



THE MAPLES

TOWNHOMES

CONTEMPORARY
LIVING
BY NOSTRA

Welcome to Contemporary Living at The Maples Greenvale



The Maples, Greenvale presents a new generation of contemporary homes aimed to re-define the way we live, setting a new benchmark in turn-key and hassle free living.

As part of this vision, Pask Group have joined forces with Nostra to bring you a selection of stunning 3 and 4 bedroom homes that provide a contemporary living solution perfect for savvy home buyers and investors.

Featuring an enviable list of turn-key and fixed price inclusions these homes provide a complete solution, so that you can move straight in! Well situated to enjoy everything that The Maples, Greenvale has to offer, Contemporary Living by Nostra is the perfect choice.

Greenvale Living

Complimentary to its premium Greenvale location, The Maples has been meticulously planned to create an unparalleled setting for your new home.

Inspired urban design offers buyers quality landscaping, generous open spaces and charming pocket parks, providing a truly amazing place to live.

Situated just over 26km from Melbourne's CBD is the thriving community of Greenvale. Steeped in a rich and diverse history, Greenvale has seen generations choose this beautiful location for their new home. The Maples is Greenvale's next inspiring chapter.

Residents of The Maples will have access to an enviable network of established amenities, including quality schools, public transport, landscaped parklands and a choice of local shopping precincts.

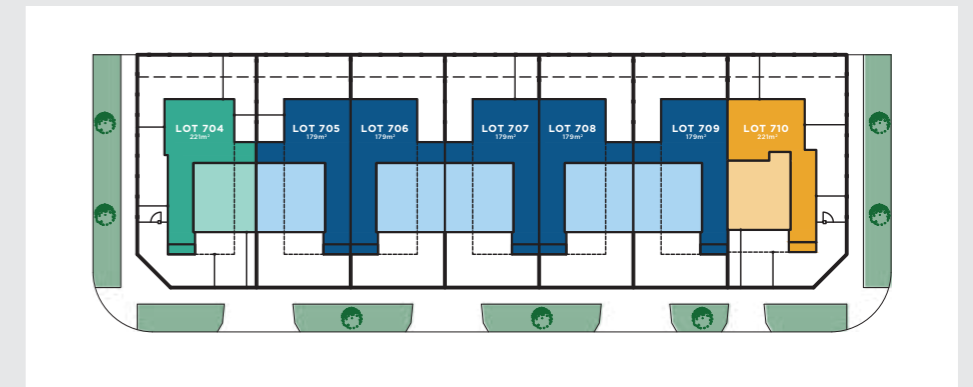


ARTIST IMPRESSION



Masterplan

Siteplan



SIDDELL ROAD

READY TO
MOVE IN.

THE MAPLES

CONTEMPORARY LIVING AT THE MAPLES

GREENVALE



Full turn-key inclusions

LED downlights to main living area

2590mm high ceilings to ground floor

Front and rear landscaping

Floor coverings throughout

SMEG appliances
including dishwasher

Stunning architecturally
designed streetscape

20mm stone to kitchen,
bathroom and ensuite

THE MAPLES GREENVALE FLOORPLAN.

Floorplan variation | Lot 704

3 2 2

REFER TO INDIVIDUAL FLOOR PLANS



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GREENVALE

Floorplan variation | Lot 705-709

3 2 2

REFER TO INDIVIDUAL FLOOR PLANS



GREENVALE

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THE MAPLES GREENVALE FLOORPLAN.

Floorplan variation | Lot 710

4  2  2 

REFER TO INDIVIDUAL FLOOR PLANS



CONTEMPORARY LIVING AT THE MAPLES

GREENVALE



YOUR STANDARD TURN-KEY INCLUSIONS

GENERAL

- ▶ 25 year structural guarantee
- ▶ Dwelling constructed independently

CONNECTIONS

- ▶ Garden tap
- ▶ Stormwater drains
- ▶ Sewer drains
- ▶ Electricity, gas and water connections
- ▶ Fibre Optic provisions (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 concrete slab

FRAMING

- ▶ Stabilised pine or steel 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
- ▶ 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

- ▶ Fascia, gutter, downpipes and cappings with concrete roof tiles
- Note: Certain designs are zinc flat deck specific

INSULATION/6 STAR

- ▶ Sisalation wall wrap
- ▶ Wall batts to external walls
- ▶ 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 Garage door with 2 hand held and 1 wall mounted remote control

STAIRS

- ▶ 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 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 main 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

- ▶ 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)
- ▶ 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
 - ▶ Rangehood
 - ▶ Dishwasher

LAUNDRY

- ▶ 45L stainless steel tub with metal cabinet and chrome mixer

FLOOR COVERINGS

- ▶ Ceramic floor tiles or timber laminate (please refer to standard floorplan for locations)
- ▶ Ceramic floor tiles 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 and above bathtub

PAINT

- ▶ Premium 3 coat wall & 2 coat ceiling paint system
- ▶ High Gloss Enamel to all interior wood work and doors
- ▶ 2 coats to all exterior claddings

EXTERNAL

- ▶ Concrete driveway (as per plan)
- ▶ Full front and rear landscaping with plants, pebbles and mulch
- ▶ Fixed fencing to all boundaries to developers requirements (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 decor items for the home.

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

PREMIUM TEXTURES

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.

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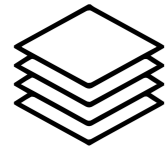
Why Nostra



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.

PASKGROUP™ | **50** FIFTY YEARS

**DEVELOPER
PASK**

Established in 1969, our reputation is built on consistently delivering premium residential communities in Queensland and Victoria. We have evolved beyond greenfield developments into retail, commercial, medium-density housing and boutique apartment projects. Our legacy is a proud one with over 100 successful developments that thousands of Australians are delighted to call home.

As a family-owned and operated business, we have stayed true to the vision of our founder, Nev Pask, fostering a culture that promotes excellence and commitment to quality. Our customers buy with confidence, knowing that half a century of experience is invested in every development to create communities for generations.



THE MAPLES

GREENVALE

PROUDLY DEVELOPED BY

PASKGROUP | 50^{FIFTY} YEARS



Call 03 9684 8118

themaples@oliverhume.com.au

980 Mickleham Road, Greenvale

VIC, 3059

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