

# Wattle Townhomes Release

CONTEMPORARY  
LIVING  
BY NOSTRA

# Welcome to the Wattle Townhomes Release at Carolina, Deanside

A collection of five stunning four bedroom turn-key residences awaits you at Carolina.

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



Artist impression

# Carolina, Your happy place

Located in Deanside, Carolina is conveniently located near Caroline Springs with its well established shopping and lifestyle amenities.

At Carolina you can feel a world away from the bustle of daily life but still have everything you need just around the corner. Spend the day at Watergardens or Caroline Springs Town Centre with their shopping centres and specialty stores, grocers, markets, cafés and eateries, entertainment and cultural centres.

Carolina is a special place, where lush green parks will lift your spirits, and peaceful neighbourhoods soothe your soul. It's where open spaces give you the feeling of freedom. It's a unique corner of the world where you can relax, laugh, be yourself, and let the cares of the world just melt away. It's a place to rediscover true happiness.

Set out from your front door and within moments you can be strolling through the Grand Linear Park that seems to stretch forever. It's the perfect place to enjoy a run, take the dog for a walk, laze with friends on the lawn, or play ball with the family.

**And that's only the beginning.**

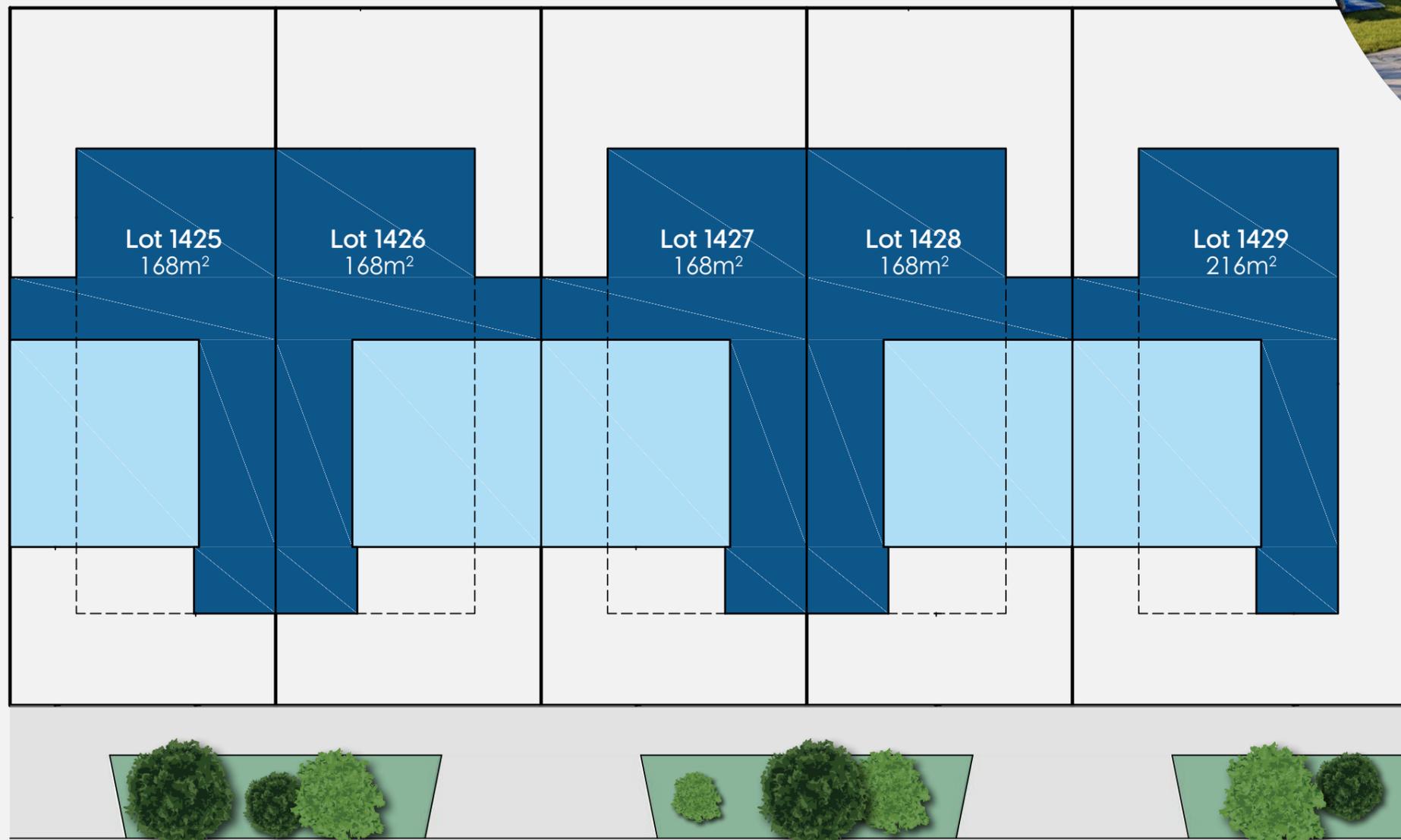


## Happiness is a place to call home

**carolina**  
by AVID Property Group

# Stunning street appeal in a quality location

Located in stage 14, The Wattle Townhomes Release, with its architecturally designed streetscape, is only moments from the future Carolina Grand Linear Reserve and wetlands.



Sicily Avenue



# Ready to move in



Artist impression

Lot 1425

Lot 1426

Lot 1427

Lot 1428

Lot 1429

## Inclusions

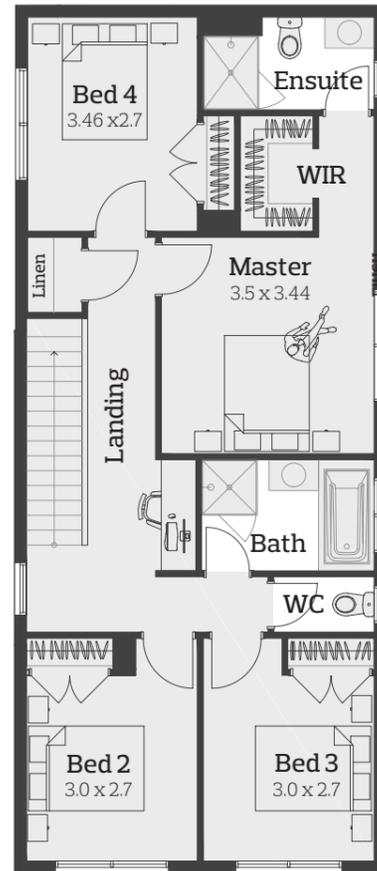
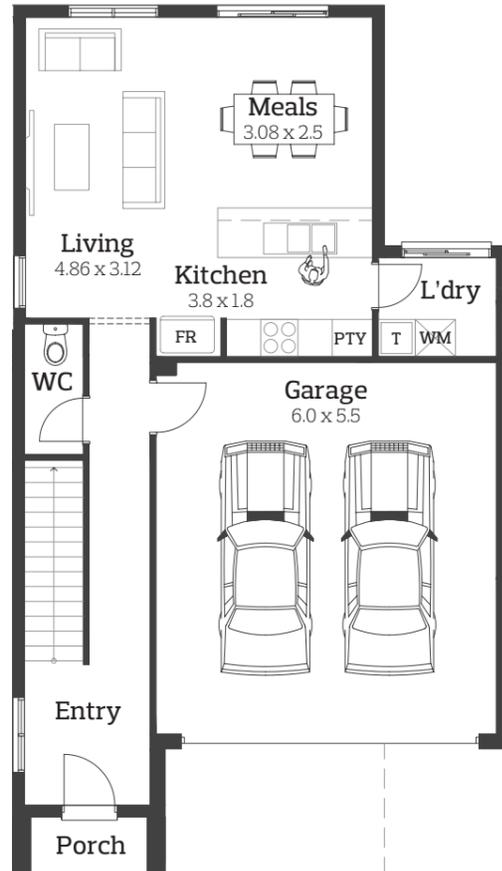
- ▶ 20mm stone to kitchen benchtops
- ▶ Flooring throughout the home
- ▶ Architecturally designed facades
- ▶ Stainless steel appliances including dishwasher
- ▶ 2590mm high ceilings to ground floor
- ▶ Fencing to all side and rear boundaries
- ▶ Low maintenance landscaping
- ▶ LED Downlights to main living area
- ▶ Plus much more!

