

ALAMORA
Tarneit

— AIREYS —

By Villawood Properties & Nostra Homes



CONTEMPORARY
LIVING
BY NOSTRA



Welcome

to Contemporary Living at Alamora

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 3 bedroom homes with great proximity to a grand central park.

These homes 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 turn-key inclusions along with a modern street appeal.

Contemporary Living at Alamora – more of what matters.

Artist impression



ALAMORA HAS EVERYTHING
TO MAKE IT YOUR ONLY CHOICE
The perfect lifestyle

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 Clarke HopkinsClarke. This vibrant community hub will feature swimming pools, a gymnasium, café, family and function spaces and more.



Artist Impression only



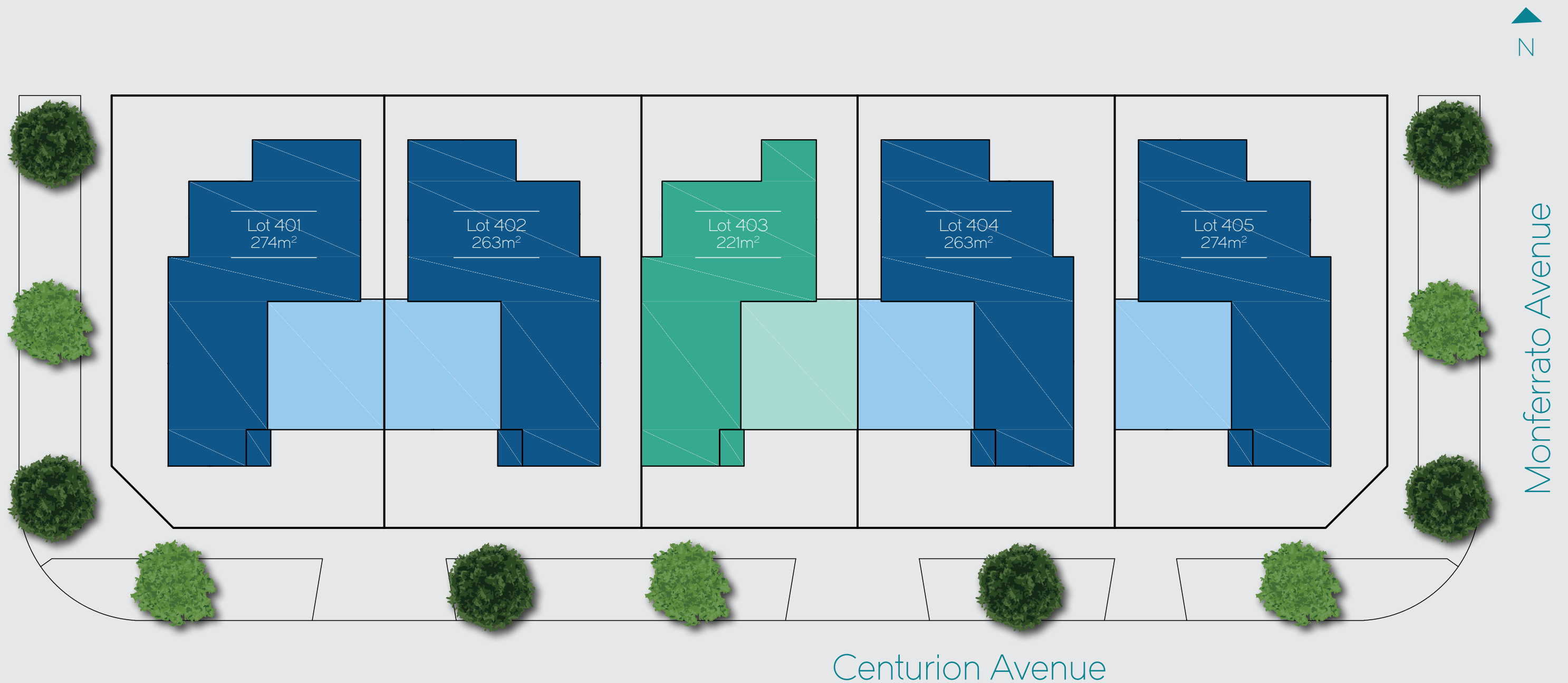
5 | Aireys Release at Alamora

Aireys Release

Stunning street appeal in a quality location

The Nostra Contemporary Living release is located in a stunning location, with a large park frontage right near your doorstep. Take advantage of low maintenance living while taking advantage of this releases amazing outdoor benefits.

