

# ALLEGRO

COLLECTION AT OCTAVE



ARTIST IMPRESSION

CONTEMPORARY  
LIVING  
BY NOSTRA



**Refined, beautiful, balanced and connected, the Allegro Collection homes have been thoughtfully designed to reflect the Octave lifestyle in perfect harmony with its lush natural surrounds.**

### An enclave by the park

These final homes at Octave are nestled right next to Harmony Park. This boutique collection has been oriented to optimise the natural light and direct view over the expansive open space of the conservation reserve.

The playground will feature a range of play equipment designed to challenge the kids and recreational amenities for you to get active as a fun part of every day.

### A new standard of sustainable living

By choosing one of these 7-Star homes, you'll be choosing a high-quality, attractive and sustainable home that guarantees maximum comfort and minimum running costs year after year.

These homes set the benchmark for sustainable living at Octave, creating a legacy and positive change for the future.



### Level-up your lifestyle with peace of mind

These all-inclusive, upfront fixed price turn-key homes are tailored to suit first-time buyers, downsizers or those looking for a low maintenance investment.

Each home features four bedrooms, a double garage, two spacious bathrooms, and a powder room, coupled with the contemporary facade and beautiful landscaped front and back yards - sure to add street appeal and to make this a tranquil haven that you'll love to come home to.



**ALLEGRO COLLECTION  
AT OCTAVE**

# ALLEGRO

COLLECTION AT OCTAVE

LOT 327

4 2 2

REFER TO INDIVIDUAL FLOOR PLANS



CONTEMPORARY LIVING AT OCTAVE

LOT 328, 330

4 2 2

REFER TO INDIVIDUAL FLOOR PLANS



CONTEMPORARY LIVING AT OCTAVE

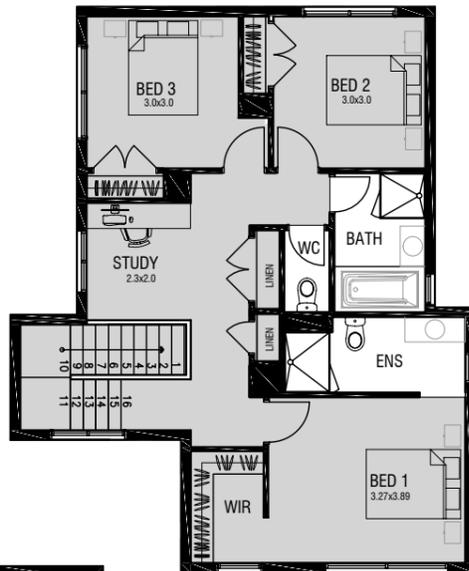
# ALLEGRO

COLLECTION AT OCTAVE

LOT 329

4  2  2 

REFER TO INDIVIDUAL FLOOR PLANS



# 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

- ▶ 2590mm height for single storey and ground floor of double storey designs with 2400mm for upper levels
- ▶ 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/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 bathtub 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 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)

### 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

# 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 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.

# ALLEGRO

COLLECTION AT OCTAVE

## Sales Suite

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