



# WestWood

PLACE

CONTEMPORARY LIVING BY NOSTRA

NOSTRA 



# Find your community.

Make Westwood your new home and join Fraser Rise's fastest-growing community.

Designed to be a walkable community, Westwood Place will put residents at the heart of an abundance of quality amenities including parklands, walking and cycling tracks and the future major town centre.

Contemporary Living by Nostra is a series of architecturally designed 2, 3 and 4 bedroom townhomes offering modern turnkey living.

These stunning townhomes use only quality products that stand the test of time, representing fantastic value without compromising on quality.



Artist Impression.





# Your local area.

Westwood's key proximity to established amenities as well as future developments makes it a desirable address for families. Neighbouring the suburbs of Caroline Springs and Taylors Hill means an abundance of comforts and conveniences are readily available. From shopping centres and recreational facilities to transport and education— everything is within reach.

## Community & Childcare Centres

- 1. The Sanctuary At Hillside
- 2. Community Centre (proposed)
- 3. Little Munchkins Childcare Centre
- 4. Goodstart Early Learning – Hillside
- 5. Goodstart Early Learning – Sydenham
- 6. Goodstart Early Learning – Taylors Hill
- 7. Penguin Childcare Caroline Springs
- 8. Hillside Cottage Early Learning & Kinder
- 9. Luxor Reception & Function Centre

## Medical Services

- 10. Hillside Medical Centre
- 11. Parkwood Green Medical Centre
- 12. Watervale Medical Centre
- 13. Caroline Springs Superclinic
- 14. Sydenham Medical Centre
- 15. Medical One – Sydenham
- 16. Sunshine Hospital

## Food & Retail

- 17. Watergardens Shopping Centre
- 18. CS Square Shopping Centre
- 19. Watervale Shopping Centre
- 20. City Vista Shopping Centre
- 21. Local Convenience Centre (proposed)
- 22. Town Centre (proposed)

## Transport

- 23. Watergardens Train Station
- 24. Caroline Springs Train Station
- 25. Melbourne Airport

## Sport & Recreation

- 26. Plumpton Sports Reserve
- 27. Calder Park Thunderdome
- 28. Aquatic Centre (proposed)
- 29. Taylors Hill Skate Park
- 30. Springside Recreation Reserve
- 31. Hillside Football Club & Recreation Reserve
- 32. The City Vista Pavilion & Sports Field
- 33. Witchmount Estate Winery
- 34. Galli Estate Winery
- 35. Instinctz Weddings & Winery

## Education

- 36. Parkwood Green Primary School
- 37. Sydenham-Hillside Primary School
- 38. Cana Catholic Primary School
- 39. Springside West Secondary College
- 40. Springside Primary School
- 41. Catholic Regional College Caroline Springs
- 42. Government Primary & Secondary School (proposed)
- 43. Government Primary School (proposed)
- 44. Potential Non-Government Secondary School (proposed)
- 45. Government Primary School (proposed)
- 46. Potential Non-Government Primary School (proposed)

