



Ascot Residences

By Villawood Properties
& Nostra Homes
at Delaray

CONTEMPORARY
LIVING
BY NOSTRA





Welcome

Ascot Residences at Villawood Properties award-winning community Delaray.

A collection of seven stunning
four bedroom residences awaits
you at Delaray.

Built by Nostra with an architecturally
designed and modern exterior, beautifully
complimented by well crafted and spacious
interiors these homes provide the very best
of turn-key and easy living without
compromising on quality.

Live well, everyday!



Artist impression

Located in Melbourne's East, Delaray in Clyde North is unlike any other – an award winning community set in surrounds of beautifully landscaped parks and gardens, stunning wetlands and an exclusive residents club at its heart.

When it comes to lifestyle, nothing compares to Delaray.



Live The Resort Life Every Day.

At the heart of Delaray's community, the architecturally designed \$5.5 million Club Delaray is a place to connect, meet new people and relax with friends, family and neighbours.

Whether a work out in the gymnasium, lazing by one of the pools, playing a round of tennis, or simply enjoying a coffee with friends, at Club Delaray the choice is yours.

It's like living at a resort and it's all within easy walking distance of your new Delaray home.



Masterplan

Nothing compares to
planning for the future



Ascot Residences provide you the very best

Located in stage 19B of Delaray, Ascot Residences are set on generously sized allotments which provide ample rear yard space. Located close to expansive open parks, picturesque wetlands and meandering paths for cycling, jogging or walking & within walking distance of Club Delaray, **everything you'll need and want is within easy reach.**



Ready to move in



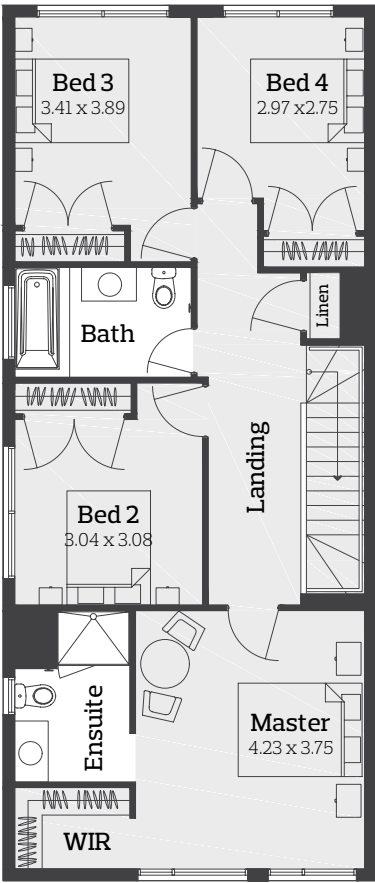
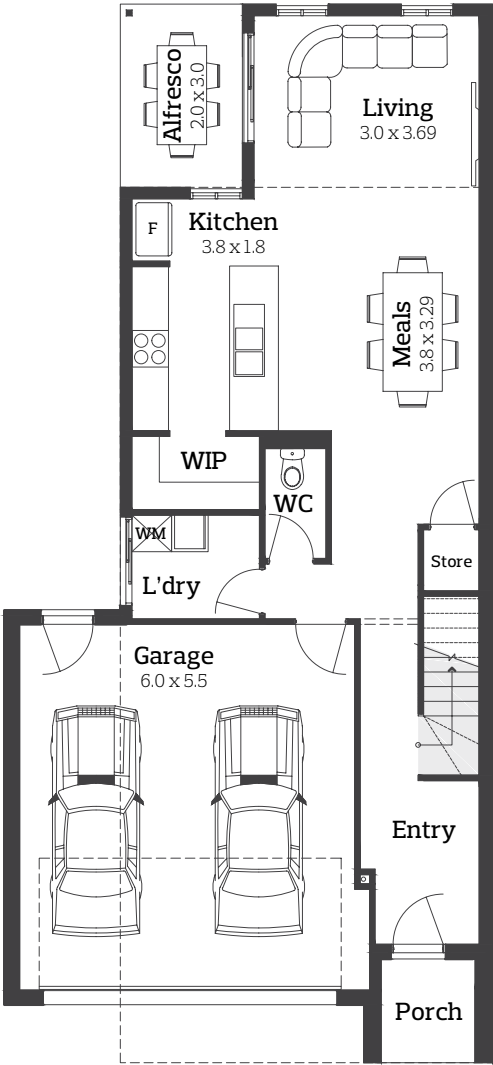
Inclusions

