



C A S C A D E



Turn-key townhomes

CONTEMPORARY  
LIVING  
BY NOSTRA





# WELCOME

## TO THE CASCADE RELEASE AT PEPPERCORN HILL

A collection of nine stunning townhomes await at the Cascade Release, Peppercorn Hill.

Perfectly placed overlooking the future wetlands reserve, these homes will offer a leafy green outlook in a sought after location.

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





**AN EXCEPTIONAL MASTERPLANNED  
COMMUNITY DESIGNED WITH FAMILIES  
IN MIND, PEPPERCORN HILL HAS IT ALL.**

Peppercorn Hill will offer residents a wide range of amenity and facilities to support the growing community. Recreational space and parkland will be plentiful and located throughout the entire community, where a rich history and modernity create a unique balance.

Planned estate amenities include a major town centre featuring a supermarket, neighbourhood community facilities, child care facilities and a wide choice of eateries and select retail stores.

Education will be well catered for, with two future secondary schools planned along with substantial sports and recreation grounds. Peppercorn Hill residents will enjoy a lifestyle second to none. Take a step up to Peppercorn Hill and you'll enjoy life as it should be - safe, connected and healthy.



Images may not be to scale and may differ from final built form. Actual lots, stages, facilities, amenities, infrastructure and their configuration are subject to statutory approval and may change without notice.



# THE CASCADE RELEASE PROVIDES A PREMIUM LOCATION

Located in a quiet pocket of the community, the Cascade Release will overlook beautifully landscaped wetlands, offering a premium park front setting. Plus, with great proximity to everything that the master-planned community has to offer, these homes are the perfect choice.



# STUNNING STREETSCAPE



## INCLUSIONS

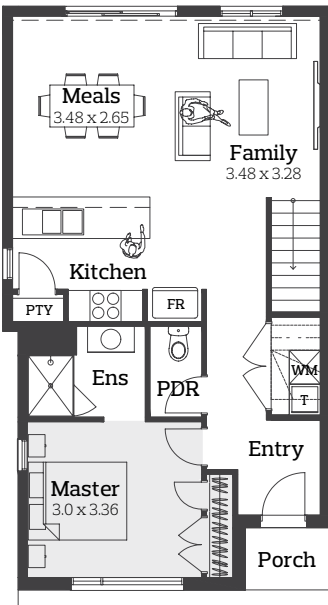
- ▶ Turn-key Inclusions
- ▶ Flooring throughout the home
- ▶ Architecturally designed facades
- ▶ Stainless steel appliances including dishwasher
- ▶ 2590mm high ceilings
- ▶ Fencing to all side and rear boundaries
- ▶ Low maintenance landscaping
- ▶ LED Downlights to main living area
- ▶ No Body Corporate

FLOORPLANS

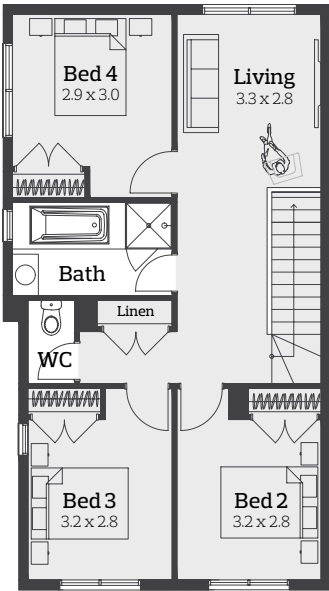
LOT 2148 | INVERLOCH | 19SQ

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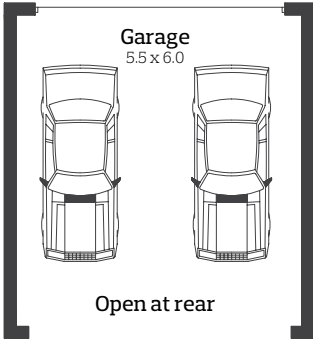
Refer to individual plans for orientation



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.



