

ALAMORA
Tarneit



THE PARK

— RELEASE —

TOWNHOMES

CONTEMPORARY
LIVING
BY NOSTRA

MORE TO LOVE



CONTEMPORARY LIVING AT ALAMORA



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

PREMIUM AND PARK FRONT TURN-KEY HOMES

2-3  2  2 

The next-generation of contemporary homes at Alamora, Tarneit 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 Villawood Properties to bring you a selection of stunning 2 and 3 bedroom park fronted premium homes that provide a contemporary living solution perfect for first home buyers, downsizers, investors 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 park front living.

Become part of a thriving and growing community where everything you need is in abundance. Contemporary Living at Alamora – more of what matters.

CONTEMPORARY LIVING AT ALAMORA

ALAMORA HAS EVERYTHING TO MAKE IT YOUR ONLY CHOICE

the perfect lifestyle



MASTER PLANNED AND MASTERFUL

A town centre, schools, sports and recreation facilities, a community centre, ready transport links and the services of a major centre are all within easy reach at Alamora. Plus more than 15 hectares of open space and the natural beauty of the Werribee River are on the doorstep.

Master-planned with Villawood's hallmark innovation and expertise, Alamora will feature extensive open space, parks, wetlands, dynamic public art, smart design and cutting-edge water use.

Central to Alamora is a stunning Residents' Club designed by renowned architects ClarkeHopkinsClarke. This vibrant community hub will feature swimming pools, a gymnasium, café, family and function spaces and more.





ALAMORA

Tarneit

CONTEMPORARY LIVING SITE PLAN

The Nostra Contemporary Living release is located in a stunning park front location, giving each home the largest front yard imaginable.

Take advantage of low maintenance living while taking advantage of this releases amazing outdoor benefits.

A collection of 10 turn-key homes with a stunning street appeal awaits.

SIBELLA LANE

NORTH



VENITA WALK



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READY TO MOVE IN.