A collection of 5 turn-key homes with a stunning street appeal awaits.



Ready to move in



Artist impression

Lot 401

Lot 402

Lot 403

Lot 404

Lot 405

Inclusions

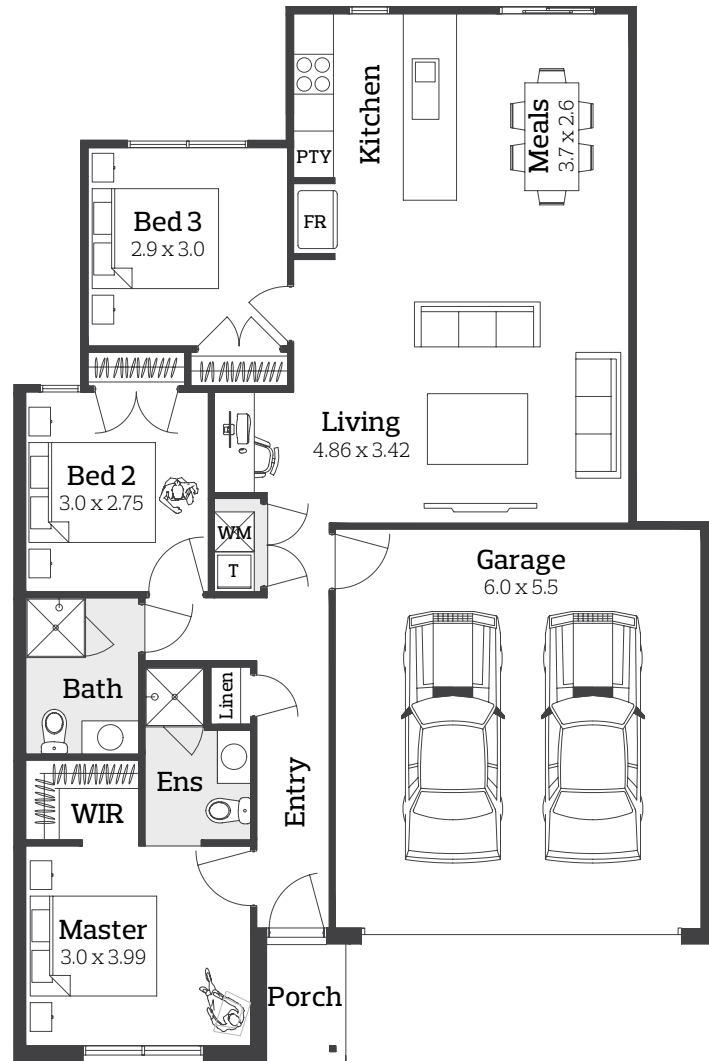
- ▶ Turn-key Inclusions
- ▶ Flooring throughout the home
- ▶ Architecturally designed facades
- ▶ Stainless steel appliances including dishwasher
- ▶ 2700mm high ceilings
- ▶ Fencing to all side and rear boundaries
- ▶ Low maintenance landscaping
- ▶ LED Downlights to main living area
- ▶ Plus much more!