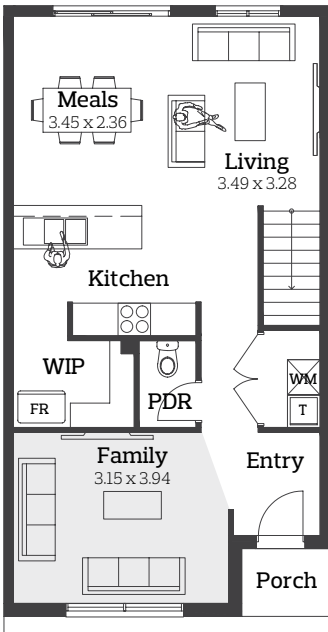
Artist impression

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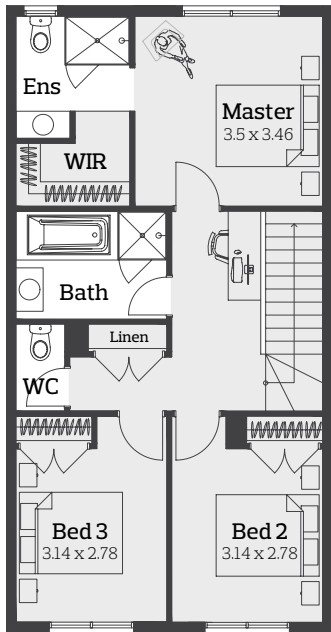
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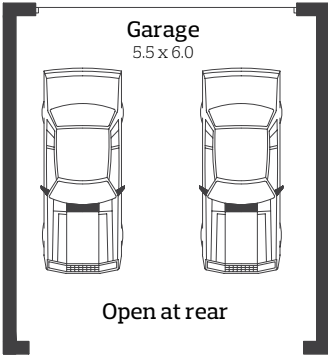
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Ground Floor



First Floor



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Artist impression

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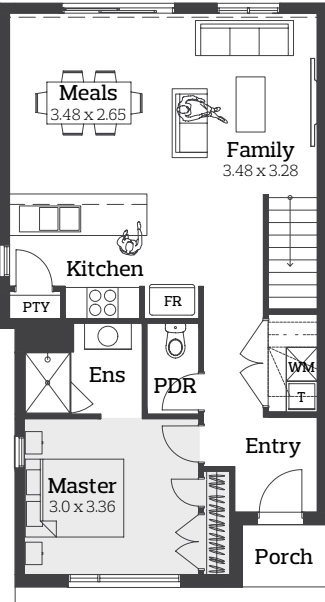


# FLOORPLANS

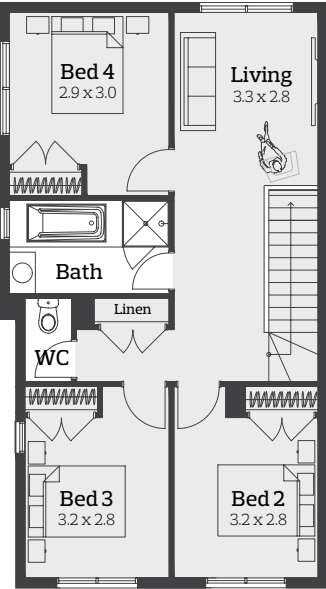
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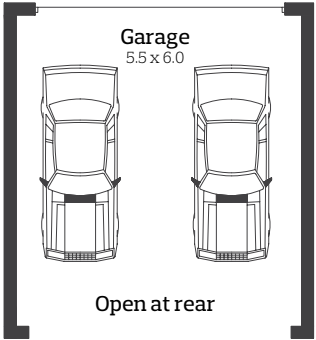
Refer to individual plans for orientation



Ground Floor



First Floor



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Artist impression

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# 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 Peppercorn Hill

