



Turn-key residences

CONTEMPORARY
LIVING
BY NOSTRA



Welcome to Contemporary Living at Donnybrae

A collection of two, three and four bedroom residences awaits at Ambrosia, Donnybrae. 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.

Artist impression



Create the lifestyle you desire at Donnybrae

Located conveniently close to parks, a playground, Donnybrook Train Station and future schools, shopping and restaurants, cafes, sports facilities and commercial hubs; Donnybrae will possess a unique identity with timeless home designs built for easy living.

Education options for both primary and secondary school, shopping for the essentials or for retail therapy, getting from A to B with close proximity to transport options and exploring the nearby regions are all within easy reach at Donnybrae.



The Ambrosia Release provides the best

Located in stage 16 of Donnybrae and close to everything that this boutique address has to offer, the Ambrosia Release is the perfect choice for those looking for a low maintenance home without compromising on space and comfort.

Zircon Walk



Ready to move in



Artist impression

Lot 1611

Lot 1612

Lot 1613

Lot 1614

Lot 1615

Lot 1616

Lot 1617

Lot 1618

Inclusions

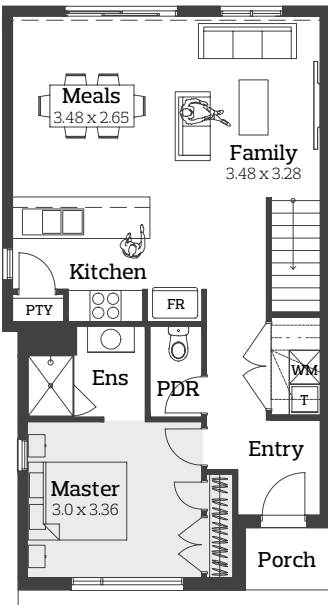
- ▶ Turn-key Inclusions
- ▶ Flooring throughout the home
- ▶ Architecturally designed facades
- ▶ Stainless steel appliances including dishwasher
- ▶ 2590mm high ceilings
- ▶ Fencing to all side and rear boundaries
- ▶ Low maintenance landscaping
- ▶ LED Downlights to main living area
- ▶ Plus much more!

Floorplans

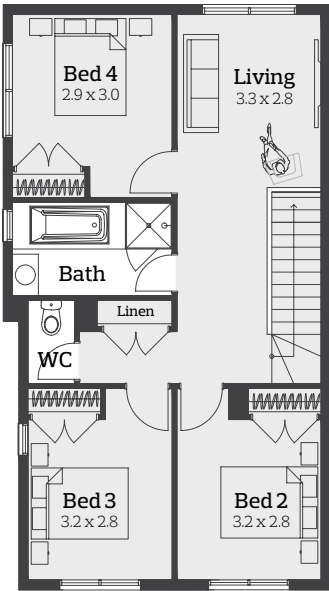
Lot 1611, 1618 | Inverloch | 19sq

4  2  2 

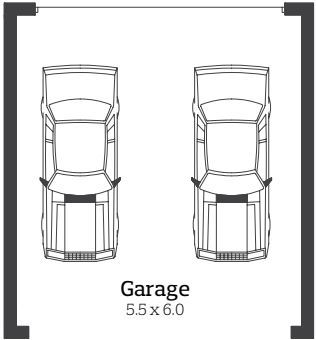
Refer to individual plans for orientation



Ground Floor



First Floor

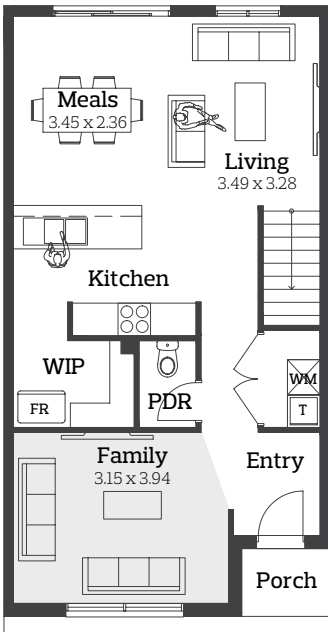


This plan and information is indicative only and may vary without notice. Furniture and vehicles are not included in the sale. Garage not in position.

