

Wattle Townhomes Release

CONTEMPORARY
LIVING
BY NOSTRA

Welcome to the Wattle Townhomes Release at Carolina, Deanside

A collection of six stunning four bedroom turn-key residences awaits you at Carolina.

Built by Nostra with an architecturally designed and modern exterior, beautifully complimented by well crafted and spacious interiors, these turn-key homes provide the very best of easy living without compromising on quality.



Artist impression

Carolina, Your happy place

Located in Deanside, Carolina is conveniently located near Caroline Springs with its well established shopping and lifestyle amenities.

At Carolina you can feel a world away from the bustle of daily life but still have everything you need just around the corner. Spend the day at Watergardens or Caroline Springs Town Centre with their shopping centres and specialty stores, grocers, markets, cafés and eateries, entertainment and cultural centres.

Carolina is a special place, where lush green parks will lift your spirits, and peaceful neighbourhoods soothe your soul. It's where open spaces give you the feeling of freedom. It's a unique corner of the world where you can relax, laugh, be yourself, and let the cares of the world just melt away. It's a place to rediscover true happiness.

Set out from your front door and within moments you can be strolling through the Grand Linear Park that seems to stretch forever. It's the perfect place to enjoy a run, take the dog for a walk, laze with friends on the lawn, or play ball with the family.

And that's only the beginning.

