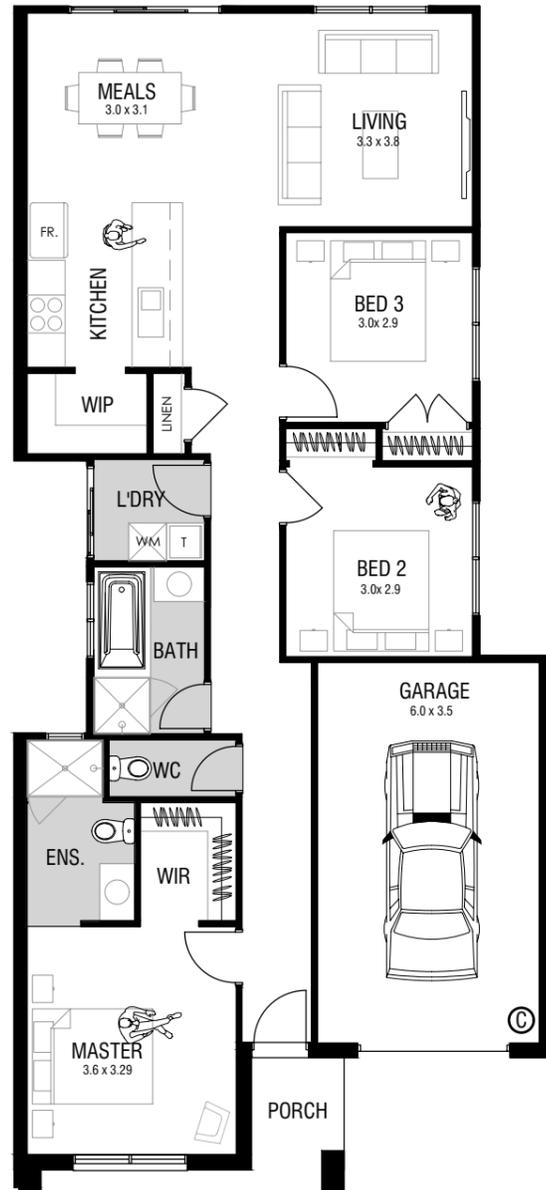
CONTEMPORARY LIVING AT BOTANICAL FLOORPLANS



Floorplan variation | Lot 1135-1142

3 2 1

REFER TO INDIVIDUAL FLOOR PLANS

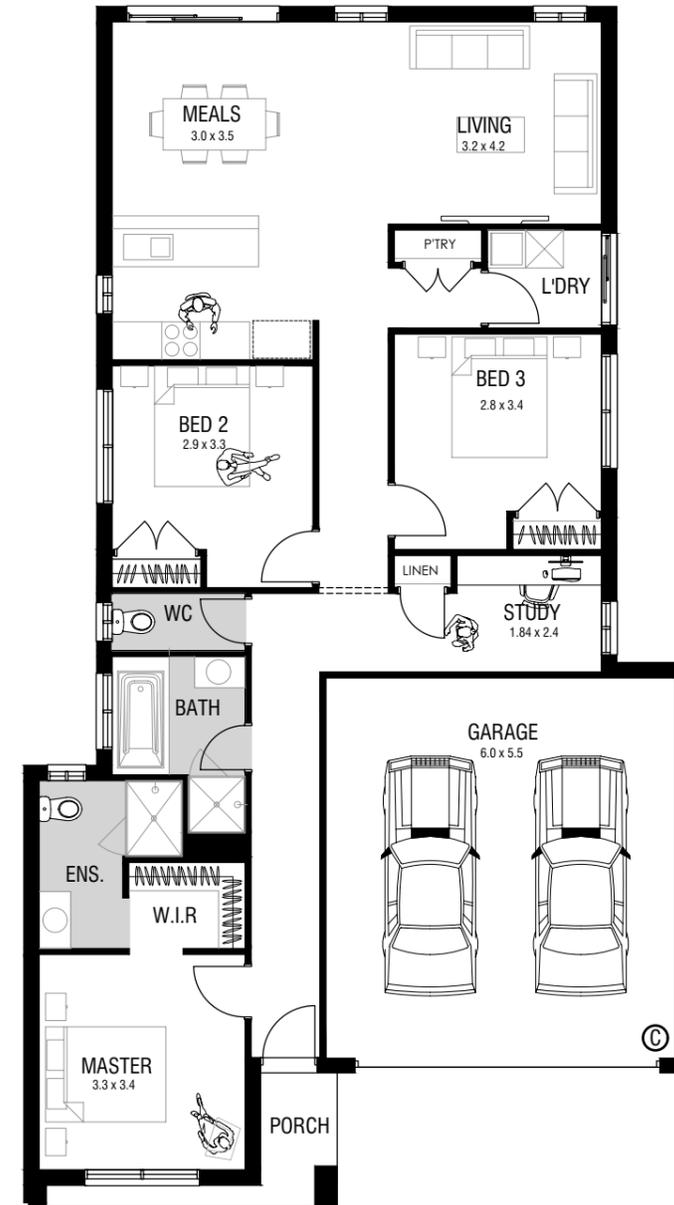


CONTEMPORARY LIVING AT BOTANICAL

Floorplan variation | Lot 1143

3 2 2

REFER TO INDIVIDUAL FLOOR PLANS



CONTEMPORARY LIVING AT BOTANICAL

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 floor plan 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 (floor plan 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 floor plan 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 BOTANICAL 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

INTERNAL KITCHEN INCLUSIONS

LED downlights

Tiled kitchen splashback

20mm stone benchtops to kitchen

Choice of timber
laminated flooring or tiles

Artist Impression only. Pendant lights, furniture, LED strip light not included.

Interior styling at your fingertips

Your choice from two stunning colour schemes.

CONTEMPORARY LIVING AT BOTANICAL

CONTEMPORARY LIVING BY NOSTRA

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.

UPGRADE OPTIONS

MODE
Interior Design Scheme

Please refer to complete colour boards, inclusions and colour selection document for full details.

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PREMIUM TEXTURES

STUNNING FINISHES

CONTEMPORARY LIVING BY NOSTRA

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.

UPGRADE OPTIONS

Luxe
Interior Design Scheme

CONTEMPORARY LIVING AT BOTANICAL

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



All backed by a 25 year structural guarantee!



A strong level of inclusions from the start

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.

SATTERLEY

DEVELOPER
SATTERLEY

Satterley is Australia's largest private residential land developer and is a major employer in the Australian land development industry.

Satterley has a dedicated team of some 125 professionals working to deliver superbly presented masterplanned estates on time and on budget, as well as hundreds of contractors from industries such as market research, civil works, engineering, landscaping, planning and environmental consultants. The team is multi-disciplined with a depth of experience and strong industry knowledge.

You know you're in a Satterley estate when you look around and see beautifully landscaped, safe and engaging neighbourhoods.

Satterley master-planned communities are developed close to public transport routes, employment hubs and when fully developed boast a range of schools, shopping, parks and playgrounds.

Satterley is a company built on trust and has been operating for more than 40 years. In that time the company has developed 165 residential communities and attracted more than 100 international, national and state industry awards.



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FOR MORE INFORMATION

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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.