Turn-key Inclusions

LED downlights to main living area

2590mm high ceilings to first floor

Low maintenance landscaping

Your choice of tiles or timber
look floors and carpet throughout

SMEG appliances
including dishwasher

Lofty 2740mm high ground
floor ceilings

Stunning park-front streetscape



CONTEMPORARY LIVING AT ALAMORA FLOORPLANS

Floor plan variation | Lot 442 & 451

3  2  2 

REFER TO INDIVIDUAL FLOOR PLANS



CONTEMPORARY LIVING AT ALAMORA FLOORPLANS

CONTEMPORARY LIVING AT ALAMORA

Floor plan variation | Lot 443-444 & 449-450

3 2 2

REFER TO INDIVIDUAL FLOOR PLANS

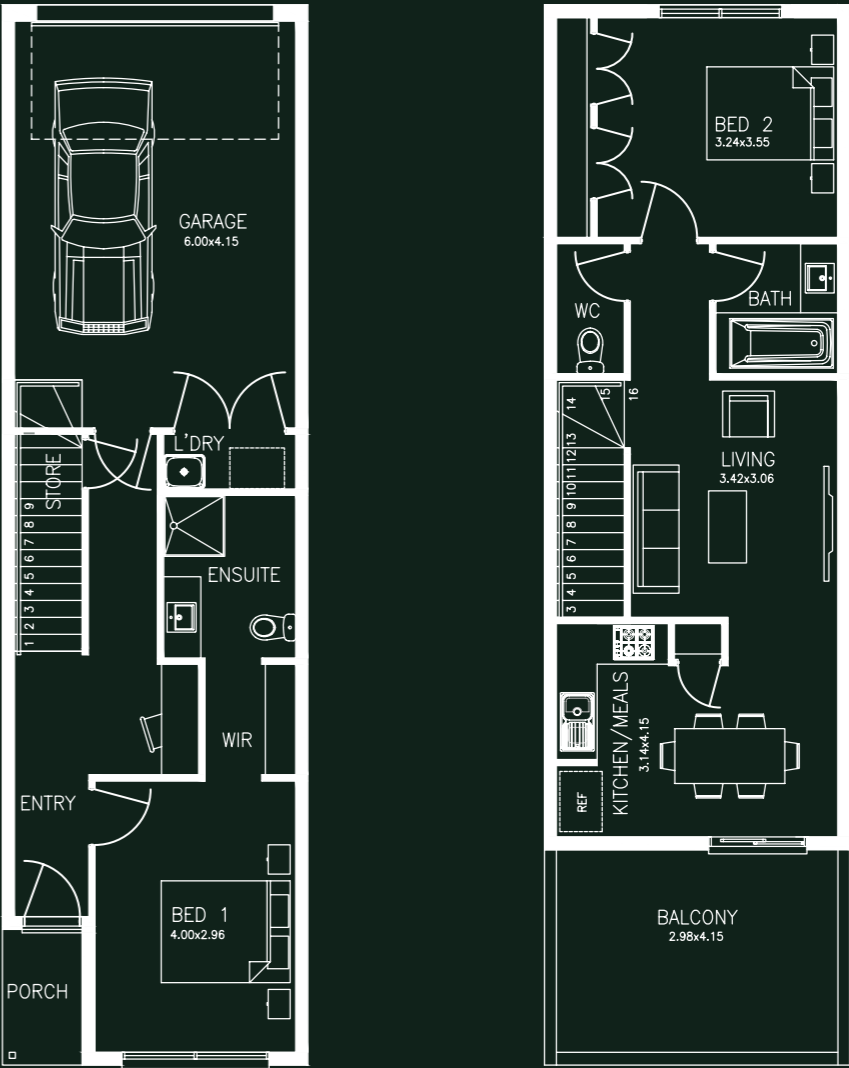


CONTEMPORARY LIVING AT ALAMORA

Floor plan variation | Lot 445-448

2 2 1

REFER TO INDIVIDUAL FLOOR PLANS



CONTEMPORARY LIVING AT ALAMORA

YOUR PREMIUM 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 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

- ▶ 2740mm ceiling height to ground floor with 2550mm to first floor
- ▶ 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

SHELIVING

- ▶ 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

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
- ▶ 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)



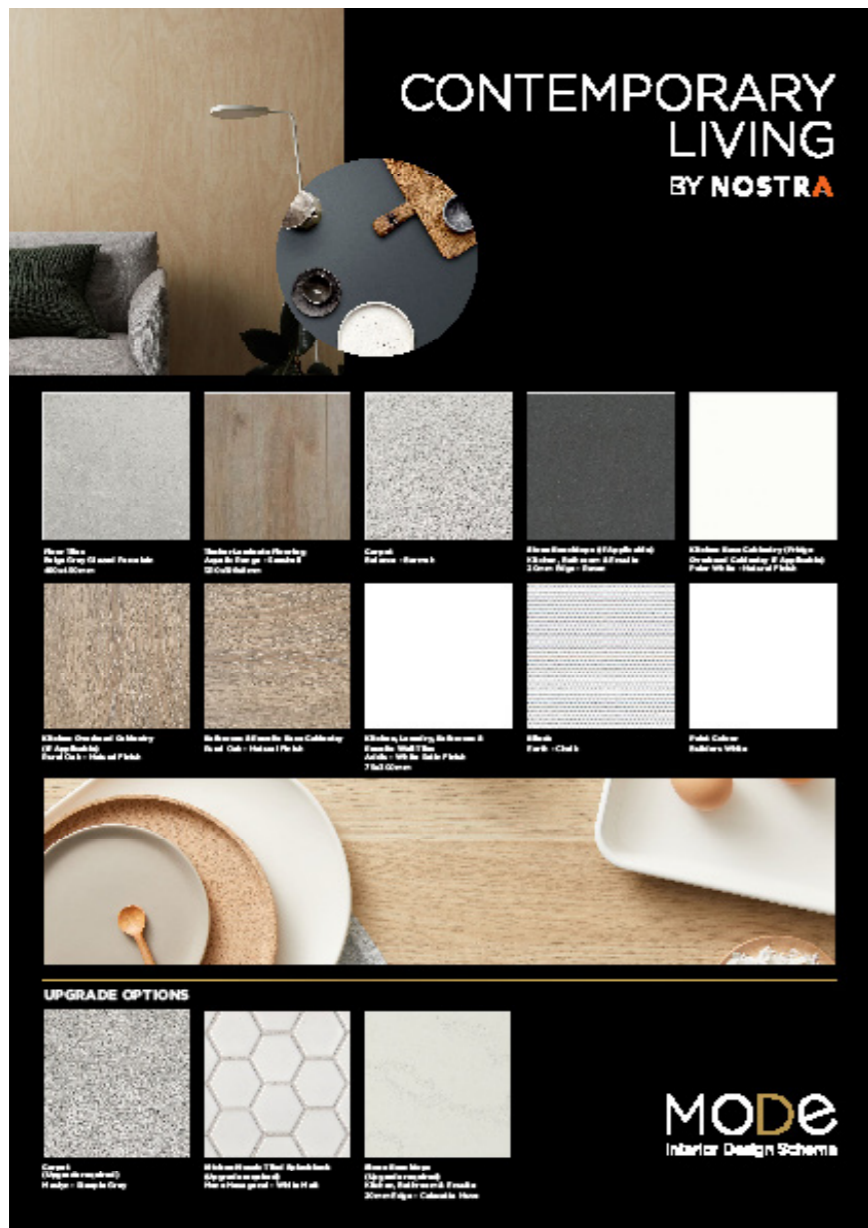
We use CSR Hebel PowerPanel boundary walls across our developments. Hebel is a sustainable and environmentally friendly choice, while offering an excellent fire rating and high acoustic performance.