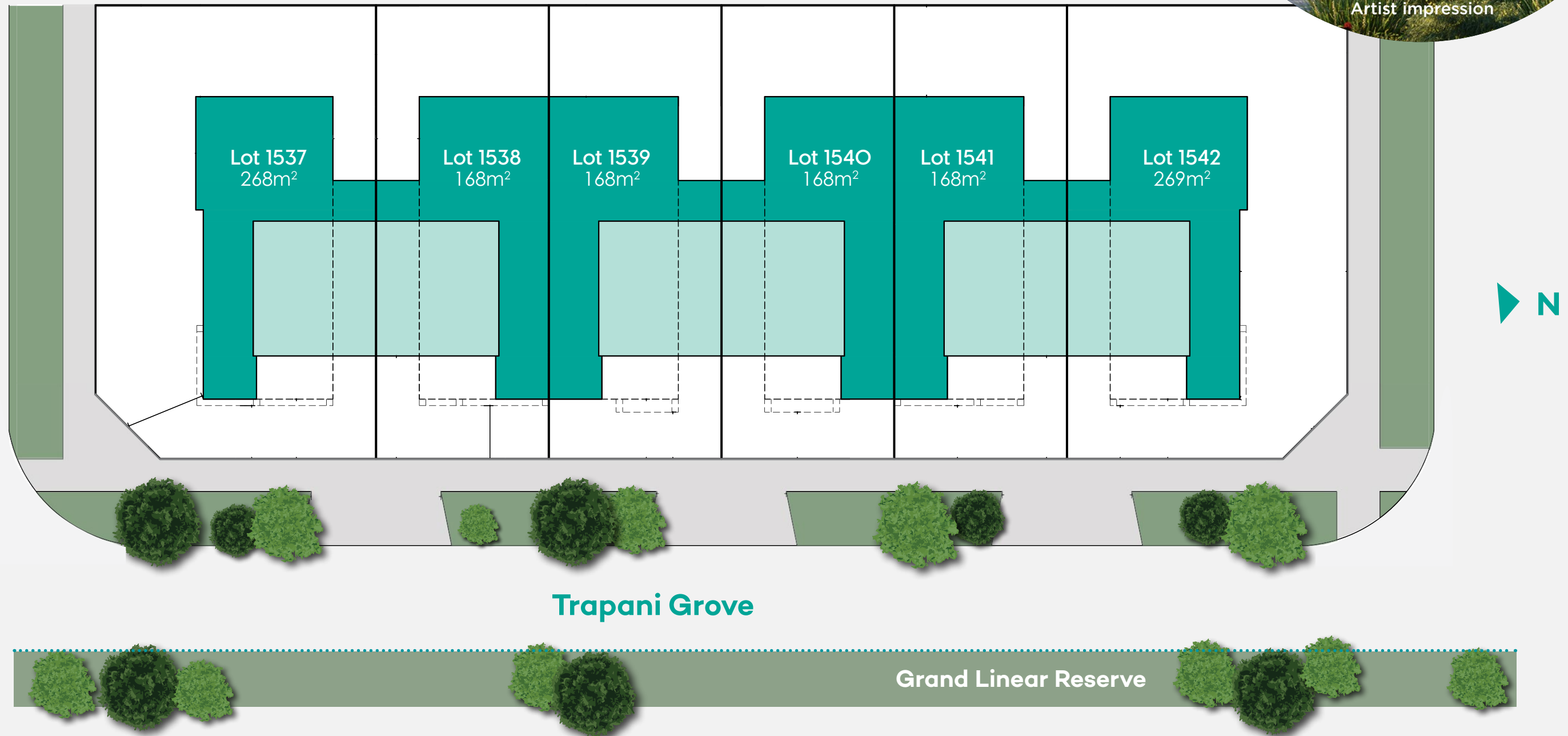


Happiness is a place to call home

carolina
by AVID Property Group

Stunning street appeal in a quality location

The Wattle Townhomes release front the Grand Linear Reserve, making it a natural extension of your home. This expansive open space will connect you to the future Carolina wetlands with a network of walking and bike paths.



Ready to move in



Inclusions

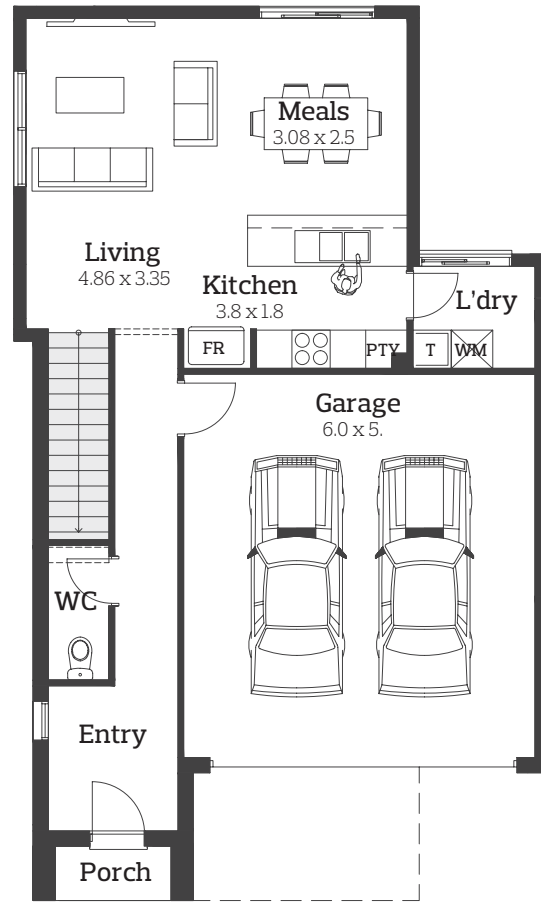
- ▶ 20mm stone to kitchen benchtops
- ▶ Flooring throughout the home
- ▶ Architecturally designed facades
- ▶ Stainless steel appliances including dishwasher
- ▶ 2590mm high ceilings to ground floor
- ▶ Fencing to all side and rear boundaries
- ▶ Low maintenance landscaping
- ▶ LED Downlights to main living area
- ▶ Plus much more!

