

An aerial photograph of a park featuring a green soccer field, a playground with colorful equipment, and winding walking paths. The scene is lush with green grass and various trees, some with autumn-colored foliage. The overall atmosphere is bright and sunny.

TOWNHOMES

aspire[®]
FRASER RISE

CONTEMPORARY
LIVING
BY NOSTRA

TURN-KEY CONTEMPORARY LIVING AT ASPIRE, FRASER RISE

CONTEMPORARY LIVING AT ASPIRE

FRASER RISE



The next-generation of contemporary homes at Aspire Fraser Rise aim to re-define the way you can live, setting a new benchmark in flexible, light-filled living environments.

As part of this vision, Villawood have joined forces with Nostra to bring you a selection of stunning 3 bedroom homes that provide a contemporary living solution perfect for first home buyers, downsizers or someone looking for a low maintenance and modern lifestyle. These homes feature an enviable list of fixed price inclusions along with a modern street appeal.

Packed with style and convenience these homes impress from the outset with their easy living.

Become part of a thriving and growing community, where work life balance becomes a reality.

WELCOME TO OUR NEIGHBOURHOOD

FRASER RISE

CONTEMPORARY LIVING AT ASPIRE



WELCOME TO BELONGING

Aspire is already home to over 900 families and with its abundance of shared spaces, it's easy to get to know your new neighbours. From the day you move in, Aspire's established parklands are where you can chat away with other local families, while walking your dog or watching your kids play and make new friends.

As families grow, so too will friendships at Aspire's parks and proposed Childcare Centre. These will form a central hub where friends and neighbours can meet.



COMING TO ASPIRE - MAKE A MARK ON YOUR FITNESS

An innovative series of fitness markers across Aspire will turn open spaces into your very own outdoor gym. Whether a casual walker, or serious runner, this network of trails will be a fun and easy way to enjoy healthy living at Aspire.

WELCOME TO AN ESTABLISHED & THRIVING NEIGHBOURHOOD

*At Aspire there's no waiting
for roads, schools and shops
to be built.*



PERFECTLY POSITIONED

Located in Plumpton/Fraser Rise, just 30 kilometres north-west of the city, Aspire is located within one of Melbourne's premier residential areas.

GETTING AROUND

A regular bus service, at your doorstep, provides easy access to shops and schools. Commuters to Melbourne's CBD, will love the ease of having Watergardens train station just a few minutes' drive away, along with quick connections to the Melton, Western and Calder Freeways.

SHOPS, RESTAURANTS & CAFES

Shopping is at your doorstep, from the convenience of Hillside Corner to the supermarkets and specialty shops of Watergardens Town Centre and Caroline Springs.

