

ALAMORA  
*Tarneit*



# THE PARK

— RELEASE —

TOWNHOMES

CONTEMPORARY  
LIVING  
BY NOSTRA

# MORE TO LOVE



Artists Impression Only. Subject to change and subject to Council Planning Approval

## PREMIUM AND PARK FRONT TURN-KEY HOMES

2-3  2  2 

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

As part of this vision, Nostra has partnered with Villawood Properties to bring you a selection of stunning 2 and 3 bedroom park fronted premium homes that provide a contemporary living solution perfect for first home buyers, downsizers, investors 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 park front living.

Become part of a thriving and growing community where everything you need is in abundance. Contemporary Living at Alamora – more of what matters.

ALAMORA HAS EVERYTHING  
TO MAKE IT YOUR ONLY CHOICE  
*the perfect lifestyle*



MASTER PLANNED  
AND MASTERFUL

A town centre, schools, sports and recreation facilities, a community centre, ready transport links and the services of a major centre are all within easy reach at Alamora. Plus more than 15 hectares of open space and the natural beauty of the Werribee River are on the doorstep.

Master-planned with Villawood's hallmark innovation and expertise, Alamora will feature extensive open space, parks, wetlands, dynamic public art, smart design and cutting-edge water use.

Central to Alamora is a stunning Residents' Club designed by renowned architects ClarkeHopkinsClarke. This vibrant community hub will feature swimming pools, a gymnasium, café, family and function spaces and more.