- ▶ Turn-key Inclusions
- ▶ Flooring throughout the home
- ▶ Architecturally designed facades
- ▶ Stainless steel appliances including dishwasher
- ▶ 2590mm high ceilings to ground floor
- ▶ Fencing to all side and rear boundaries
- ▶ Low maintenance landscaping
- ▶ Blinds and flyscreens
- ▶ **7 star energy rated homes**

Floorplans

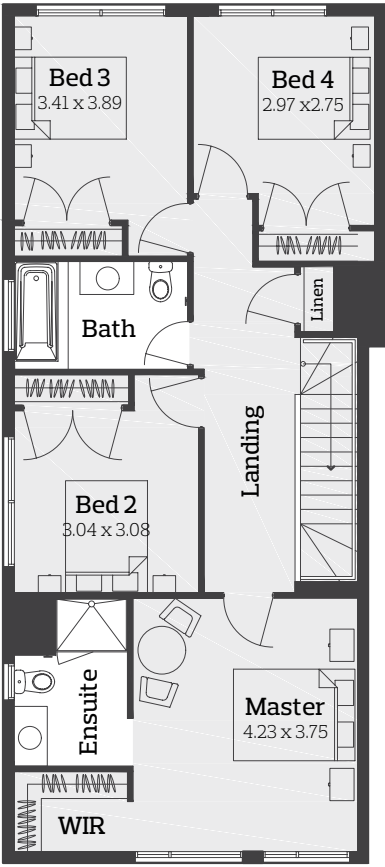
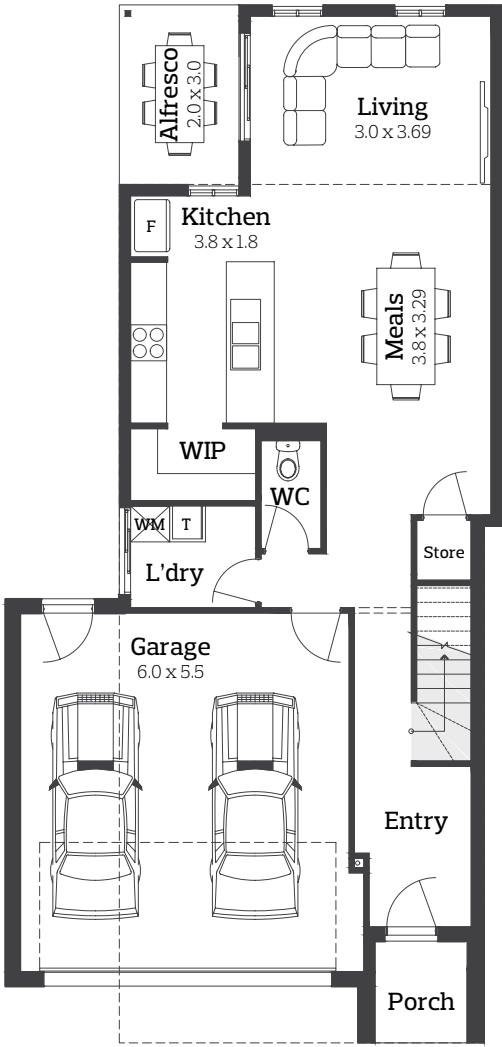
Lot 1980-1985 | Ascot | 22sq

4  2  2 



Lot 1979 | Ascot (Cnr) | 22sq

4  2  2 



Inclusions

General

25 year structural guarantee
Dwelling constructed independently

Connections

Garden tap
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 installation of hub or final connection
All connections exclude consumer connection fees and utility account opening fees

Foundations

Fixed sitecosts (rock Included and retaining walls if required only - not landscaping)
Engineered minimum 25mpa concrete slab 400mm thick

Framing

Stabilised pine steel or wall frames
Engineered designed roof trusses

Ceilings

2590mm height for single storey designs with 2400mm for upper levels
90mm cove cornice throughout

Windows

Aluminium windows
Keyed locks to all 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/solar hot water

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 COLORBOND garage door

Stairs

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

Ceilings

2590mm height for single storey designs with 2400mm for upper levels 90mm cove cornice throughout