Floorplans

Lot 401-402, 404-405 | Aireys | 15sq

3 2 2

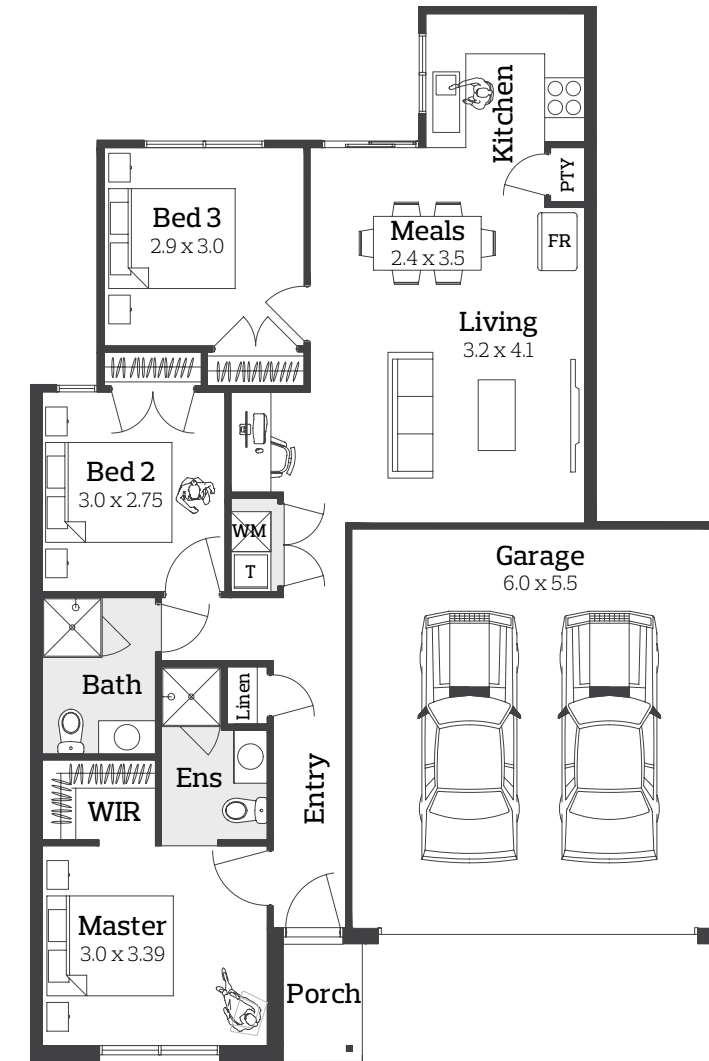
Refer to individual plans for orientation



Lot 403 | Aireys | 13sq

3 2 2

Refer to individual plans for orientation



ALAMORA *Tarneit*

MORE TO LOVE



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

Ceilings

2700mm height ceilings

Electrical

LED downlights to main living areas on ground floor

Included

Only at Alamora

- ✓ LED Downlights to main living area
- ✓ 20mm stone to kitchen
- ✓ Garage door remote (x3) and motor to panel lift
- ✓ 2700mm high ceilings

Kitchen Benchtops

20mm stone benchtops

Flooring

Choice of ceramic 450x450mm floor tiles or timber laminate

Artist impression

15 | Aireys Release at Alamora

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

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 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