# ALAMORA

*Tarneit*

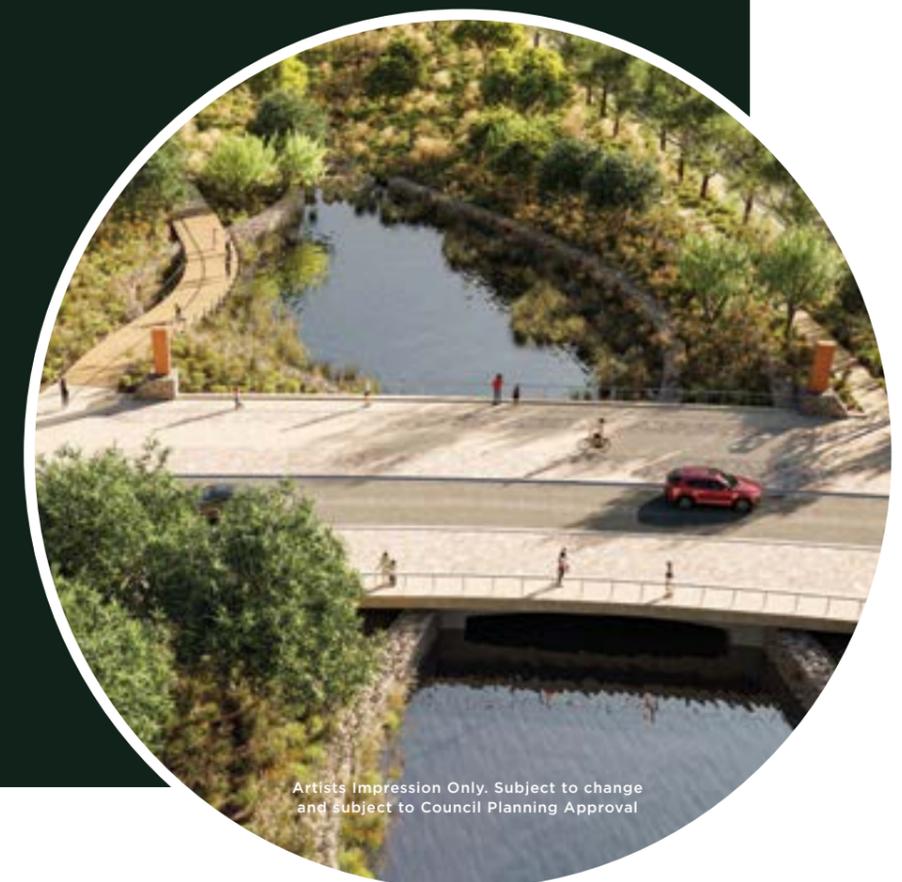
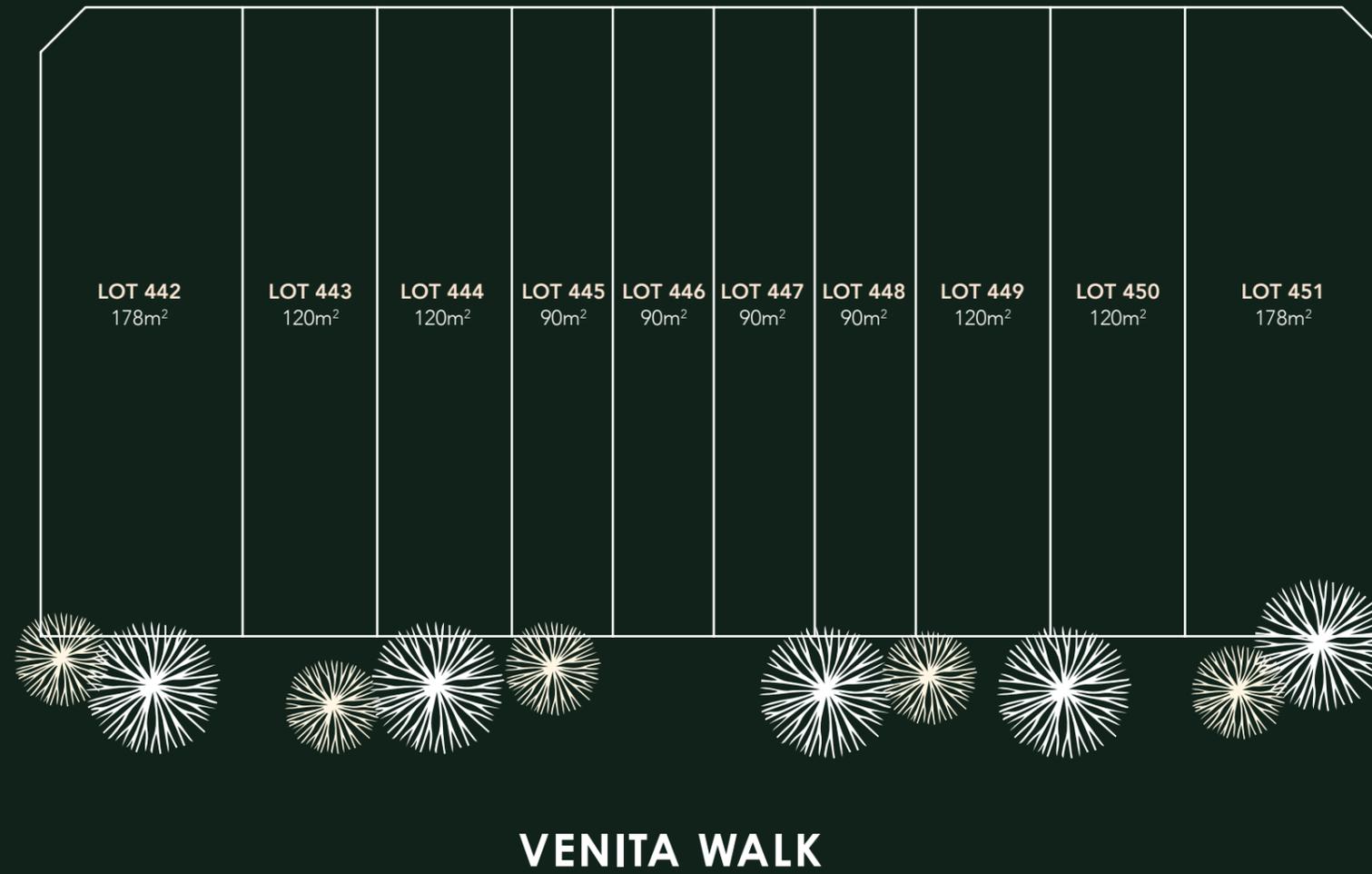
# CONTEMPORARY LIVING SITE PLAN

The Nostra Contemporary Living release is located in a stunning park front location, giving each home the largest front yard imaginable.

Take advantage of low maintenance living while taking advantage of this releases amazing outdoor benefits.

A collection of 10 turn-key homes with a stunning street appeal awaits.

## SIBELLA LANE



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# READY TO MOVE IN.



