

THE
VILLAGE
COLLECTION



ROSENTHAL

RESIDENCES BY NOSTRA HOMES

Welcome to Rosenthal, Sunbury

A collection of 11 stunning four bedroom residences awaits at Rosenthal, Sunbury.

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 high quality living in a sought after local address.

Artist impression



Rosenthal has it all

Make your family vision a reality and become a member of this unique, thriving community. Get out of suburbia and join the lucky ones who now call the beautiful natural surrounds and progressive vibe of the Rosenthal community home.

Rosenthal is a quality residential master planned community in Sunbury, situated only 36 kilometres north west of the world's most liveable city - Melbourne. Rolling hill views, conservation reserves and landscaped open spaces make Rosenthal the perfect place to harmoniously balance work, rest and play.

A new existence awaits at Rosenthal, a place where convenience, connection and community combine to give you everything you have ever wanted from a brand new home location. Rosenthal - it's got it all!!





THE VILLAGE COLLECTION



ROSENTHAL VILLAGE



MELBOURNE
AIRPORT (15MINS)

MELBOURNE
CBD (35MINS)

DIGGERS REST TRAIN
STATION (4MINS)

CALDER FREEWAY

WATERGARDENS
SHOPPING CENTRE (10MINS)

SUNBURY
TRAIN LINE

SUNBURY
BUSINESS PARK

VINEYARD ROAD

BUNNINGS
WAREHOUSE

ROSENTAL
VILLAGE

SALES OFFICE

TOM'S
PARK

GUMBOOTS
EARLY LEARNING

HARPER'S
CREEK

WAUGH PARK

SUNBURY TOWN CENTRE (1KM)

SUNBURY TRAIN STATION (3MINS)