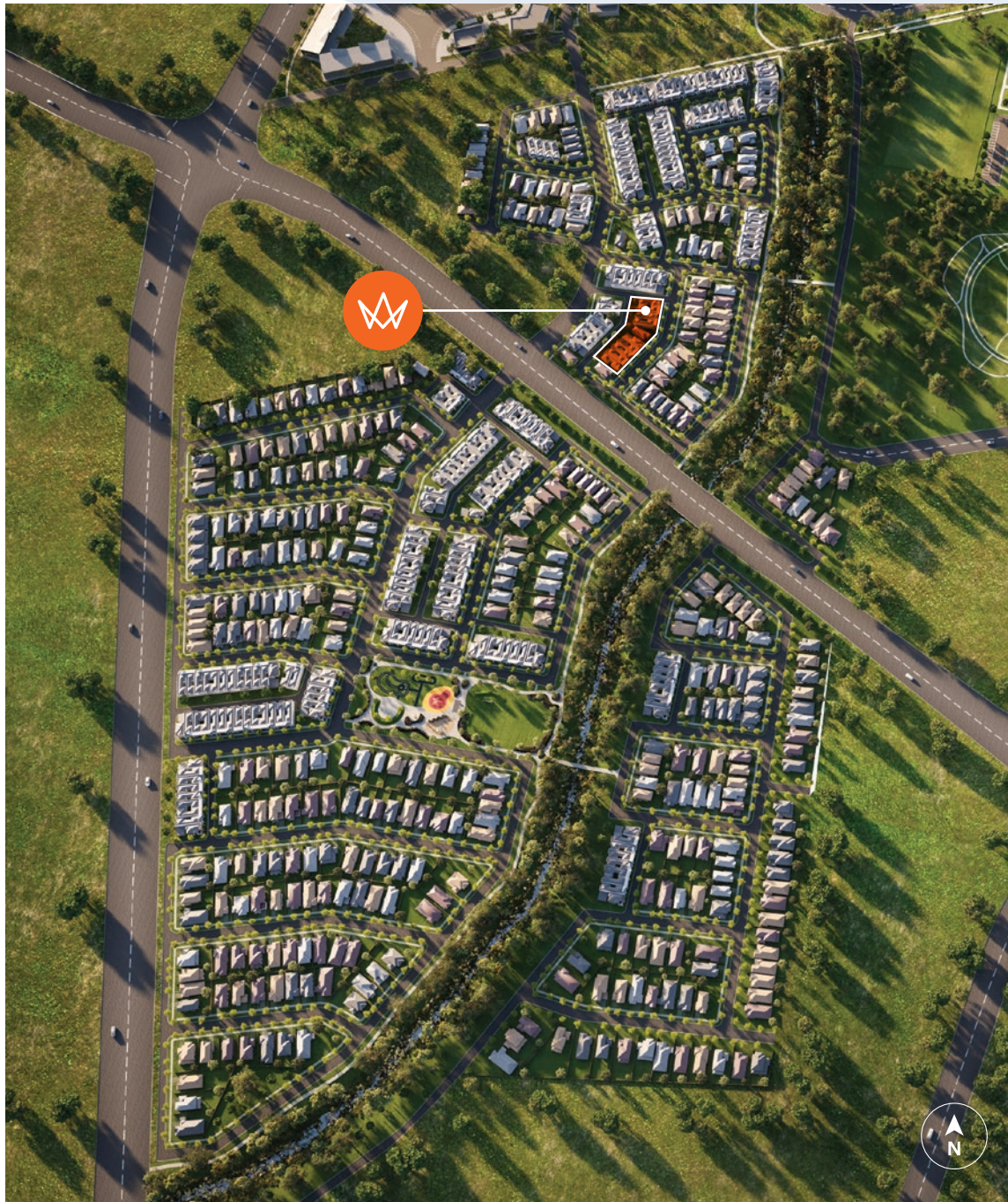
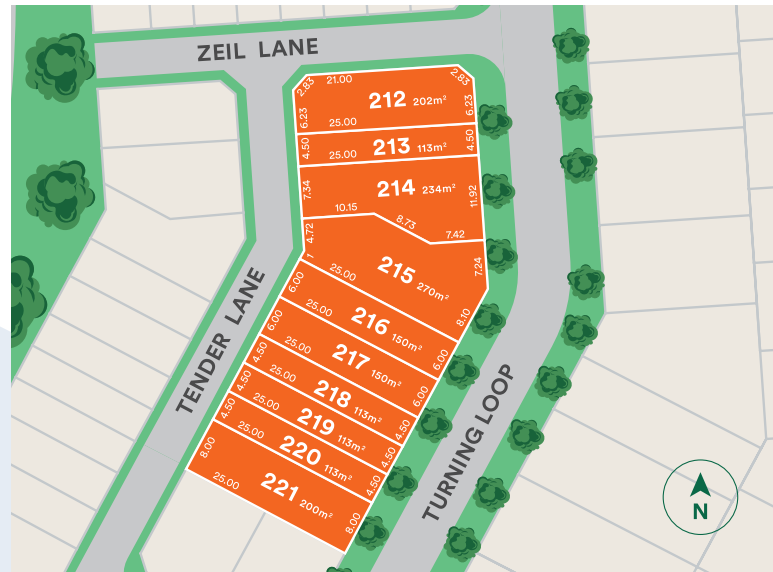


# Closely connected.

A better community has connectivity as its core. That's how Westwood brings people closer together.

Residents will enjoy access to modern infrastructure, such as landscaped green links that run throughout the community, and close proximity to nearby retail and transportation hubs.

The Nostra townhome release will place you in convenient proximity to the future Prep-12 school, town centre and sporting reserve, embracing the best that Westwood Place has to offer.



All images and drawings are for illustrative purposes.





## Contemporary design.

These thoughtfully designed townhomes combine beautiful fixture and finishes with considered floorplans that make the most of each home's footprint.

Nostra's streamlined design process helps you choose the right colour palette to bring your new home to life.

Select from either the Mode or Luxe range which have been handpicked by a qualified interior designer.

All images and drawings are for illustrative purposes.