- ✓ 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



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

**Flat Roof Design (refer to project plans)**  
Heating panels to all bedrooms and main living area

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

- 2 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

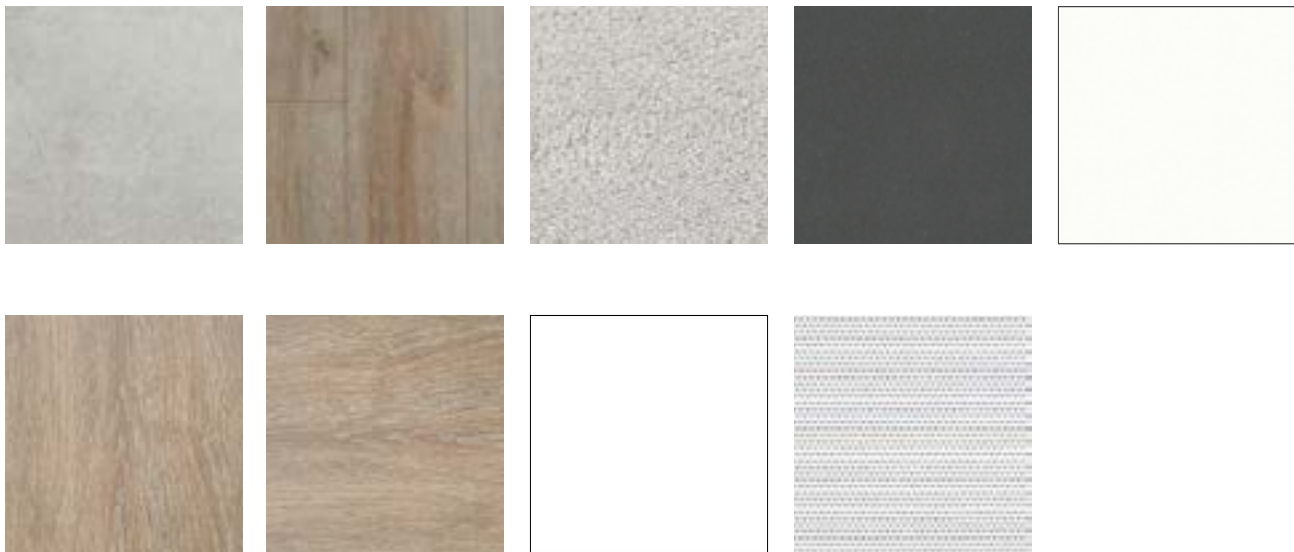
**Floor Coverings**  
Ceramic 450x450mm floor tiles to bathroom, toilet, ensuite and laundry

# INTERIOR STYLING AT YOUR FINGER TIPS

Your choice from two  
stunning colour schemes.

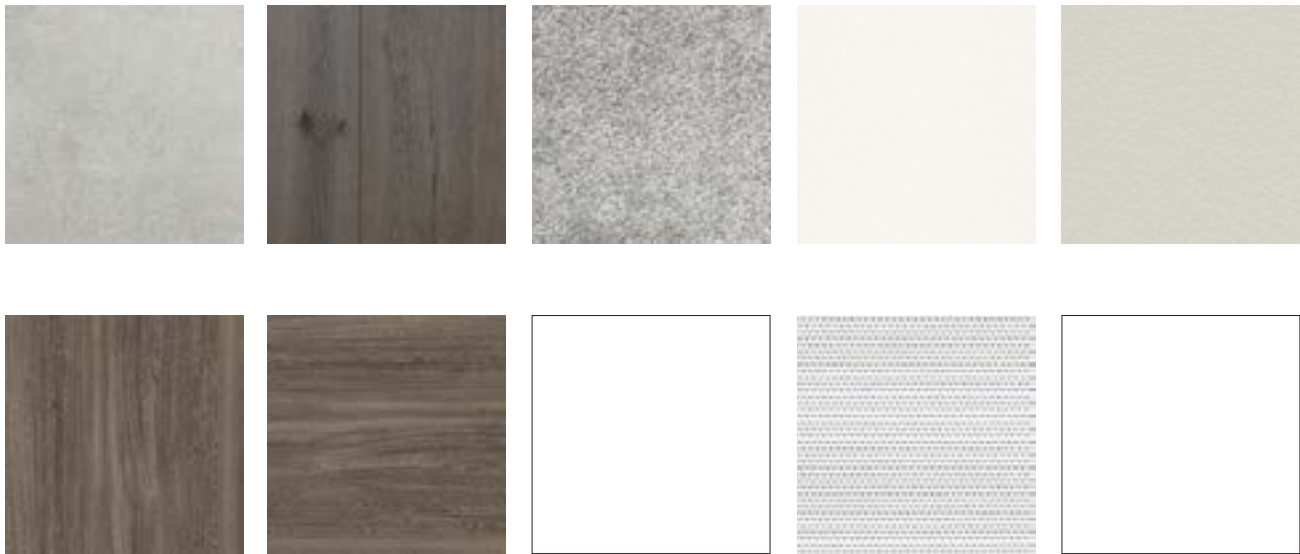
## 01

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

The Peppercorn Hill 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.

Peppercorn Hill 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.





# CASCADE

FOR MORE INFORMATION

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**NOSTRA**



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