



TOWNHOMES

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Contemporary Living  
By Nostra

**Cloverton**

NOSTRA

Architectural designs,  
built with purpose.

## Welcome to Contemporary Living at Cloverton.

The next-generation of contemporary homes at Cloverton, Kalkallo 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 Stockland to bring you a selection of stunning 4 bedroom homes that provide a contemporary living solution perfect 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 are sure to impress.

Become part of a thriving and growing community where convenient living is essential.

Contemporary Living at Cloverton –  
the perfect start.

“

The Nostra team and I are dedicated and driven to deliver a premium level of service at every step of your Nostra journey”



*Anthony Caruana*  
Founder





## Cloverton – your new community.

As an evolving city, Cloverton has been designed to provide everything you need for a modern lifestyle. Convenient living is essential, which is why there are plans for 8 schools, easy transport links, local neighbourhood shops and a future city centre.

Thanks to a number of parks, playgrounds, community fitness classes and future walking trails and sports reserves, it's also easy to keep active and healthy at Cloverton.

A monthly community events calendar, local café and free community fitness classes there are plenty of opportunities to meet your neighbours and connect with the local community.



## Masterplan.

Located just 38km from Melbourne’s CBD, Cloverton is Victoria’s largest masterplanned community. Set to become a future city for the northern suburbs, residents will have access to schools, retail centres, medical facilities and well connected public transport in the future.

### Shopping

Future city centre with major retail to come. Craigieburn central 15 minutes away

### Education.

With a number of established schools nearby and plans for another 8 schools to be built within the community over the next 30 years.

- Gilgai Plains School now open
- Hume Anglican Grammer anticipated opening 2023
- Green Leaves Early Learning Centre open

### Transport.

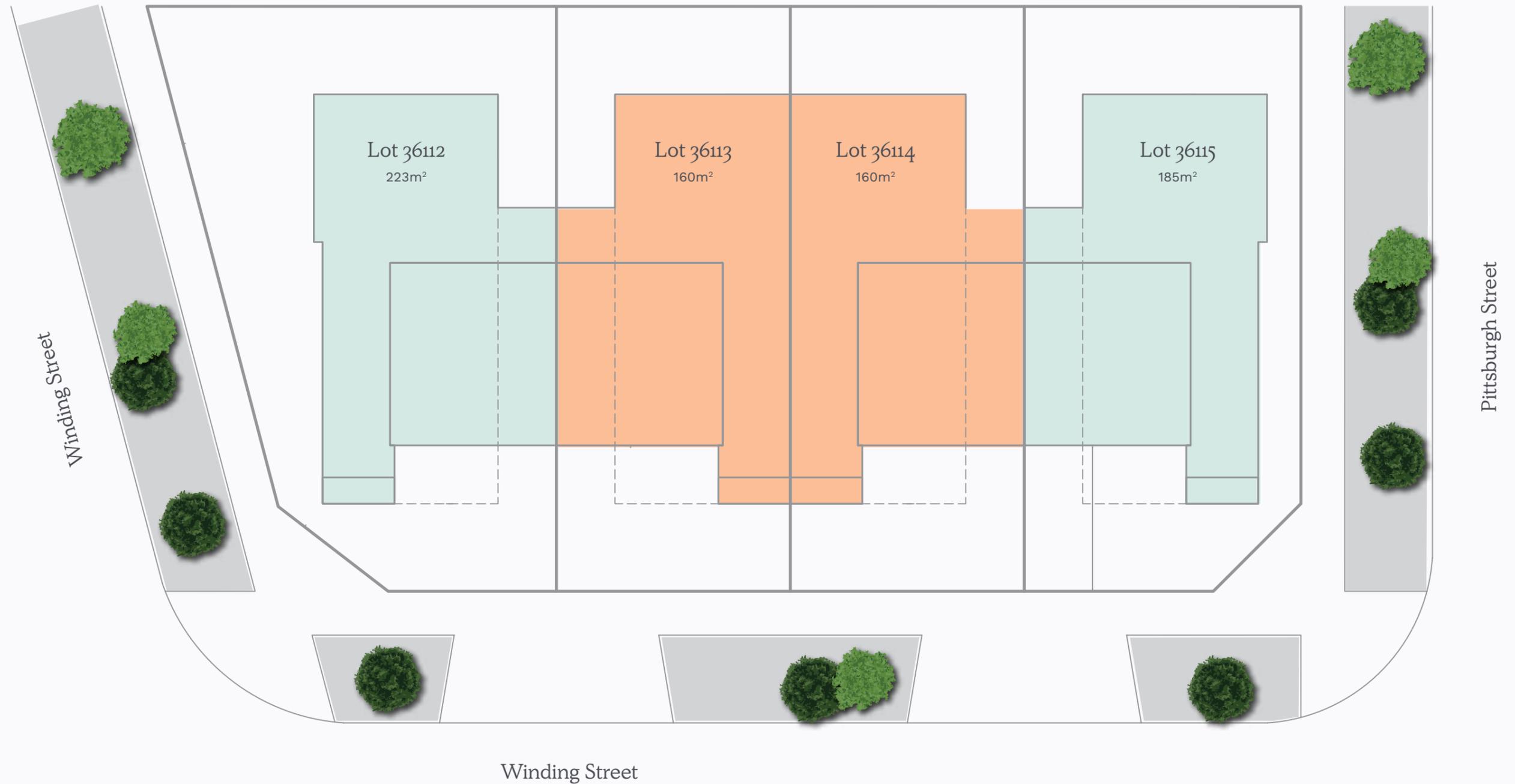
- Donnybrook train station is a 2 minute drive from Cloverton.
- Future train station planned for future city centre of Cloverton.
- PTV Bus available & Hume Freeway easily accessible.



