



**WOODLEA**

CONTEMPORARY  
LIVING  
BY NOSTRA

TURN-KEY HOMES





Artists Impression Only. Subject to change and subject to Council Planning Approval

## SINGLE STOREY TURN-KEY HOMES

3  2  2 

**The next-generation of contemporary homes at Woodlea 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 Woodlea to bring you a selection of stunning 3 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 turn-key inclusions along with a modern street appeal. Packed with style and convenience these homes impress from the outset with their easy living.

Become part of Melbourne's pre-eminent master-planned community, Contemporary Living at Woodlea IS the perfect start.



Woodlea is a fully integrated masterplanned community, designed to provide wonderful homes as well as opportunities including employment, education, retail, commercial and community services.

Woodlea has considered some of the greatest ideas from around the world to help them work towards achieving this vision.

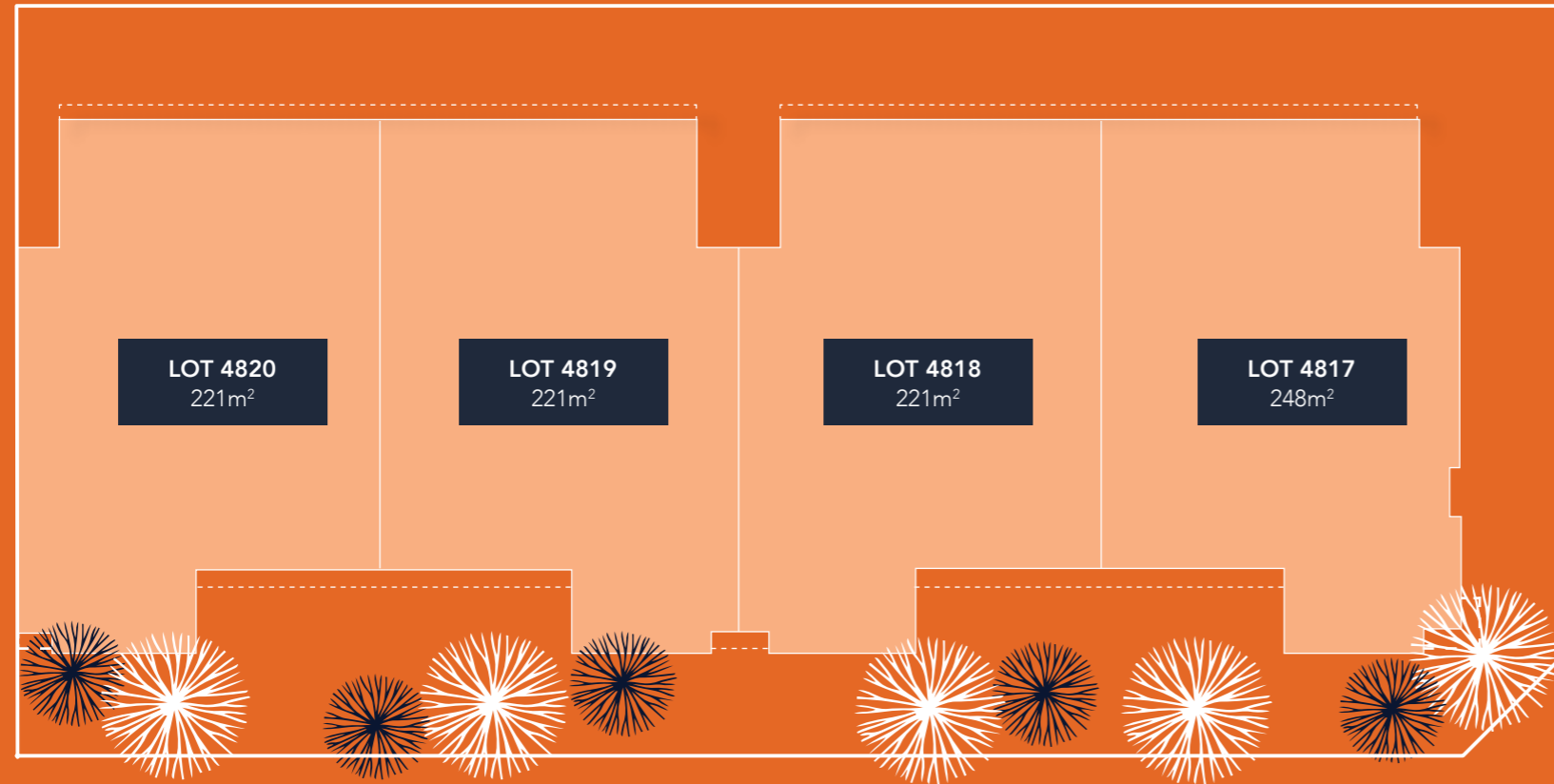
Woodlea's masterplan boasts a brand-new era of suburban living for Melbourne's West. Every home is within walking distance of a park, while every park and neighbourhood can be accessed by various scenic walkable routes. The recently opened Town Centre featuring a Coles compliments the existing schools, sporting facilities, adventure playgrounds & tight knit community of 8,500.