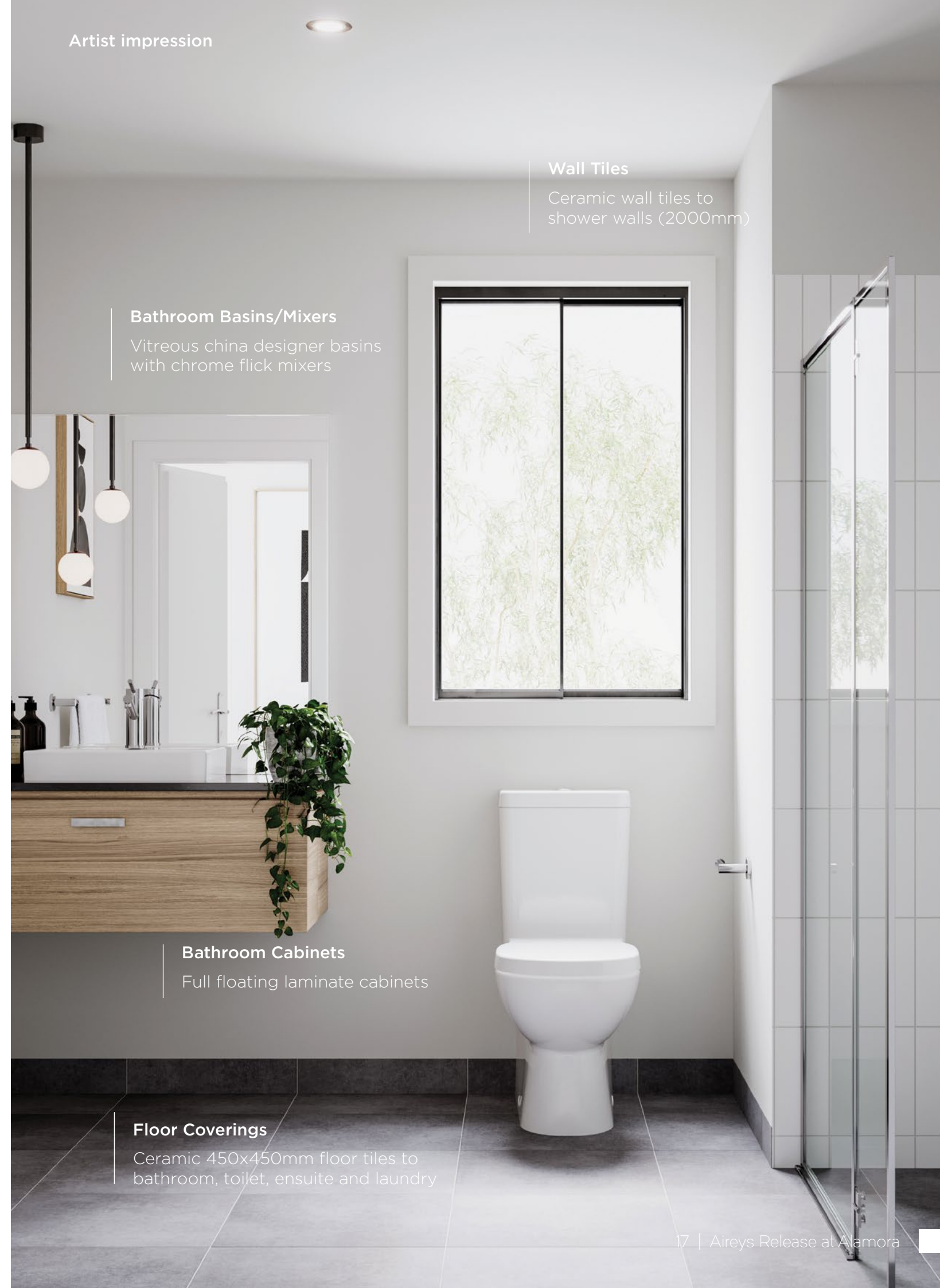
Fencing to all boundaries to developers requirements including wing gate where required (refer to plans)

