

FUSION

TOWNHOMES AT OCTAVE



CONTEMPORARY
LIVING
BY NOSTR



DOUBLE STOREY TURN-KEY HOMES

3-4 2 2

7 STAR
ENERGY RATING HOMES



In perfect harmony with its natural surrounds, Fusion Townhomes at Octave features a stunning selection of 3 and 4 bedroom homes, designed to suit first home buyers, downsizers or those looking for a low maintenance investment.

Proudly brought to you by Nostra Homes, these 7 star energy rated townhomes are designed to be more energy efficient for residents and with the benefit of being more environmentally sustainable. For further peace of mind, these homes are fixed price with all fittings and finishes included in the total cost.

Located opposite green space, and just a short walk from Harmony Park - these homes are an ideal retreat.



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AT OCTAVE**

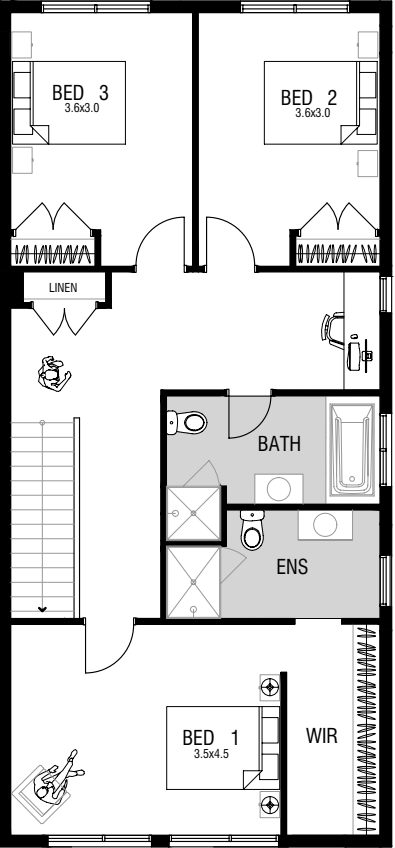
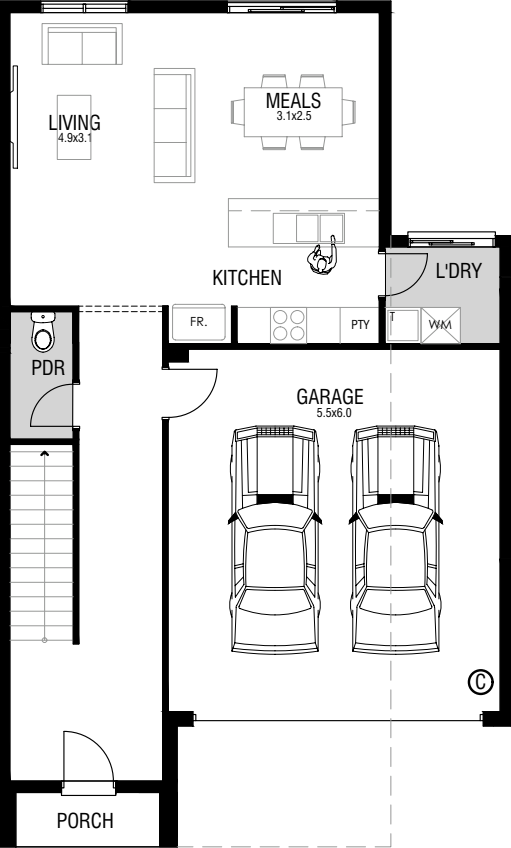
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TOWNHOMES AT OCTAVE

LOT 443, 444, 447,448

3  2  2 

REFER TO INDIVIDUAL FLOOR PLANS



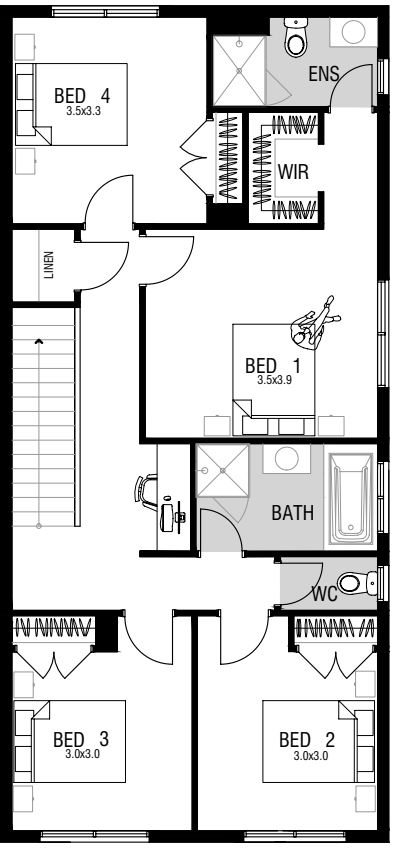
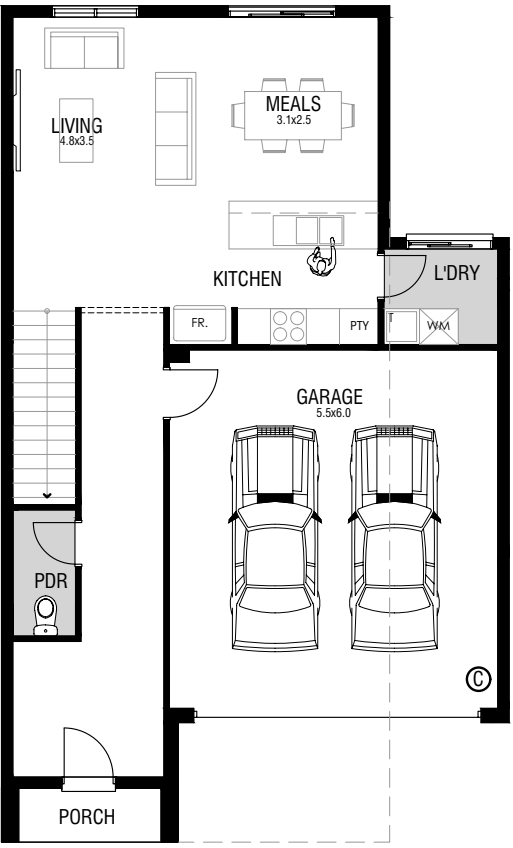
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CONTEMPORARY LIVING AT OCTAVE