ELIZABETH
DRIVE

ANGELA'S
PARK

CONSERVATION
RESERVE

LANGAMA PARK

LILLEE PARK

CENTURION

BAMBINI
CHILDCARE CENTRE

HOLY TRINITY
PRIMARY SCHOOL

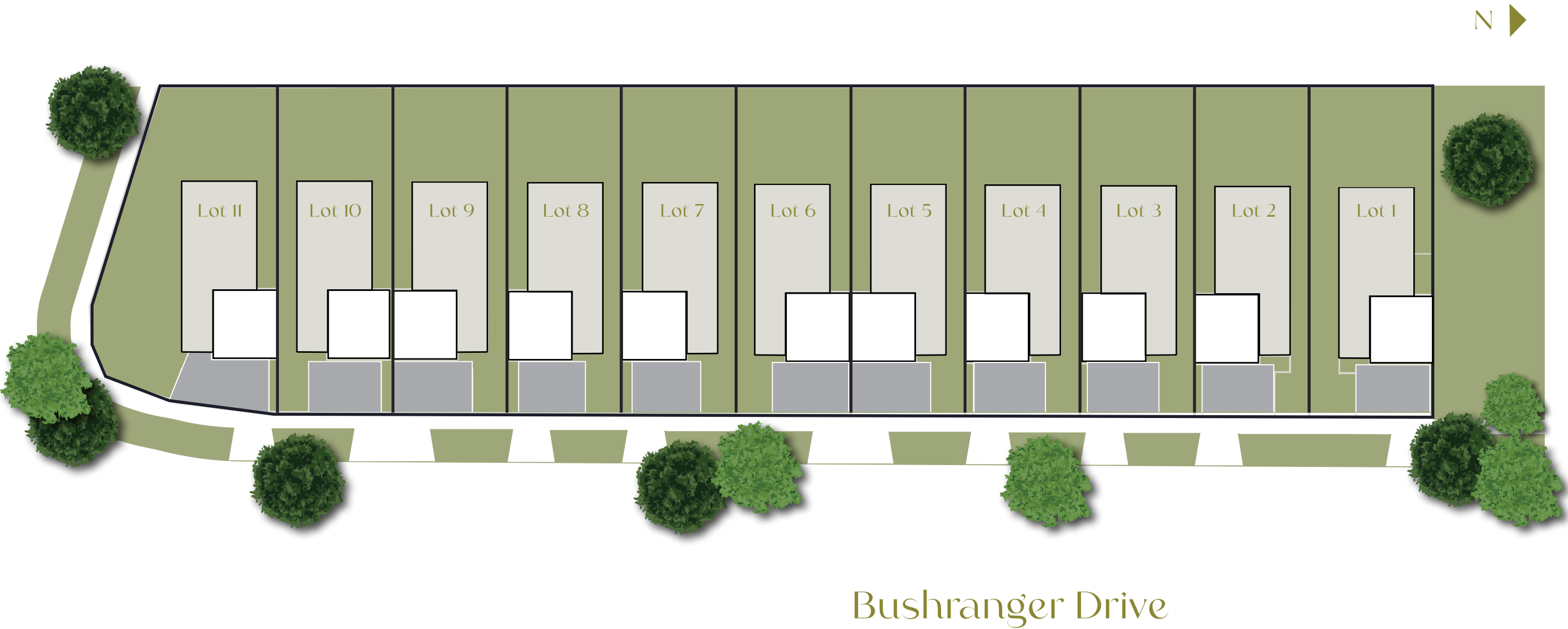
SUNBURY DOWNS
SECONDARY COLLEGE

SHEFFIELD PARK

Residences by Nostra

Located opposite the Rosenthal Village and close to everything that this stunning Sunbury community has to offer, Nostra is the perfect choice for the discerning home buyer.

With a stunning streetscape on offer and a great floorplan layout, you will also have the ability to add the finishing touches to your home via a personalised colour selection appointment with Nostra's interior designer.



Ready to **move in**



Lot 11

Lot 10

Lot 9

Lot 8

Lot 7

Premium inclusions

This stunning collection comes with an extensive list of premium inclusions that make these homes the perfect choice.