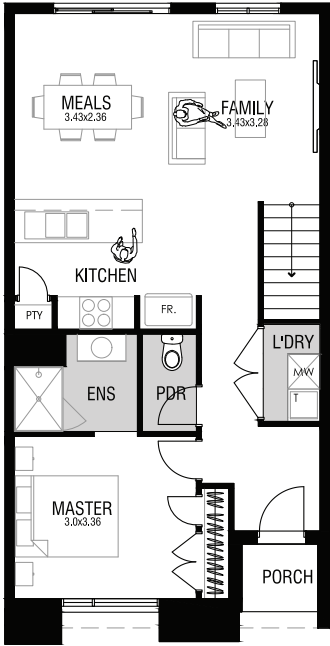
# Your choice of 2, 3 or 4 bedroom designs.

## The Inverloch.

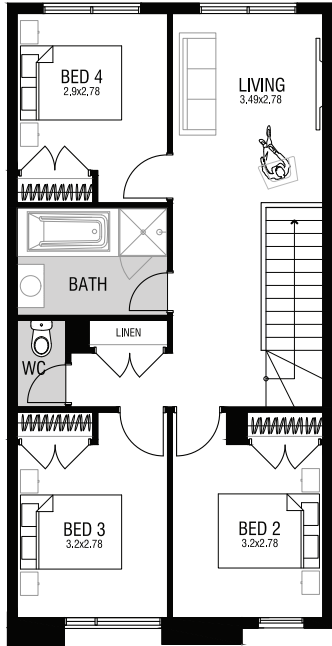
**4 Bedroom.**  
Internal lot  
4 2.5 2 2   
Lots: 221, 215, 214  
**19 SQ**

The Inverloch 4 Bedroom design provides fantastic value.

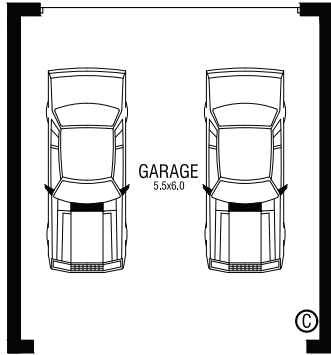
Comprising four generous sized bedrooms with the master and ensuite on the ground floor, along with two living areas inclusive of a first floor living space – perfect as a kids’ retreat – this plan is a great option for first home buyers, right the way through to those looking to downsize without compromising on space.



GROUND



FIRST



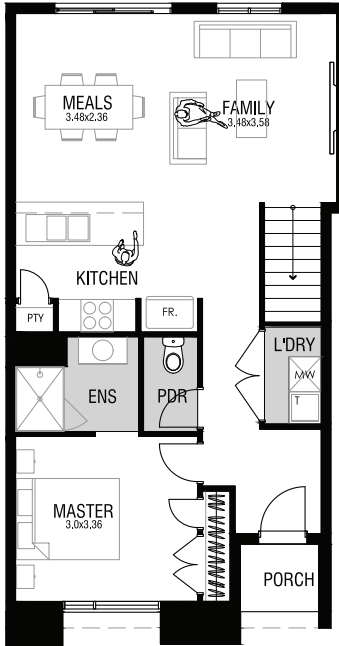
GARAGE

## The Inverloch Corner.

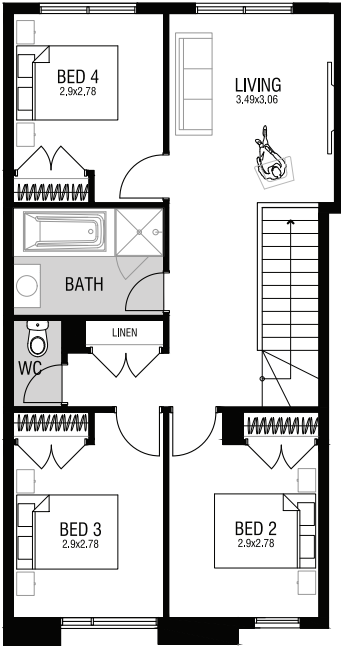
**4 Bedroom.**  
Corner lot  
4 2.5 2 2   
Lots: 212  
**19 SQ**

The Inverloch Corner design option provides fantastic value with added space.

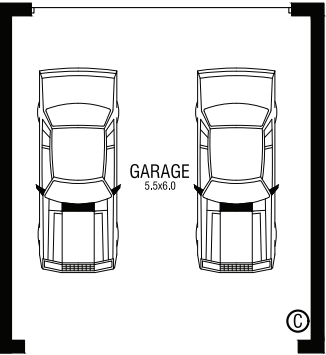
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GROUND



FIRST



GARAGE

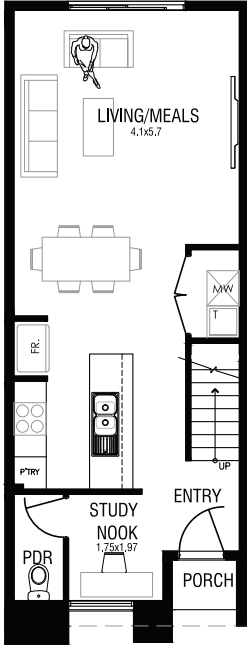
The Luxor.