SCHOOLS EDUCATION

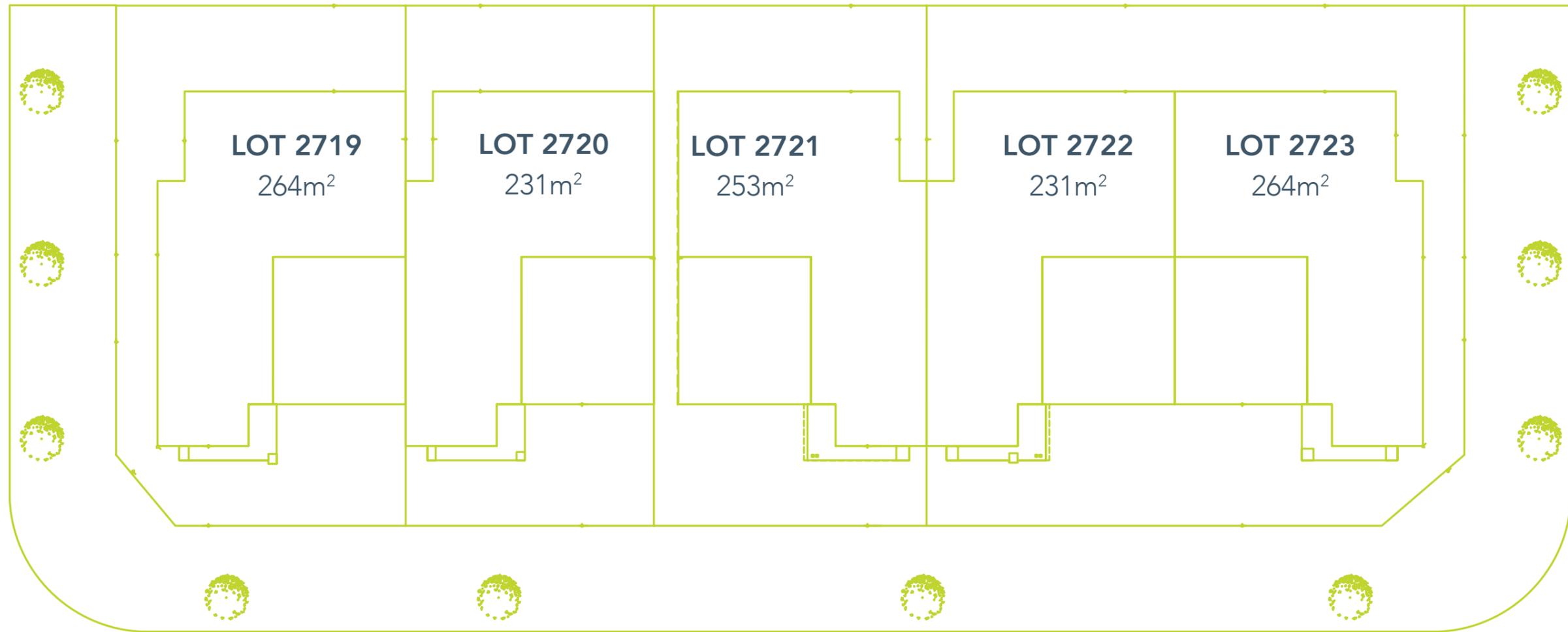
Not only do families at Aspire have a wide range of high quality Primary and Secondary Schools at their doorstep, they're also easily connected to these by public transport, roads and bike paths.

But it's what you find outside your front door that makes Aspire truly special, with an abundance of open spaces and welcoming neighbourhood making it different to other communities.

CONTEMPORARY LIVING SITE PLAN

The Nostra Contemporary Living release is located in stage 27 at Aspire.

Take advantage of low maintenance living, a collection of 5 turn-key homes with a stunning street appeal awaits.



CONTEMPORARY LIVING AT ASPIRE

FRASER RISE

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CONTEMPORARY LIVING AT ASPIRE

SLAVKO DRIVE

READY TO
MOVE IN.



ARTIST IMPRESSION

Set within an established and attractive streetscape, your new home comes with a number of high quality inclusions inside and out, including the driveway, fencing, front and rear landscaping, plus much more.

Front & rear low maintenance landscaping

2590mm high ground floor ceilings

Stainless steel appliances including dishwasher

Fencing to all side and rear boundaries of home

Stunning streetscape

Flooring throughout the home

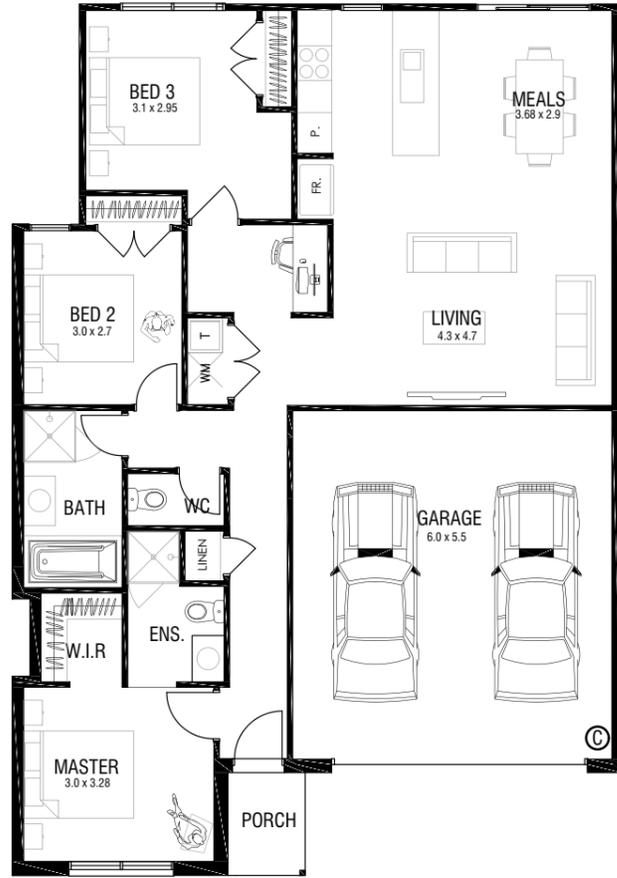
Letter box, clothesline and much more!