Electrical

LED downlights to main living areas on ground floor

Kitchen Benchtops

20mm stone benchtops

Windows

Double glazing to aluminium windows and sliding doors

Flooring

Choice of ceramic 450x450mm floor tiles or timber laminate

Included

Only at Delaray

✓ **7 STAR ENERGY RATING**

✓ 7kw split system to main living area

✓ LED Downlights to main living area

✓ 20mm stone to kitchen

✓ Garage door remote (x3) and motor to panel lift

✓ Wall mounted basin and mirror to ground floor powder room

✓ Blinds and flyscreens to all openable windows

Electrical

- Safety switches (residual current devices)
- Direct wired smoke detectors
- Batten holders throughout
- x1 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

- Laminate cabinets and benchtops
- Vitreous china designer basins with chromeflick mixers
- White acrylic bath tub with chrome outlet and tap set with shower head and shower screen (floorplan specific)
- Polished edge mirrors (size 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 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 450x450mm floor tiles or timber laminate (please refer to standard floorplan for locations)
- Ceramic 450x450mm 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
 - 400mm 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 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)**



Artist impression

Wall Tiles

Ceramic wall tiles to shower walls (2000mm)

Bathroom Basins/Mixers

Vitreous china designer basins with chromeflick mixers

Bathroom Cabinets

Full floating laminate cabinets and benchtops

Floor Coverings

Ceramic 450x450mm floor tiles to bathroom, toilet, ensuite and laundry

Interior styling at your finger tips

Your choice from two
stunning colour schemes.

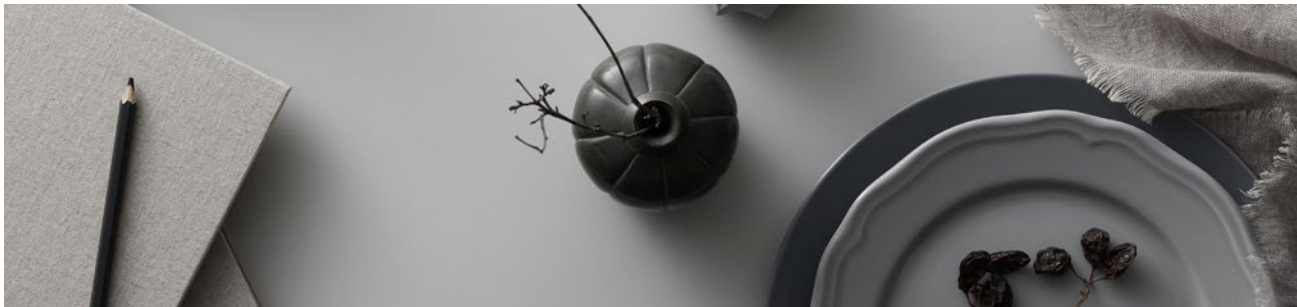
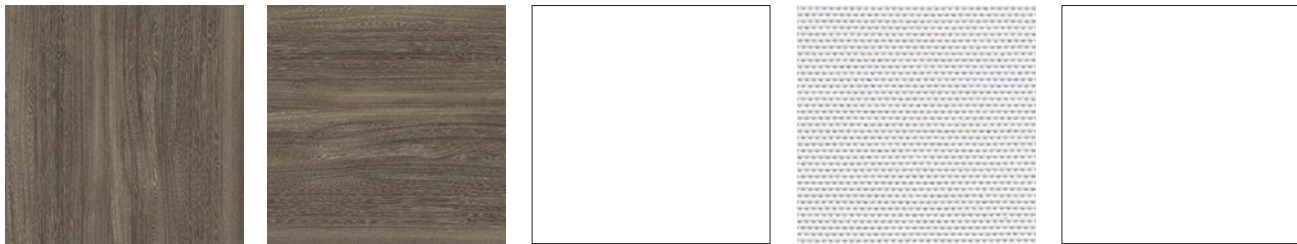
01

MODE
Interior Design Scheme



02

LUXE
Interior Design Scheme



Why Nostra?



24/7 service through our dedicated online client portal



High quality materials from trusted brands



24/7 Emergency RACV home assist for the first 12 months after you move in for further peace of mind



A strong level of inclusions from the start



More timber in our frames and stronger slabs that exceed industry standard



Backed by a **25 year** structural guarantee!

Artist impression





Joint Partnership

NOSTRA

BUILDER

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 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.

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 where residents form strong and lasting relationships.

FOR MORE INFORMATION

Delaray Sales Office

66 Deoro Parade, Clyde North

03 9684 8128

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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 of 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.