# Floorplans

Lot 1425-1429 | Wattle | 19sq

4  2  2 

Refer to individual plans for orientation



Artist impression



# 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 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 and ground floor of double 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

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 COLORBOND 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

## Lofty Ceilings

2590mm height to ground floor with 2400mm for upper level

## Electrical

LED downlights to main living areas on ground floor

## Included

Only at Carolina

- ✓ LED Downlights to main living area
- ✓ 20mm stone to kitchen,
- ✓ Garage door remote (x3) and motor to panel lift



Kitchen Benchtops  
20mm stone benchtops

## Flooring

Choice of ceramic 450x450mm floor tiles or timber laminate

Artist impression

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## 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

## Toilets

Dual flush cisterns with vitreous china pan

Toilet roll holders

## Bathroom/Ensuite

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 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
- Electric cooktop
- Concealed undermount 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

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

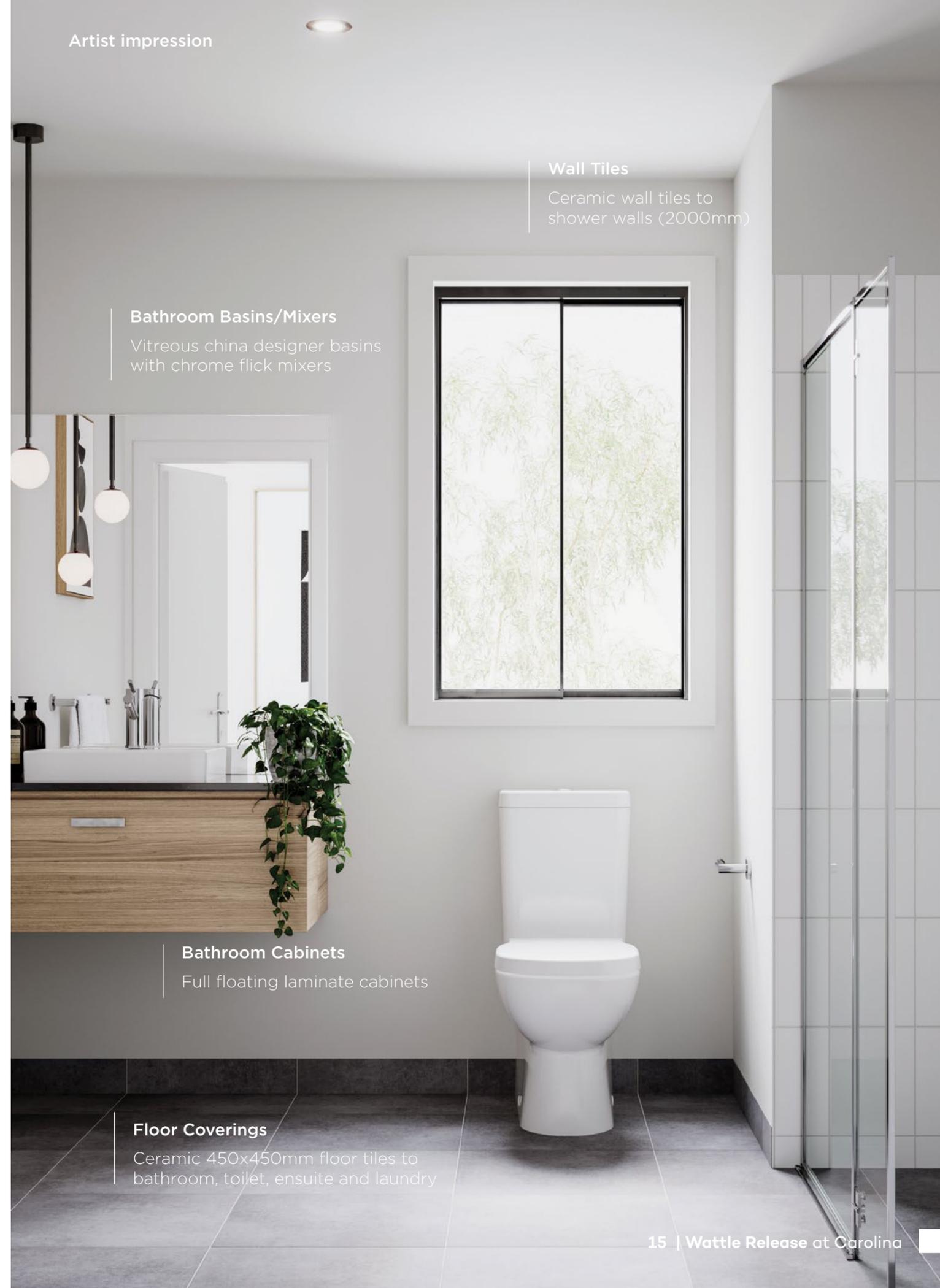
Fencing to all boundaries to developers requirements including wing gate where required (refer to plans)