Ready to **move in.**

# Cloverton

A collection of 4 turn-key townhomes with a stunning street appeal.



Artist Impression



Lot 36112

Lot 36113

Lot 36114

Lot 36115

## Inclusions.

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Turn-key inclusions

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20mm stone kitchen benchtops

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Architectural facades

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Fencing to sides and rear

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Stainless steel appliances

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2590mm high ceilings

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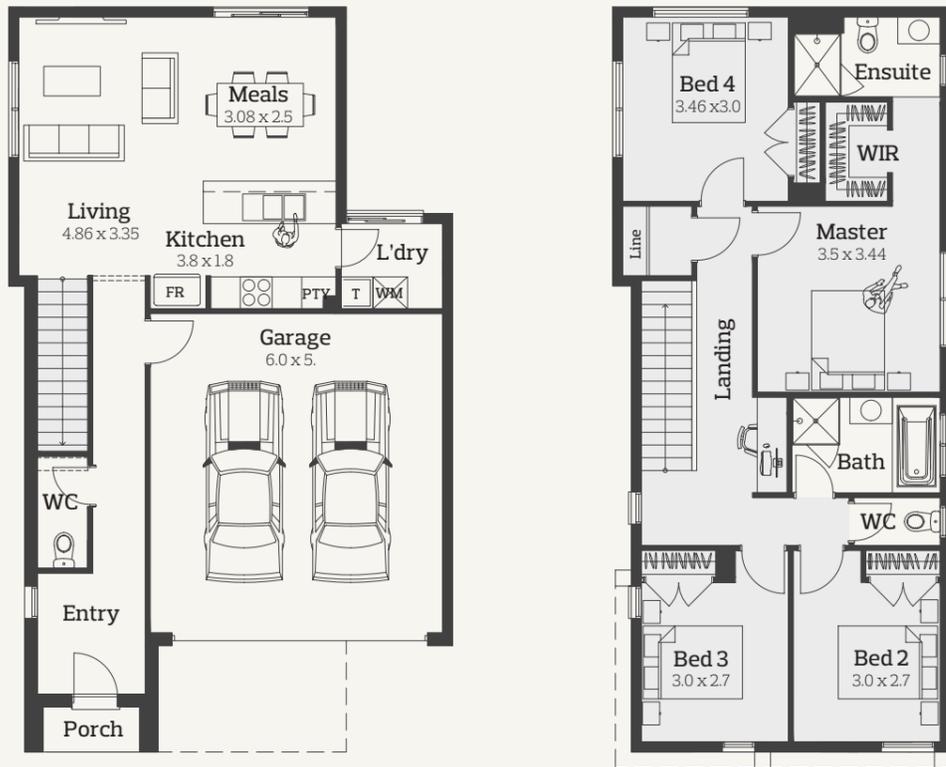
No Body Corporate