Floorplans

Lot 1537, 1542 | Wattle | 19sq

4 2 2

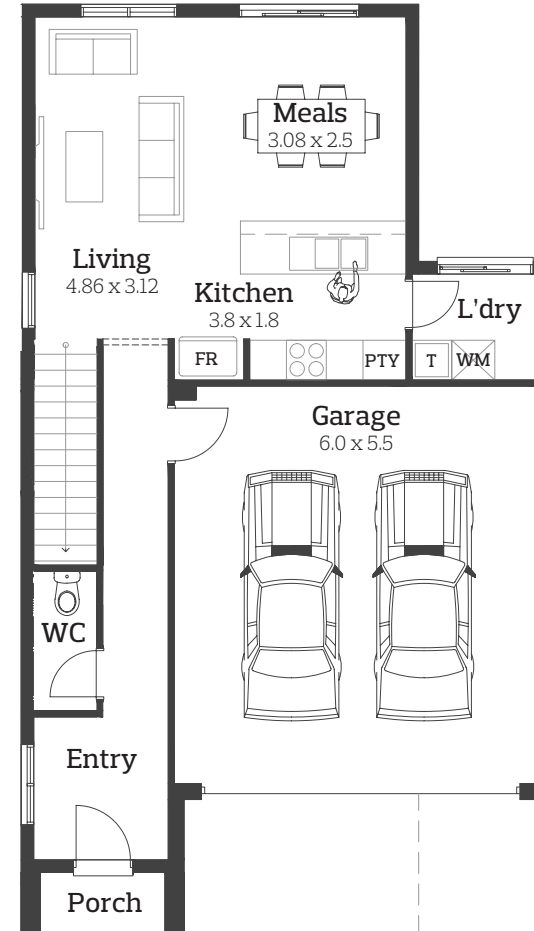
Refer to individual plans for orientation



Lot 1538-1541 | Wattle | 19sq

4 2 2

Refer to individual plans for orientation



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

Lofty Ceilings

2590mm height to ground floor with 2400mm for upper level

Electrical

LED downlights to main living areas on ground floor

Included

Only at Carolina

- ✓ 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

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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

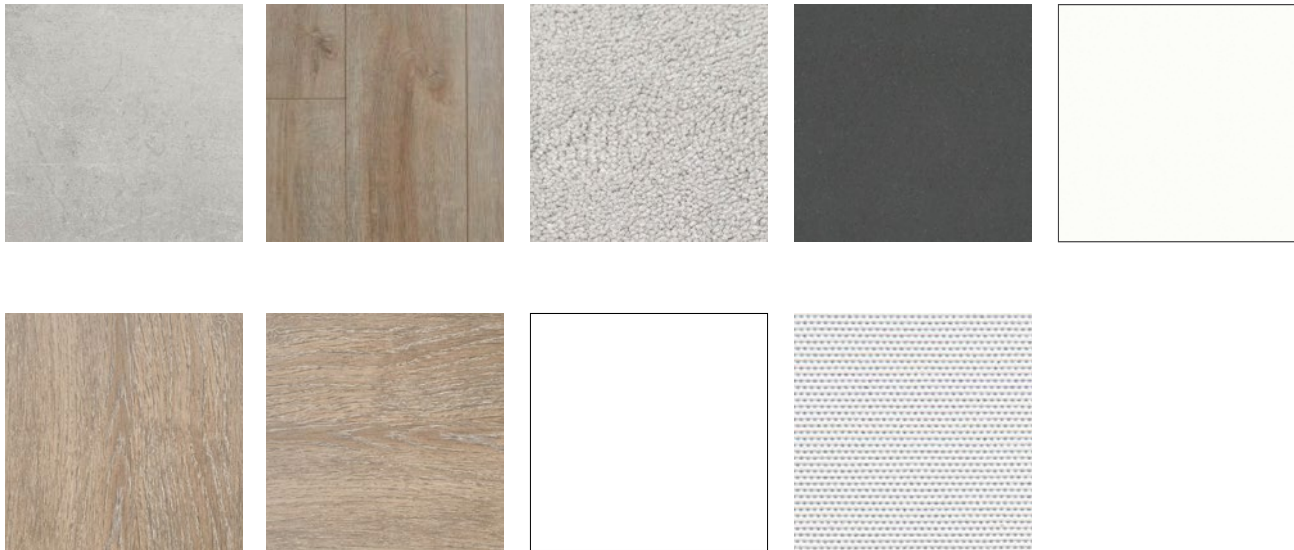
Ceramic 450x450mm floor tiles to bathroom, toilet, ensuite and laundry

Interior styling at your finger tips

Your choice from two stunning colour schemes.