Lot 442

Lot 443

Lot 444

Lot 445

Lot 446

Lot 447

Lot 448

Lot 449

Lot 450

Lot 451

Turn-key Inclusions

LED downlights to main living area

2590mm high ceilings to first floor

Low maintenance landscaping

Your choice of tiles or timber look floors and carpet throughout

SMEG appliances including dishwasher

Lofty 2740mm high ground floor ceilings

Stunning park-front streetscape



# CONTEMPORARY LIVING AT ALAMORA FLOORPLANS



Floor plan variation | Lot 442 & 451

3 2 2

REFER TO INDIVIDUAL FLOOR PLANS



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# CONTEMPORARY LIVING AT ALAMORA FLOORPLANS

Floor plan variation | Lot 443-444 & 449-450

3 2 2

REFER TO INDIVIDUAL FLOOR PLANS

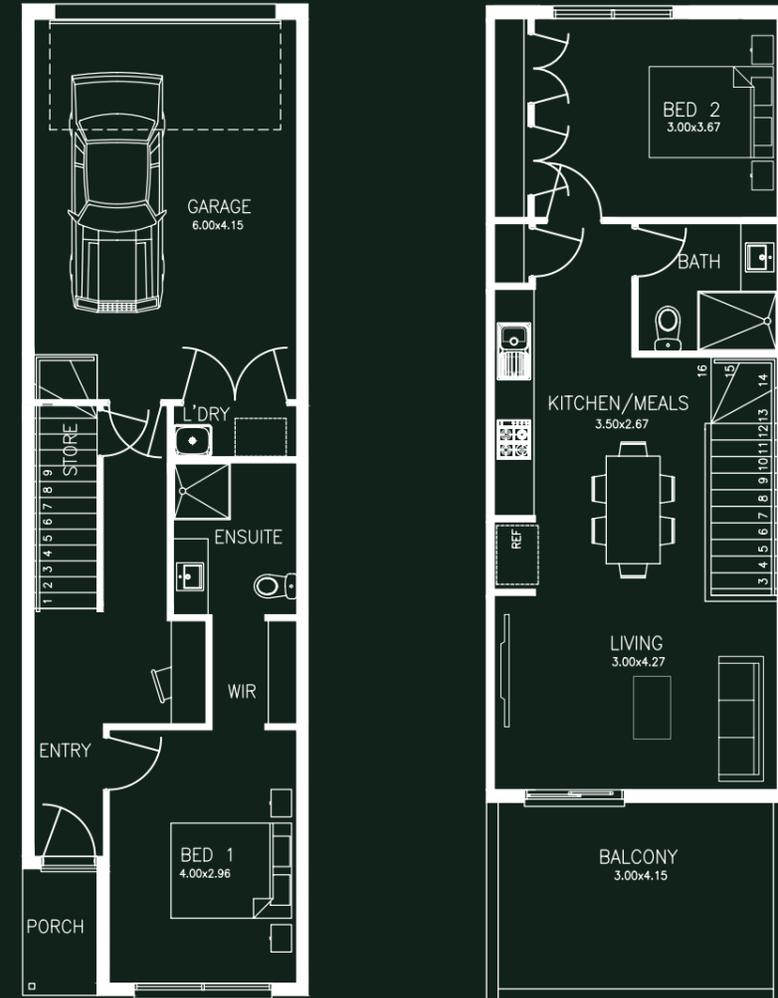


CONTEMPORARY LIVING AT ALAMORA

Floor plan variation | Lot 445-448

2 2 1

REFER TO INDIVIDUAL FLOOR PLANS



CONTEMPORARY LIVING AT ALAMORA

# YOUR PREMIUM TURN-KEY INCLUSIONS

## GENERAL

- ▶ 25 year structural guarantee
- ▶ Dwelling constructed independently

## CONNECTIONS

- ▶ Garden taps/Front and rear
- ▶ Stormwater drains
- ▶ Sewer drains
- ▶ Electricity, gas and water connections
- ▶ Fibre Optic wiring - up to 2 data points to home for television, data and phone-points to central garage point (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 minimum 25mpa concrete slab

## FRAMING

- ▶ Stabilised pine "MGP10" wall frames with LVL lintels and beams
- ▶ Engineered designed roof trusses

## CEILINGS

- ▶ 2740mm ceiling height to ground floor with 2550mm to first floor
- ▶ 90mm cove cornice throughout

## WINDOWS

- ▶ Aluminium windows with clear glazing
- ▶ Keyed Locks to all windows
- ▶ Flyscreens to all openable windows
- ▶ Holland Blinds to all windows (excludes doors)