ASPIRE FLOORPLANS.

Floorplan variation | Lot 2719, 2723

3 2 2

REFER TO INDIVIDUAL FLOOR PLANS



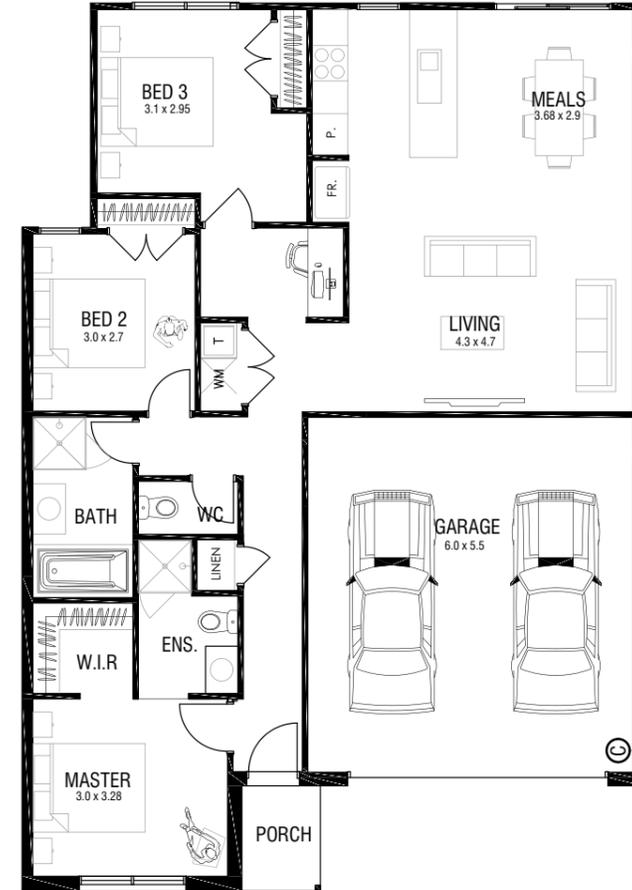
CONTEMPORARY LIVING AT ASPIRE

FRASER RISE

Floorplan variation | Lot 2720-2722

3 2 2

REFER TO INDIVIDUAL FLOOR PLANS



FRASER RISE

CONTEMPORARY LIVING AT ASPIRE

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 (Includes rock and retaining walls)
- Note: Retaining walls are included for structural requirements only. Any retaining wall requirements for landscaping are not included.
- ▶ 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 in lieu of a gas solar hot water unit)

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 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
 - ▶ 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 developers requirements (refer to plans)
- ▶ Letterbox
- ▶ Clothesline (All external works to builders discretion)

Included Only at Aspire

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

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.

Please refer to complete colour boards, inclusions and colour selection document for full details.

PREMIUM TEXTURES



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.

Why Nostra



24/7 Service through our dedicated online client portal



More timber in our frames and stronger slabs that exceed industry standard



A strong level of inclusions from the start



24/7 Emergency RACV home assist for the first 12 months after you move in for further peace of mind



High quality materials from trusted brands



All backed by a 25 year structural guarantee!

A joint partnership

NOSTRA

BUILDER
NOSTRA

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

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.

From modest beginnings in 1989 developing small subdivisions in Bendigo, today Villawood Properties predominately concentrates on large scale master planned communities which incorporate a combination of mixed-use town centres, residents' clubs, educational facilities, large display villages and the creation of high quality parks and open spaces. 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.

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FRASER RISE

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PROUDLY DEVELOPED BY



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