A brand you can trust.

Interior styling at your fingertips

Your choice from two stunning colour schemes.

CONTEMPORARY LIVING AT ALAMORA



01

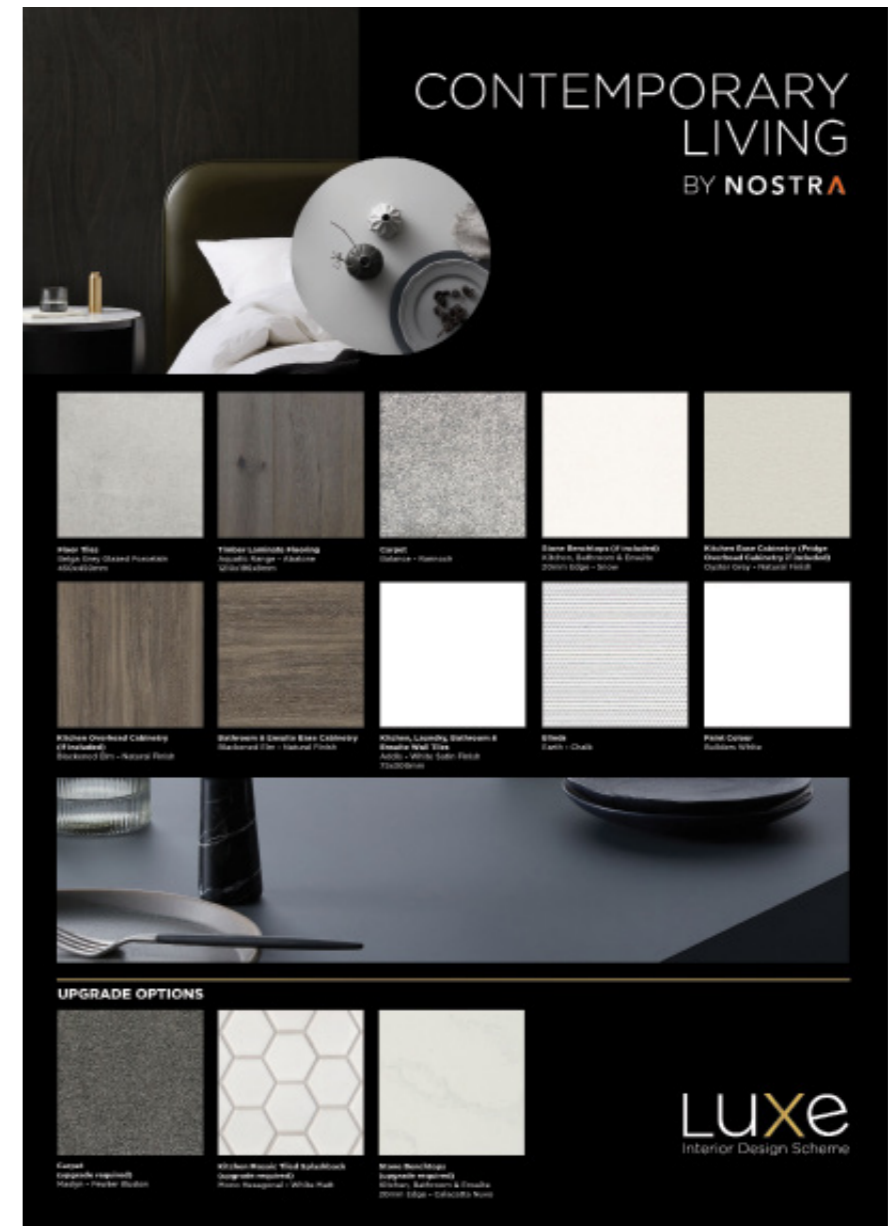
MODE COLOUR SCHEME

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 ALAMORA

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.



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 right across Victoria.



THE PARK

— RELEASE —

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PROUDLY DEVELOPED BY



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