Artist impression

Lot 6

Lot 5

Lot 4

Lot 3

Lot 2

Lot 1

Premium inclusions

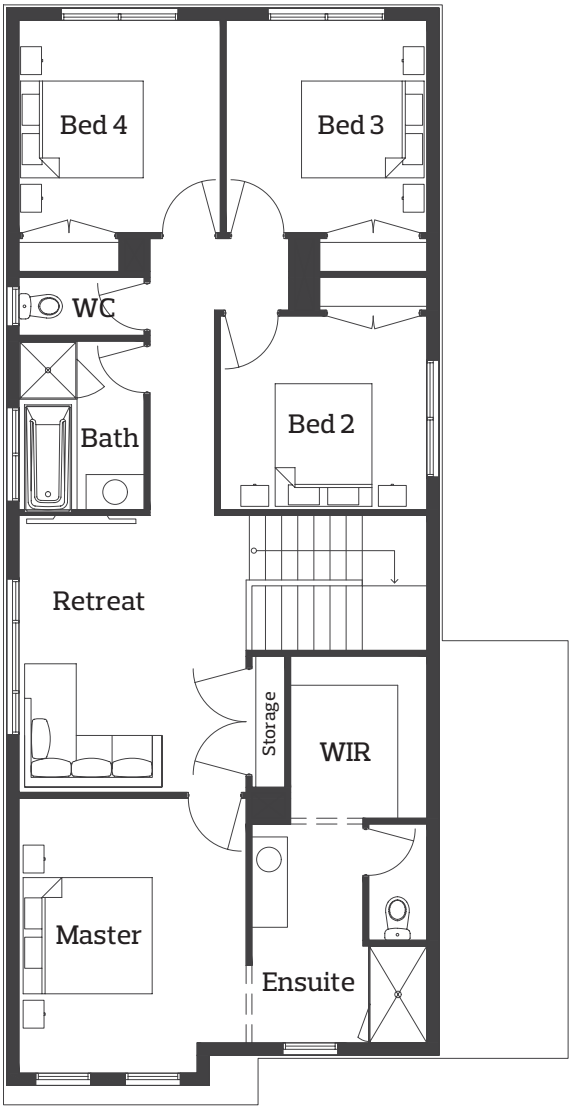
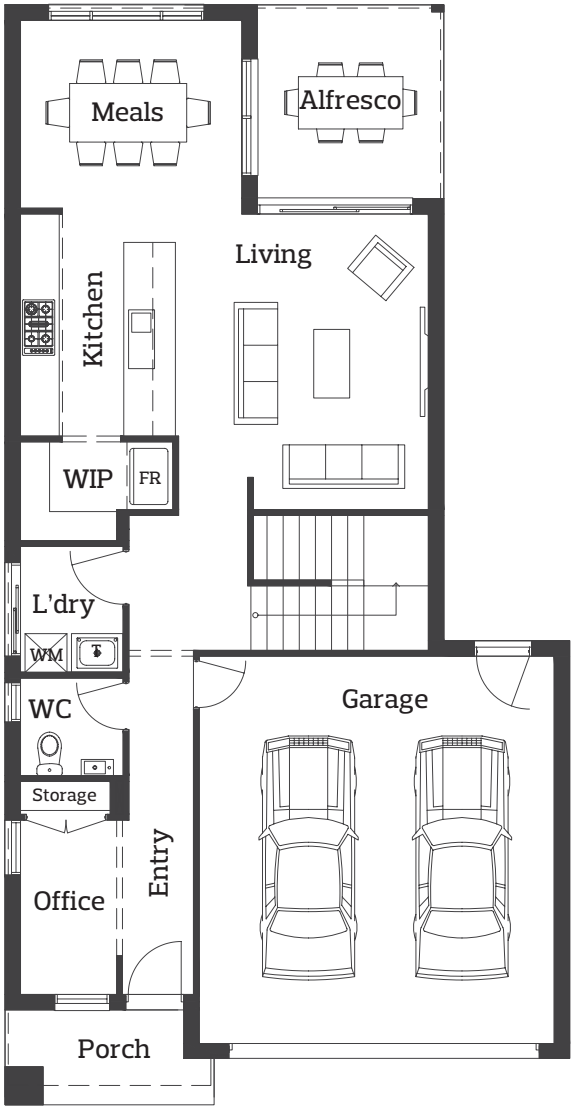
- ▶ Exposed aggregate driveway
- ▶ Full front landscaping
- ▶ Tiled showerbases
- ▶ Stone tops including waterfall ends to kitchen
- ▶ Smeg appliances
- ▶ Fully refrigerated heating and cooling
- ▶ LED downlights to main living area
- ▶ Fixed site costs including rock
- ▶ Plus much more!

Floorplan

Lot 1-11 | 25sq

4  2  2 

Refer to individual plans for orientation



Inclusions

GUARANTEE

- 25 year structural guarantee
- Public liability insurance
- Construction insurance
- Warranty insurance
- Builders insurance

AUSTRALIAN MADE KITCHEN

- 20mm stone to all benchtops within kitchen
- 20mm stone waterfall to one side of kitchen island bench with backdrop
- Designer colour range laminated overhead cabinetry including 20mm overhang & painted plaster feature bulkhead above
- Designer colour range laminated base cabinetry including recessed-rails
Note: 16mm shadow line to base cupboards and drawers if standard handles are chosen. Shadowline is not applicable to recessed-rails.
- Laminated overhead cupboard to fridge space with open shelf
- Two pot drawers either side of oven (four in total, refer to plans)
- Double end bowl stainless steel sink with chrome mixer
- Tiled ceramic splashback to kitchen with your choice of colour
- Cold water point to fridge cavity
- Soft closing mechanism to 1No. cutlery draw and 2No. pot draws (floorplan specific)

SMEG APPLIANCES

- World class and European made
- 900mm, Smeg electric oven classic thermoseal (SFRA9300TVX)*
- 900mm, Smeg 5 burner gas cooktop (CIR93AXS3)*
- 900mm high powered Smeg concealed undermount rangehood (PUM910X)*
- 600mm, Smeg underbench freestanding dishwasher (DWAU6214X)
- Externally vented rangehood flute