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

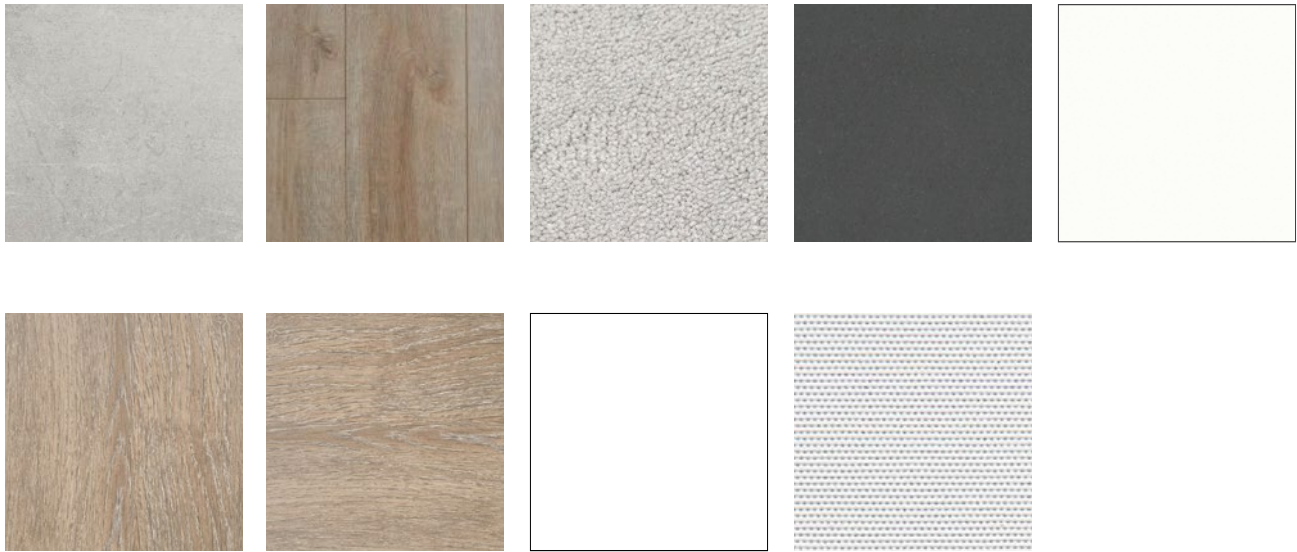
Ceramic 450x450mm floor tiles to bathroom, toilet, ensuite and laundry

Interior styling at your finger tips

Your choice from two
stunning colour schemes.

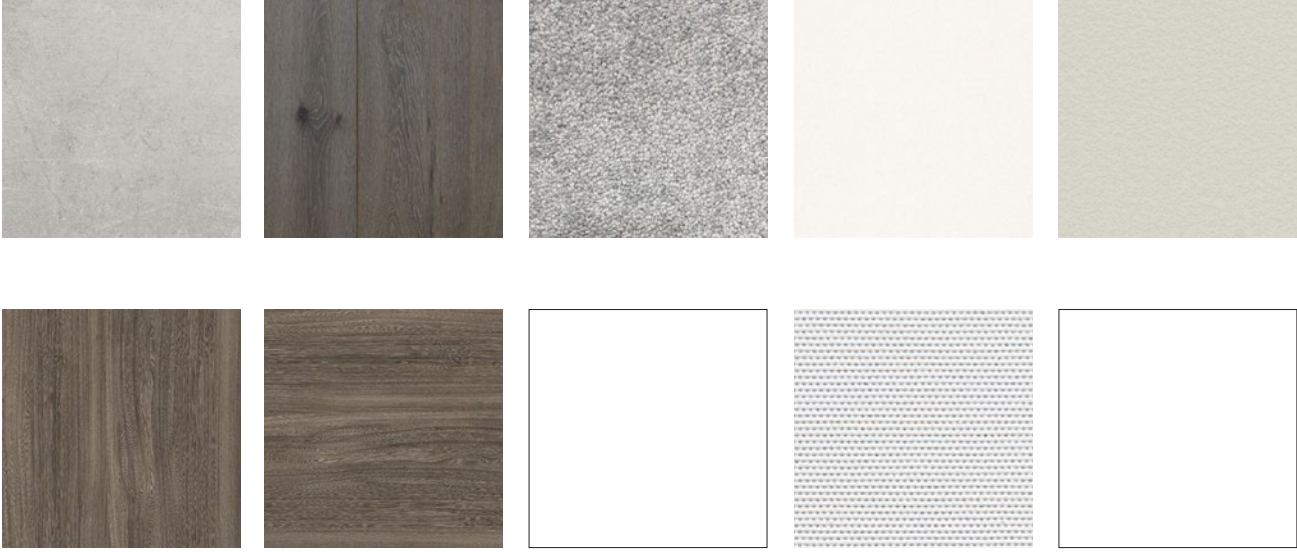
01

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

Alamora Sales Office

1071 Sayers Rd, Tarneit
Alamora Estate Manager - Sree Datti
0490 405 581

PROUDLY DEVELOPED BY

NOSTRA



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 for 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.