## FACADE

- ▶ Facade as noted in approved architectural drawings

## EXTERNAL CLADDING

- ▶ VBA compliant cladding

## ROOF PLUMBING/TILES

- ▶ COLORBOND fascia, gutter, downpipes and

cappings with concrete roof tiles

Note: Certain designs are zinc flat deck specific

## INSULATION/6 STAR

- ▶ Sisalation wall wrap
- ▶ R1.5 wall batts to external walls
- ▶ R2.5 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

- ▶ Half Height plastered wall Balustrade
- ▶ 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 Gainsborough (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
- ▶ LED downlights to down stairs Meals, Kitchen, Hallway, Family with Batten holders to remainder
- ▶ 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 AND COOLING

### Flat Roof Design (Refer To Project Plans)

- ▶ Split System to kitchen/ meals and living area
- ▶ Heating panels to all bedrooms

## TOILETS

- ▶ Dual flush cisterns with Vitreous China pan
- ▶ Toilet roll holders

## BATHROOM/ENSUITE

- ▶ Full floating laminate cabinets and 20mm edging to stone 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 is width of vanities x 950mm high)
- ▶ 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
- ▶ Overhead cupboard including wine rack above fridge space
- ▶ Feature shelves above bench
- ▶ 20mm edging to stone benchtops
- ▶ Double end bowl stainless steel sink with chrome mixer
- ▶ Designer pull handles

## APPLIANCES

- ▶ 600mm stainless steel Smeg:
  - ▶ Built-in Oven
  - ▶ Gas Cooktop
  - ▶ Concealed Undermount Rangehood
  - ▶ Dishwasher

## LAUNDRY

- ▶ 45L stainless steel tub with metal cabinet and chrome mixer

## FLOOR COVERINGS

- ▶ Ceramic floor tiles (450mm x 450mm) or timber laminate (please refer to standard floorplan for locations)
- ▶ Ceramic floor tiles (450mm x 450mm) to bathroom, toilet, ensuite and laundry
- ▶ Carpet to remainder (refer to standard plans)

## WALL TILES

Ceramic wall tiles to:

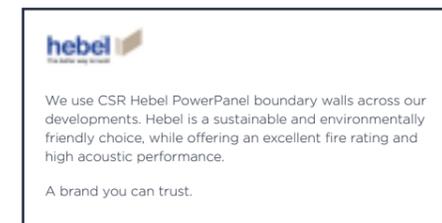
- ▶ Above kitchen bench including behind feature shelving
- ▶ 2000mm to shower walls
- ▶ Bath edge to floor
- ▶ 400mm above bathtub

## PAINT

- ▶ Dulux 3 coat Washable 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

## 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)



# Interior styling at your fingertips

Your choice from two  
stunning colour schemes.

CONTEMPORARY LIVING AT ALAMORA



## 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.

### PREMIUM TEXTURES

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

STUNNING FINISHES



## 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.

CONTEMPORARY LIVING AT ALAMORA

## 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 right across Victoria.



# THE PARK

— RELEASE —

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PROUDLY DEVELOPED BY



**NOSTRA**

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Disclaimer: House and land sold separately. Nostra Homes and Developments Pty Ltd acts as the builder of the home only. Buyers must enter into a separate contract with the land developer for the purchase and development of the land. Buyers should review the land and building contracts carefully, make their own inquiries and obtain independent advice before proceeding. Illustrations and information are intended to be indicative only and are believed to be correct at the time of publication. Nostra Homes and Developments Pty Ltd reserves the right to withdraw or alter any package at any time without notice at its absolute discretion. Estimated costs for the package are indicative only and other costs and fees are payable, including but not limited to: transfer/stamp duty, settlement/registration fees, legal/conveyancing fees, finance costs, site works, engagement of any consultants, approvals, connection for services and variations. All imagery on this brochure is for illustrative purposes only. Artist impression is for illustrative purposes only. Items depicted in these images that are excluded from the standard inclusions are included but not limited to pendant lighting, frameless shower screen, freestanding bath, downlights to bathroom, finger-pull cabinetry and fixtures. Final drawings are subject to developer and council approval; refer to the contract documentation for further details. Nostra Homes reserves the right to amend specification and price without notice. The First Home Owners Grant is a Government incentive and is subject to change. Nostra Homes and Developments Pty Ltd.