BATHROOM AND ENSUITE

- 20mm stone to benchtop vanity
- A choice of 6 Vitreous china designer basins with chrome flick mixers
- Full laminate cabinets including recessed-rails
Note: 16mm shadow line to base cupboards and drawers if standard handles are chosen. Shadowline is not applicable to recessed-rails.
- Recessed laminate kicker to vanity
- Semi framed pivot door screen to all showers
- Wall mounted shower set on rail with chrome mixer
- Tiled shower bases to all showers
- Minimum 1200mm ensuite shower (refer to plans)

CARPETS AND TILES/LAMINATE TO ENTIRE HOME

- Your choice of laminate flooring or 450mm x 450mm Ceramic floor tiles (Please refer to standard floorplan for locations)
- Your choice of 450mm x 450mm Ceramic floor tiles to bathroom, ensuite, toilet and laundry (as per plans)
- Carpet to all bedrooms and remainder of the home (refer to standard plans for location)

CEILING

- 2590mm high ground floor ceilings on all designs
- 2440mm high ceilings to first level of double storeys
- 90mm cove cornices throughout entire home

BRICKWORK AND EXTERNAL CLADDING

- Selection of bricks from builders range to ground floor
- Choice of colour render finish to polystyrene panels to first floor
- Brick infills above windows and external doors to entire ground floor
- Brick infills above garage

FOUNDATION

- Allowance for up to 300mm cut and fill for level building platform
- Engineered H1 Class 25mpa concrete slab, 400mm thick with SL82 steel reinforcement as a minimum

FRAMING

- Provide recommended lintels and beams as per engineering
- Stabilised machine graded pine (MGPI0) wall frames
- 450mm stud wall spacing throughout entire frame, including load and non-load bearing walls
- Engineered designed roof trusses at a 22.5 degree pitch (Certain double storey designs are flat deck specific)

FACADE

- Architecturally designed facades
- Facade includes either full or part render as noted in approved architectural drawings

GARAGE

- Electric Panel lift Colorbond garage door with 3 remote controls - 2 hand held and 1 wall mounted
- Brickwork above front garage door supported by steel lintel beam
- Double powerpoint to garage
- Double LED tube lighting to garage
- 2040mm x 820mm Internal Access door with Gainsborough brushed chrome passage handle
- 2040mm x 820mm External Access door with keyed lock entrance set to gain access to the rear yard

ELECTRICAL

- Automated Go Smart technology to all standard LED Downlights to living, hallway and kitchen living areas (as per plan)
- Batten holder lights to remainder of home
- Two Double Powerpoints to master bedroom
- One Double powerpoint to each room
- One Telephone point
- Two T.V Points
- One Rear flood light
- Downlight to front porch
- Direct hard wired smoke detectors
- Exhaust fan to main bathroom
- Exhaust fan to ensuite
- Safety switches - residual current devices

LAUNDRY

- Full laminate cabinet with recessed-rails base cabinetry and benchtop
- Stainless steel 45lt insert trough and chrome mixer

TOILETS

- Vitreous china close couple suite, with soft close seat
- Toilet roll holders

SECURITY

- Keyed locks to all windows
- Gainsborough trilock entrance set to front entry door providing increased security

DOORS AND FINISHES

- Front Entry Door: A choice from a selection of 2040mm high x 820mm wide glass insert solid core doors with Gainsborough trilock entrance set
- Internal Doors: 2040mm high flush panel doors with Gainsborough brushed chrome passage handles
- Air cushioned door stops to all internal doors
- External Laundry Door: 2110mm high x 1450mm wide glass sliding door with aluminium frame (floor plan specific)
- Chrome cylinder knob to robe and linen cupboards

Artist impression

Ceilings

2590mm height ceilings

Electrical - Automated Go Smart Technology

LED downlights to main living areas on ground floor

Kitchen Benchtops

20mm stone benchtops

Island Bench

20mm stone waterfall to one side

Flooring

Choice of ceramic 450x450mm floor tiles or timber laminate

SKIRTING AND ARCHITRAVES

- 100mm high tiled skirting to laundry, bathroom, ensuite and toilet
- 67mm x 18mm Primed MDF skirting boards to remainder of home
- 67mm x 18mm Primed MDF architraves around doors and windows