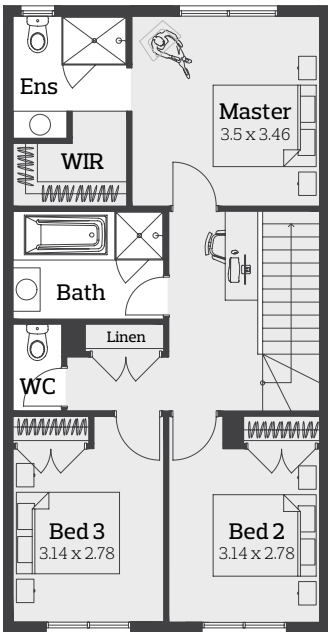
Lot 1612, 1613, 1616, 1617 | Inverloch | 19sq

3  2  2 

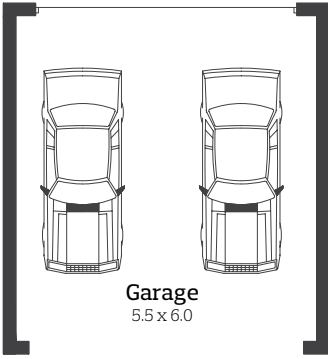
Refer to individual plans for orientation



Ground Floor



First Floor



This plan and information is indicative only and may vary without notice. Furniture and vehicles are not included in the sale. Garage not in position.



The image depicted here is indicative only. Facade finishes and colouring may vary.



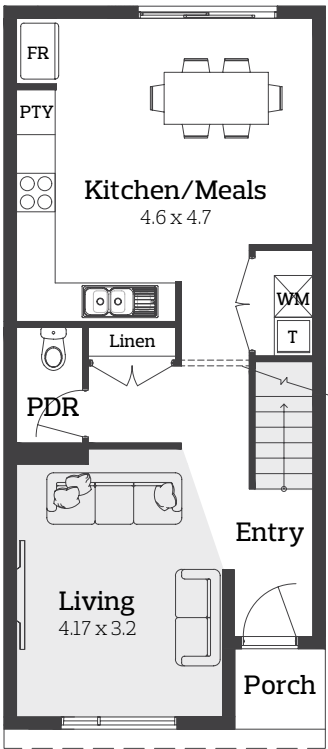
The image depicted here is indicative only. Facade finishes and colouring may vary.

Floorplans

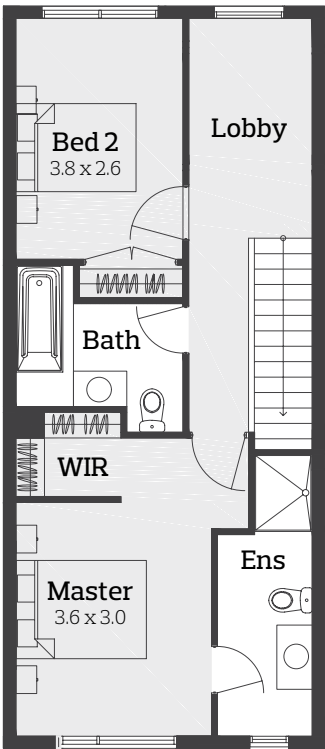
Lot 1614, 1615 | Parkside | 16sq

2  2  1 

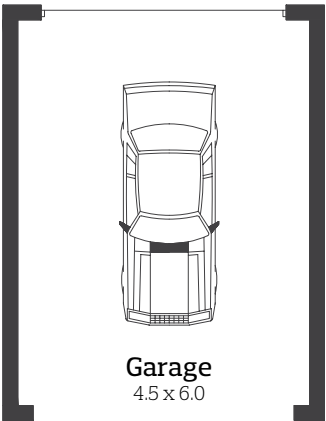
Refer to individual plans for orientation



Ground Floor



First Floor



This plan and information is indicative only and may vary without notice. Furniture and vehicles are not included in the sale. Garage not in position.



The image depicted here is indicative only. Facade finishes and colouring may vary.