# CONTEMPORARY LIVING SITE PLAN

The Nostra Contemporary Living release is located in stage 48 giving you easy access to everything Woodlea has to offer.

A collection of 4 turn-key homes with a stunning street appeal awaits.



# READY TO MOVE IN.

CONTEMPORARY LIVING AT WOODLEA

Lot 4820

Lot 4819

Lot 4818

Lot 4817



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CONTEMPORARY LIVING AT WOODLEA

Turn-key Inclusions

LED downlights to main living area

2590mm high ceilings

Low maintenance landscaping

Your choice of tiles or timber look floors and carpet throughout

Stainless steel ppliances including dishwasher

Two stunning colour schemes on offer

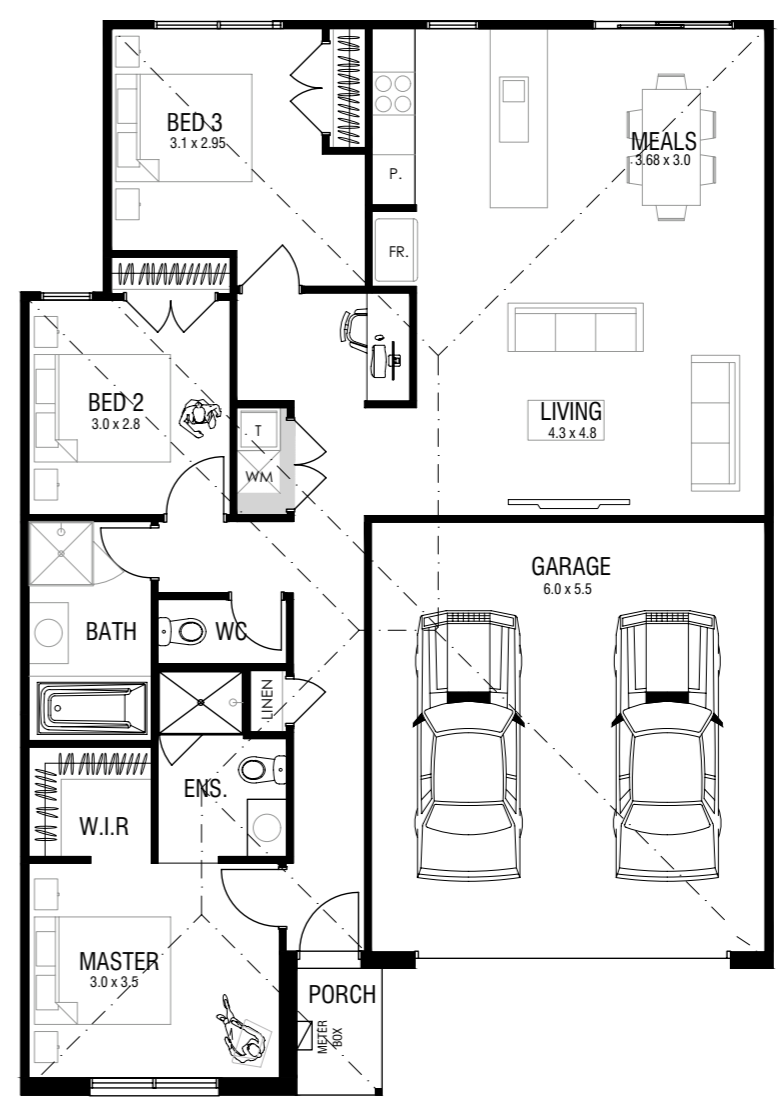
20mm stone to kitchen benchtops

# CONTEMPORARY LIVING AT WOODLEA FLOORPLANS

Floor plan variation | Lot 4817-4820

3 2 2

REFER TO INDIVIDUAL FLOOR PLANS



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# 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 (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