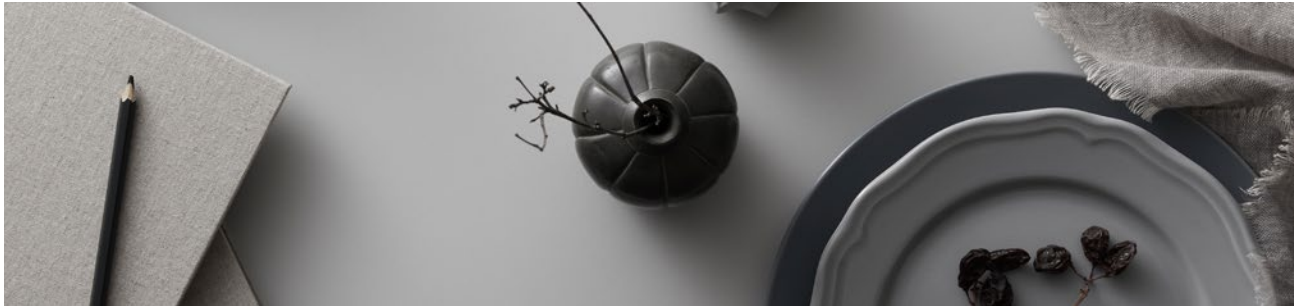
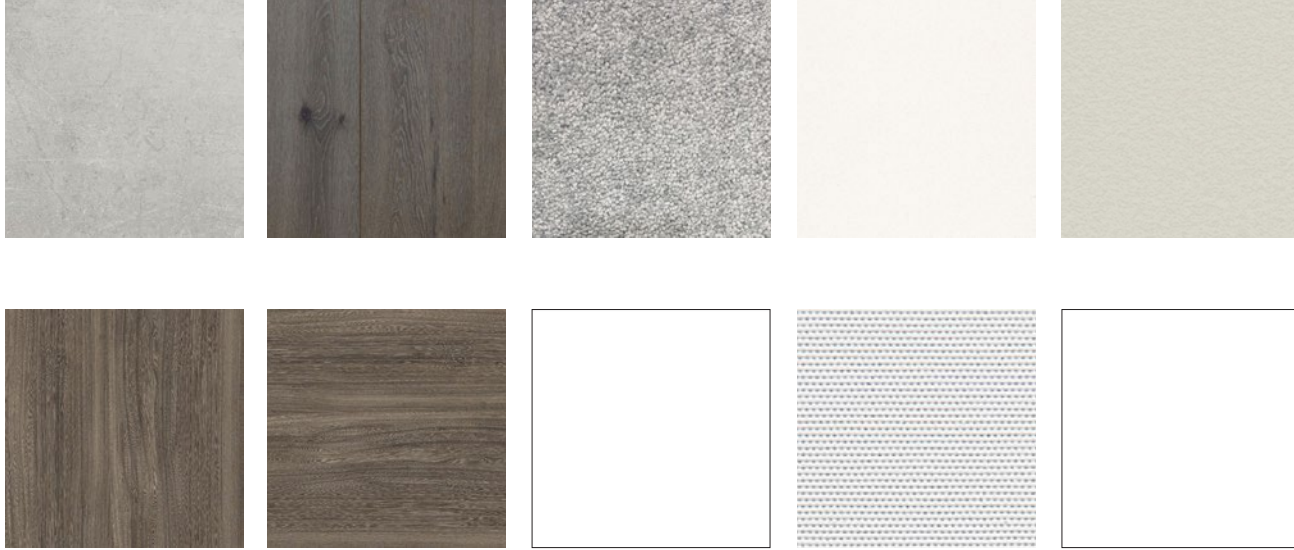
01

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

AVID Property Group (AVID) is an award-winning Australian developer responsible for a diversified portfolio of residential communities.

AVID creates communities that bring people together to enhance their lives and the way they live.

With a passion for sustainability, AVID deliver sustainable and progressive residential communities in key growth corridors across Australia.

FOR MORE INFORMATION

Carolina Sales and Information Centre

Corner Sinclairs Road & Taylors Road

(Entrance Via Sinclairs Road)

Deanside

P: 1800 875 579

PROUDLY DEVELOPED BY

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carolina
by AVID Property Group

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