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

2590mm height ceilings

Electrical

LED downlights to main living areas on ground floor

Included

Only at Donnybrae

- ✓ 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

15

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

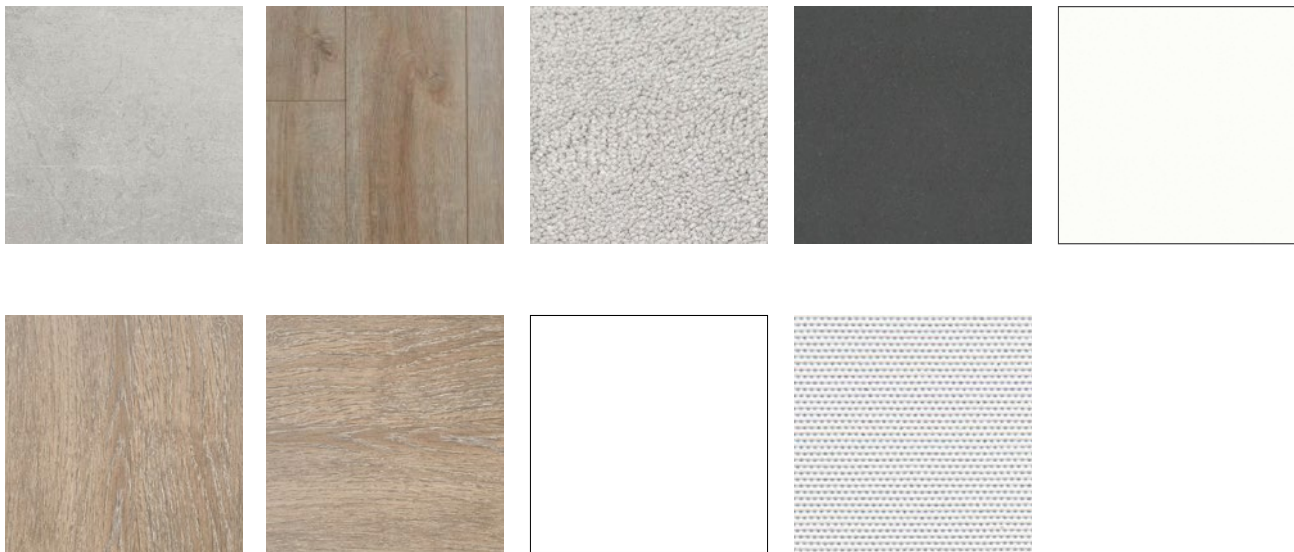
Ceramic 450x450mm floor tiles to bathroom, toilet, ensuite and laundry

Interior styling at your finger tips

Your choice from two
stunning colour schemes.