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 chrome flick mixers

### Bathroom Cabinets

Full floating laminate cabinets

### Floor Coverings

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

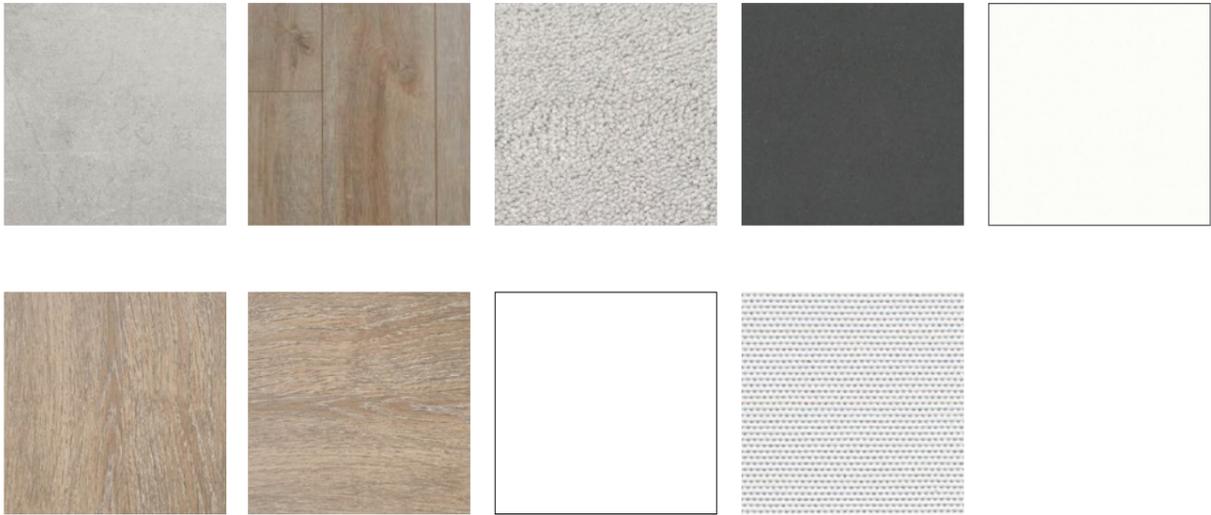
# Interior styling at your finger tips

Your choice from two  
stunning colour schemes.