LOT 445, 446

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REFER TO INDIVIDUAL FLOOR PLANS



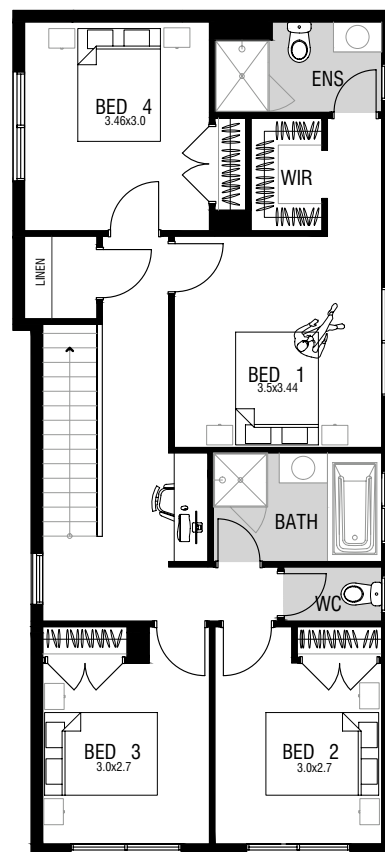
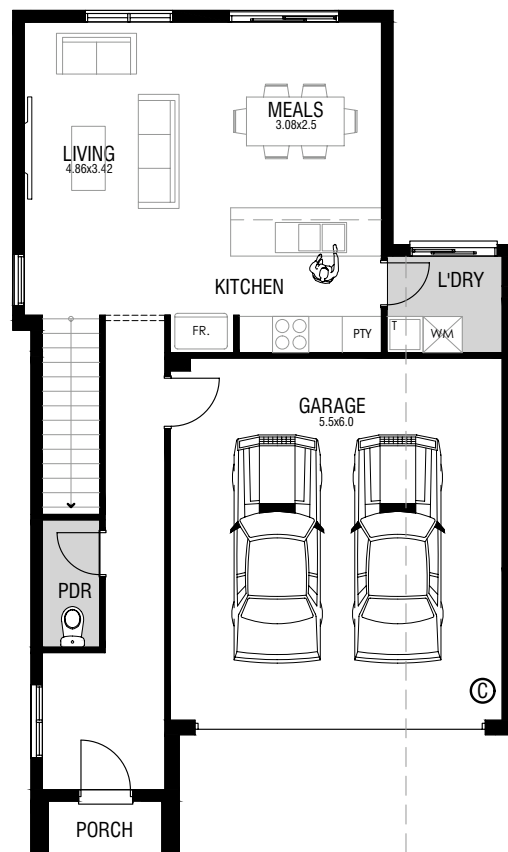
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LOT 442, 449

4  2  2 

REFER TO INDIVIDUAL FLOOR PLANS



ARTIST IMPRESSION - HARMONY PARK

Turn-key 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 sitecosts (rock Included and retaining walls if required for permits and certificate of occupancy only - not landscaping)
- ▶ 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

- ▶ Double glazing to aluminium windows and sliding doors
- ▶ 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

- ▶ 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/7 STAR

- ▶ Sisalation wall wrap
- ▶ R2.0 wall batts to external walls
- ▶ R2.0 wall batts to internal walls
- ▶ R6.0 insulation wool to ceiling cavity (internal units)
- ▶ R5.0 insulation wool to ceiling cavity (corner units)
- ▶ 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)

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 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 set on rail with chrome mixer
- ▶ Double towel rail holder

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 and retaining walls to engineers requirements only)

INCLUDED AT OCTAVE AT NO EXTRA CHARGE

- ✔ 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

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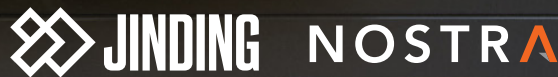
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Sales Suite

1160 Ballarto Road, Junction
Village VIC 3977
1300 281 175



PROUDLY DEVELOPED BY



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