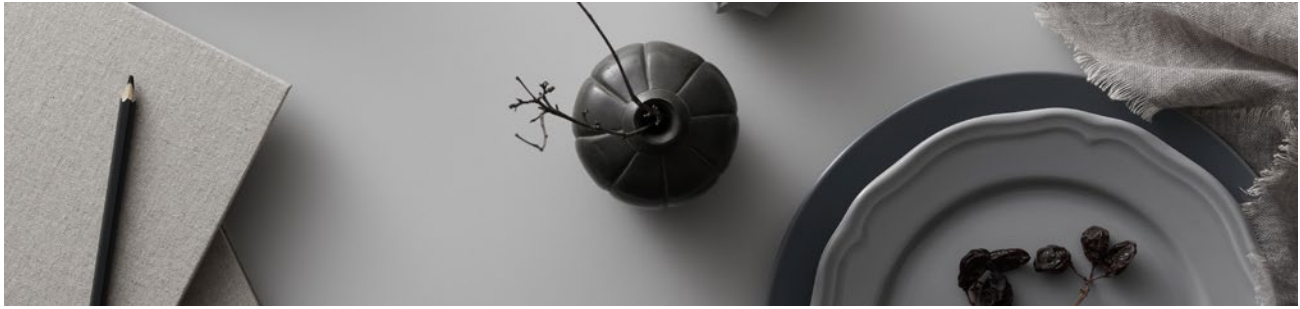
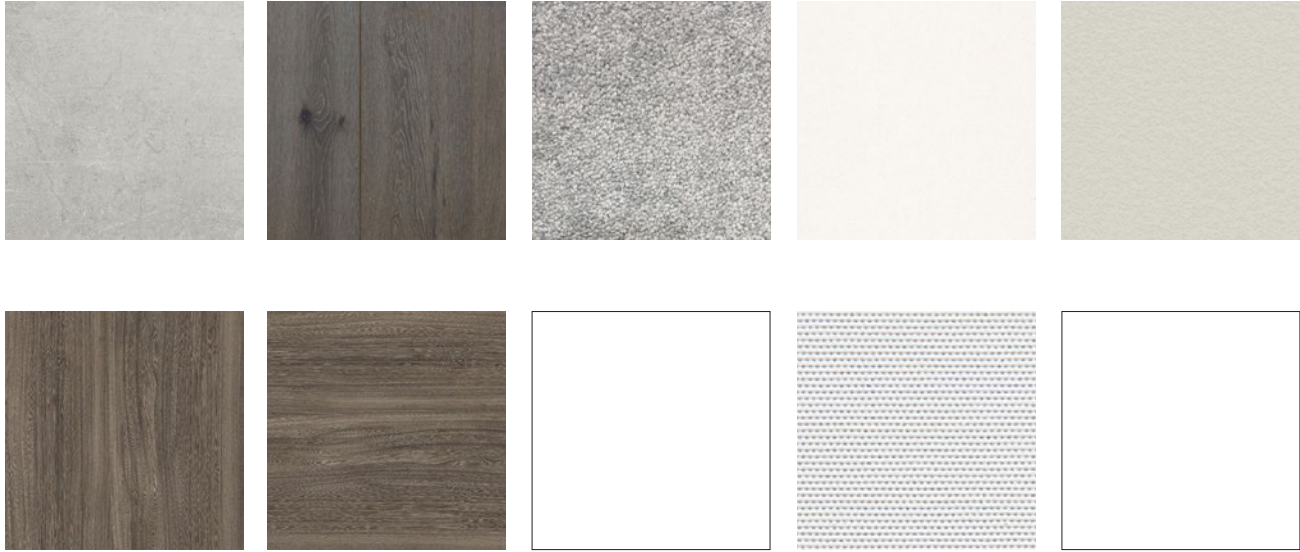
01

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

Donnybrae Estate is proudly developed by the Dennis Family Corporation, a trusted leader in the Australian property industry with a proven history of creating award-winning residential developments.

Donnybrae has been developed with all the signature quality and expertise associated with the Dennis Family name. Dennis Family Corporation's highly liveable residential estates offer beautiful, modern and affordable homes with extensive facilities and amenities.

FOR MORE INFORMATION

Donnybrae

875 Donnybrook Road,
Donnybrook VIC
1300 303 380

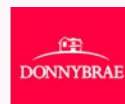
Nostra Homes

Heru Harjanta
0427 875 118



PROUDLY DEVELOPED BY

NOSTRA



Disclaimer: Limited number of lots available and buyers of the lots must sign a building contract for the lot with the builder specified by the vendor. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice. The information contained in this promotional material including statements, figures, images, and representations are indicative only, are current on the date of publication, and may change without notice. Images may include artist impressions and computer-generated images that are for general illustration purposes only, which may not be to scale and may differ from the final built form. Actual lots, stages, facilities, amenities, infrastructure, and their configuration are subject to statutory approval and may change. All persons should seek their own independent legal, financial, and real estate advice. This document is not a contract and is not binding. Your land sale contract will set out all binding terms relating to the lot, and your building contract with Nostra Homes and Development Pty Ltd will set out all binding terms for the build. DFC (Donnybrae) Pty Ltd is the Project Manager for the Donnybra Estate. The Donnybrae name is a registered trademark used under license © 2022. Nostra Homes and Developments Pty Ltd. ABN 66 127 679 627 is a Registered Building Practitioner.

Builder Licence Number CDB-U 48475.