## 01

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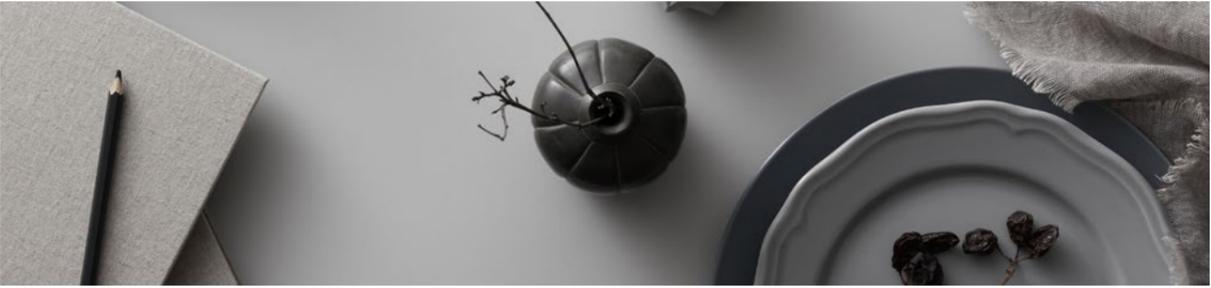
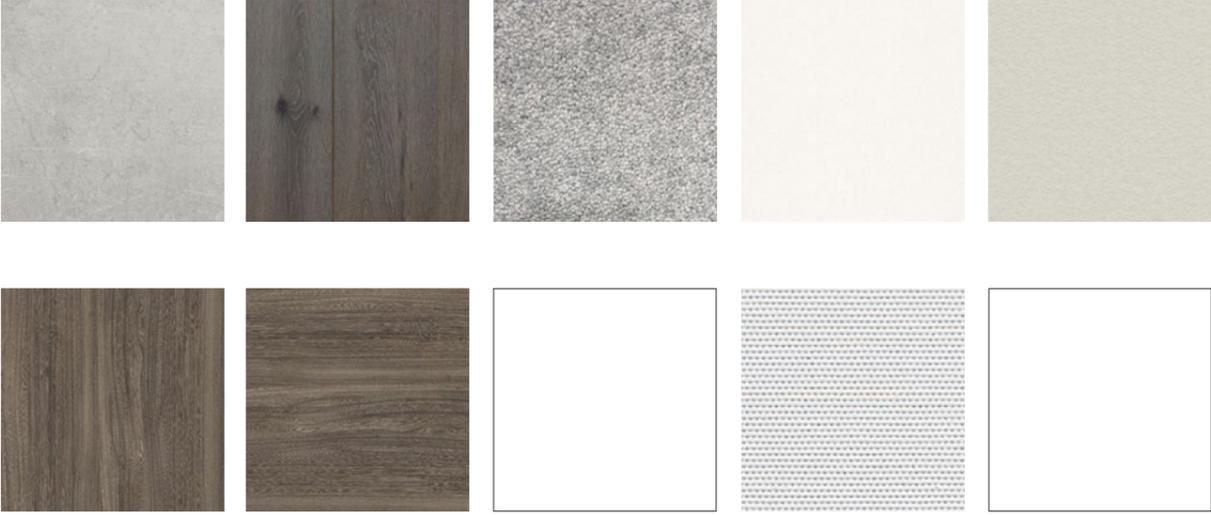
**MODE**  
Interior Design Scheme



## 02

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**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!

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# 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

AVID Property Group (AVID) is an award-winning Australian developer responsible for a diversified portfolio of residential communities.

AVID creates communities that bring people together to enhance their lives and the way they live.

With a passion for sustainability, AVID deliver sustainable and progressive residential communities in key growth corridors across Australia.

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## FOR MORE INFORMATION

### **Carolina Sales and Information Centre**

Corner Sinclairs Road & Taylors Road

(Entrance Via Sinclairs Road)

Deanside

**P: 1800 875 579**

PROUDLY DEVELOPED BY

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