**2 Bedroom.**  
Internal lot

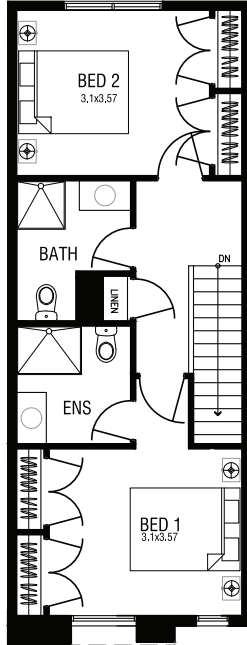
2 2 1 1   
Lots: 220, 219, 218      **14 SQ**

The Luxor provides the perfect start or investment opportunity.

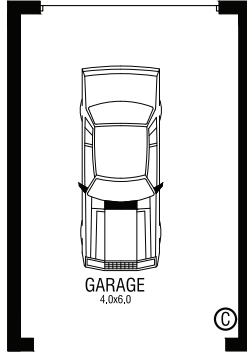
With two bedrooms, both with built-in robe space, two bathrooms, a study nook and well-proportioned kitchen, meals and living area, this is a great value opportunity for any discerning first home buyer or investor.



GROUND



FIRST



GARAGE

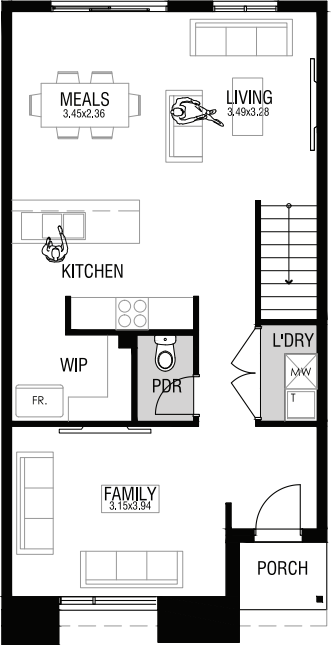
The Inverloch.

**3 Bedroom.**  
Internal lot

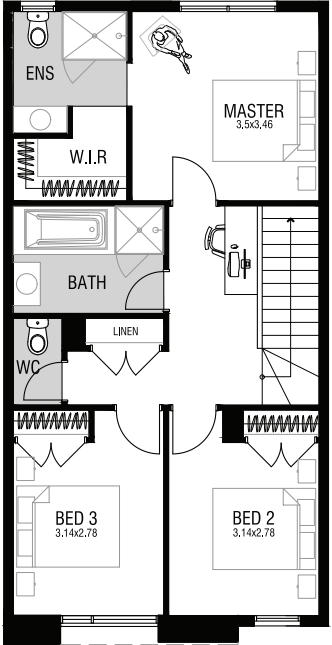
3 2.5 2 2   
Lots: 217, 216, 215      **19 SQ**

With two generous sized living areas across both levels, along with three spacious bedrooms on the first floor, the Inverloch 3 Bedroom design has it all.

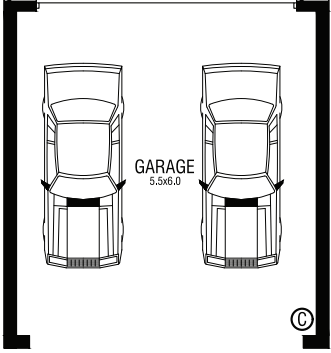
Making the most of the design's footprint, this home has everything you'll need in your first family home including a generous sized living and kitchen with walk-in pantry, two bathrooms including ensuite plus a courtyard which is perfect for outdoor entertaining.



GROUND



FIRST



GARAGE



# Your standard 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
- › 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 garage door

## 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
- › 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.

### 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 chrome flick mixers
- › White acrylic bathtub 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
- › 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 developer's requirements (refer to plans)
- › Letterbox
- › Clothesline (All external works to builder's discretion)

## Included at Westwood at no extra charge.

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

Disclaimer: Nostra Homes and Developments Pty Ltd standard specifications are subject to change without notice and we reserve the right to substitute any items with equivalent products at any time. Please note that various items that may be displayed in our homes may not be included in our standard specifications.

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