## 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)

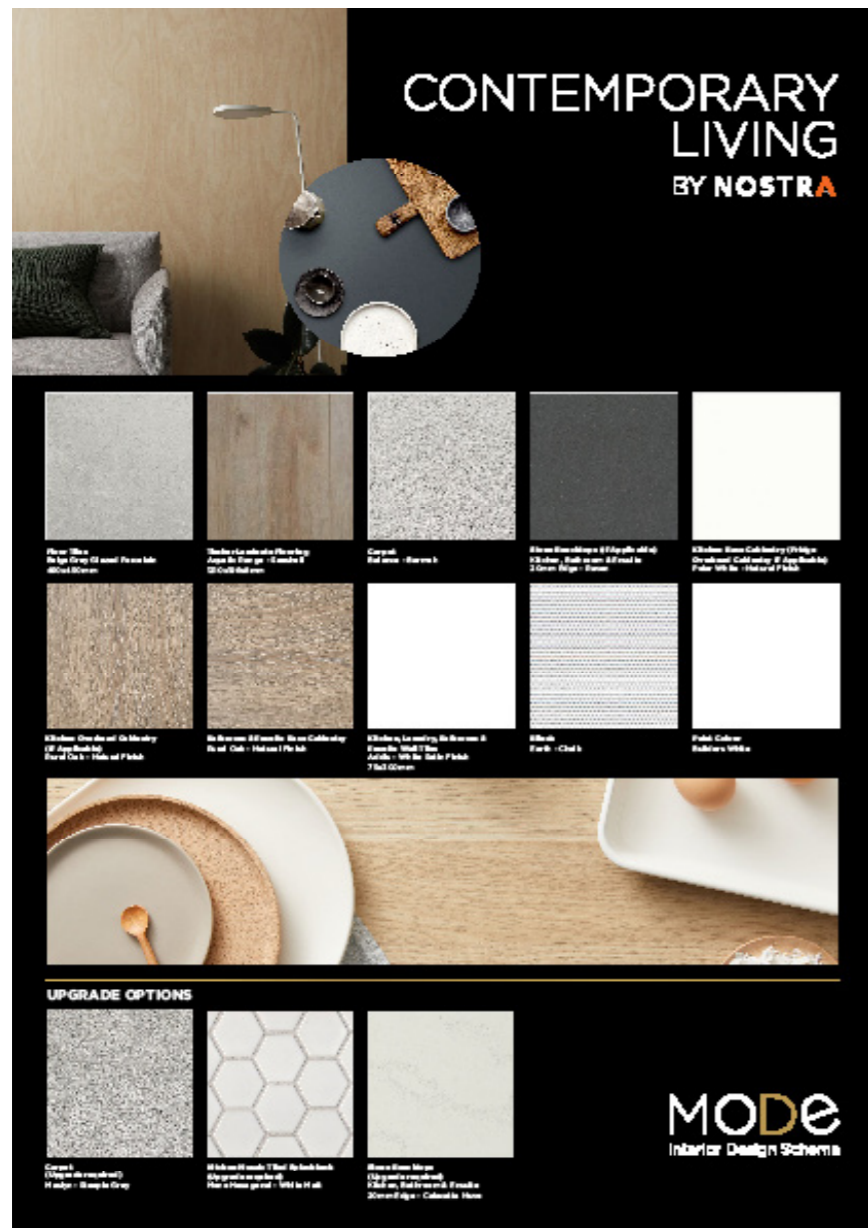
### INCLUDED AT WOODLEA AT NO EXTRA CHARGE

- ☑ 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 WOODLEA



## 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 WOODLEA



## 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.

### VIP

DEVELOPER  
VIP

K.T. Lim, Chairman of Victoria Investments and Properties (VIP), acquired the Woodlea site 15 years ago with a vision to build the best masterplanned community in Melbourne.

With 30 years' experience in and outside of Australia, VIP prides itself on offering points of difference in its residential and commercial developments. The company's impressive portfolio and track record for delivering residential, commercial and retail developments will prove invaluable in delivering the Woodlea vision.



DEVELOPER  
MIRVAC

Established in 1972, Mirvac has a proven track record of creating landmark projects that span the length and breadth of Australia.

A leading integrated real estate group, listed on the Australian Securities Exchange (ASX), Mirvac's Development Division in Victoria is responsible for some of Australia's most awarded residential projects. These include the Yarra's Edge precinct in Melbourne Docklands, The Eastbourne and Olivine in Donnybrook.



# WOODLEA

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## TURN-KEY HOMES

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PROUDLY DEVELOPED BY

VIP NOSTRA



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