STAIRS - FLOOR PLAN SPECIFIC

- Carpet lined, refer to working drawings for staircase detail

SHELVING

- One 450mm deep shelf to all walk in and built in robes
- Chrome hanging rails to all walk in and built in robes
- Four 450mm deep shelves to walk in pantry or pantry
- Three 450mm deep shelves to all linen cupboards

HEATING

- Gas ducted heating with thermostat (Number of points and unit size are floor plan specific)

HOT WATER SYSTEM

- Rinnai solar hot water system with single roof panel and ground mounted 175 litre storage unit with Rinnai natural gas booster

PAINT

- Dulux 3 coat Wipeable 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

WINDOWS

- Aluminium awning windows to front facade
- Sliding windows with clear glazing to remainder of home
- Keyed locks to all windows
- Double Storey floor plans only: Double glazing to all windows only (does not include sliding doors or double glazing for additional windows added to home)

ALFRESCO - FLOOR PLAN SPECIFIC

- Flat Acrylic paint to complete plasterlined ceiling
- Concrete floor which is poured at slab stage

BALCONIES - FLOOR PLAN SPECIFIC

- Refer to working drawings for balcony detail

ROOF TILES

- Selection of concrete roof tiles from builders range
- Zinc flat deck metal roofing to certain double storey designs

ROOF PLUMBING

- Colorbond fascia
 - Colorbond gutters
 - Colorbond downpipes
 - Colorbond cappings
 - Maintenance free and corrosion performance
- Note: Zinc flat deck roofing comes with zinc box gutters

INSULATION

- Sisalation wall wrap
- R1.5 wall batts to external walls
- R2.5 insulation wool to ceiling cavity to all habitable rooms

PRELIMINARIES

- Soil test by a geotechnical engineer
- Site survey by a certified land surveyor
- Required council documents and building permits
- Personalised one on one colour selection at Nostra Select Showroom
- Asset protection

CONNECTIONS

- Connections to stormwater, sewer, mains gas, mains water and underground power connections based on a maximum 5m home set back on an allotment up to 612m2 (excludes consumer connection fees and utility account opening fees)
- 2 Garden taps provided - 1 inside the front boundary and 1 attached to the rear of the home

Included only at Rosenthal

- Exposed aggregate driveway
- Front landscaping
- Feature letterbox
- Boundary to boundary side fencing
- Fixed site costs including rock removal
- Refrigerated heating and cooling



Wall Tiles

Ceramic wall tiles to shower walls (2000mm)

Bathroom Basins/Mixers

Vitreous china designer basins with chrome flick mixers

Bathroom Benchtops

20mm stone benchtops

Floor Coverings

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

Interior Stylist

Ken Johnstone

Nostra's resident professional interior designer Ken Johnstone will personally conduct your interiors appointment in the Nostra Select interiors showroom. A qualified interior designer with over 20 years of experience, Ken has consulted and advised builders both large and small during this time.

Ken is an expert many interior styles and has guided many clients through their journey of building or renovating with this style in mind. Whatever your budget we will work closely with you to give your home the look you require to compliment the stunning streetscape.

Interior styling at your finger tips



- Personalised colour appointment
- Design your own home internally

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!

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. The Rosenthal name is a registered trademark used under license © 2022.

Nostra Homes and Developments Pty Ltd.

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 options stand out for value without compromising on quality.



DEVELOPER

The Rosenthal team is hard-working and eager to help you on your home buying and building journey. We are devoted to creating an exceptional community focused on integrity and the delivery of commitment.

Delivering a master-planned community that our team and residents can be proud of is our goal. We aim to do this through the delivering promised key amenity but equally in having made a positive impact on them and the wider Sunbury community.

FOR MORE INFORMATION

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PROUDLY DEVELOPED BY



PROUDLY BUILD BY

NOSTRA