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Low maintenance landscpaing

### Wattle 19 (Corner)

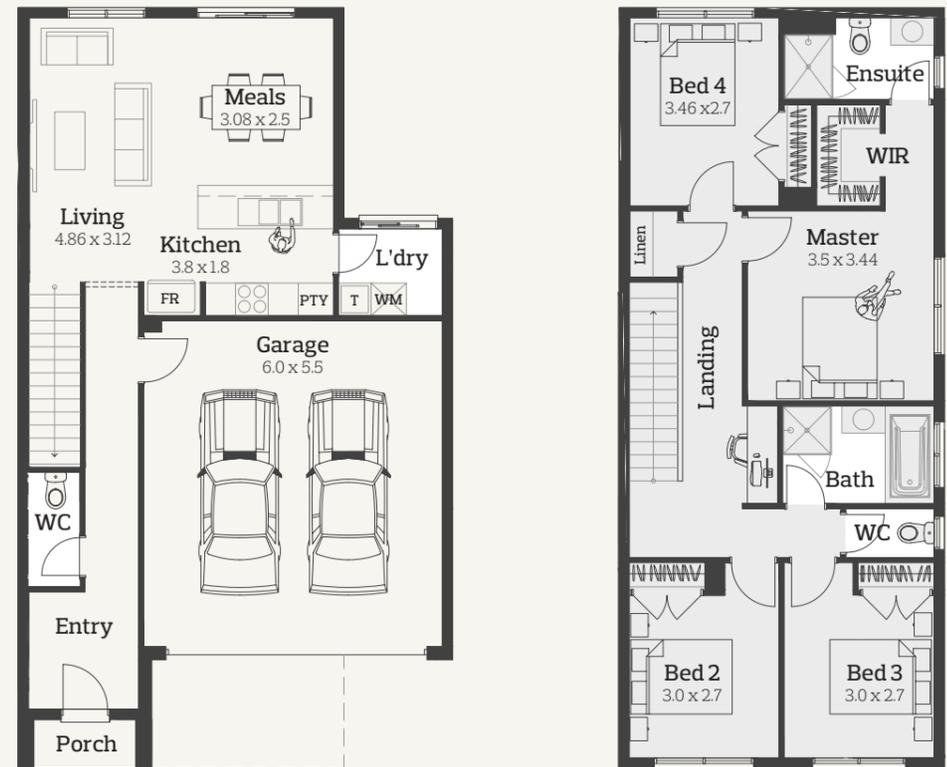
Lot 36112, 36115  
8m | 19sq



(Refer to contract plans for orientation)

### Wattle 19

Lot 36113, 36114  
8m | 19sq



(Refer to contract 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 concrete slab

### Framing

Stabilised pine steel or wall frames

Engineered designed roof trusses

### Ceilings

2590mm high ceilings for ground floor and 2400mm to upper levels

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 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 satin chrome lock

Internal: 2040mm high Flush panel doors with satin 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: 1 melamine shelf with chrome hanging rails

Pantry: 4 melamine shelves

Linen: 3 melamine shelves



**Electrical**

Safety switches (residual current devices)

Direct wired smoke detectors

LED downlights to main living area (as per plan) with batten lights to remainder of the home

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**

**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 (where applicable)

**Australian Made Kitchen**

20mm stone benchtops

Laminate panels and doors

Feature shelves above bench

Stainless steel sink with chrome mixer

Designer pull handles (where applicable)

**Appliances**

600mm Bellissimo stainless steel:

- Built-in oven
- Electric cooktop
- Concealed undermount rangehood
- Dishwasher

**Laundry**

Stainless steel tub with cabinet and chrome mixer

**Floor Coverings**

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)

Pre-formed Letterbox

Folding Clothesline

Nostra Homes and Developments Pty Ltd standard specifications are subject to change without notice and we reserve the right to substitute any items with equivalent products at anytime. Please note that various items that may be displayed in our homes may not be included in our standard specifications.



Designer Basins & Tapeware

Full Floating Laminate Cabinets

Oversized floor tiles

Interior styling at your fingertips.

Your choice of three colour schemes.



Mode.

A light and soothing sanctuary.



Luxe.

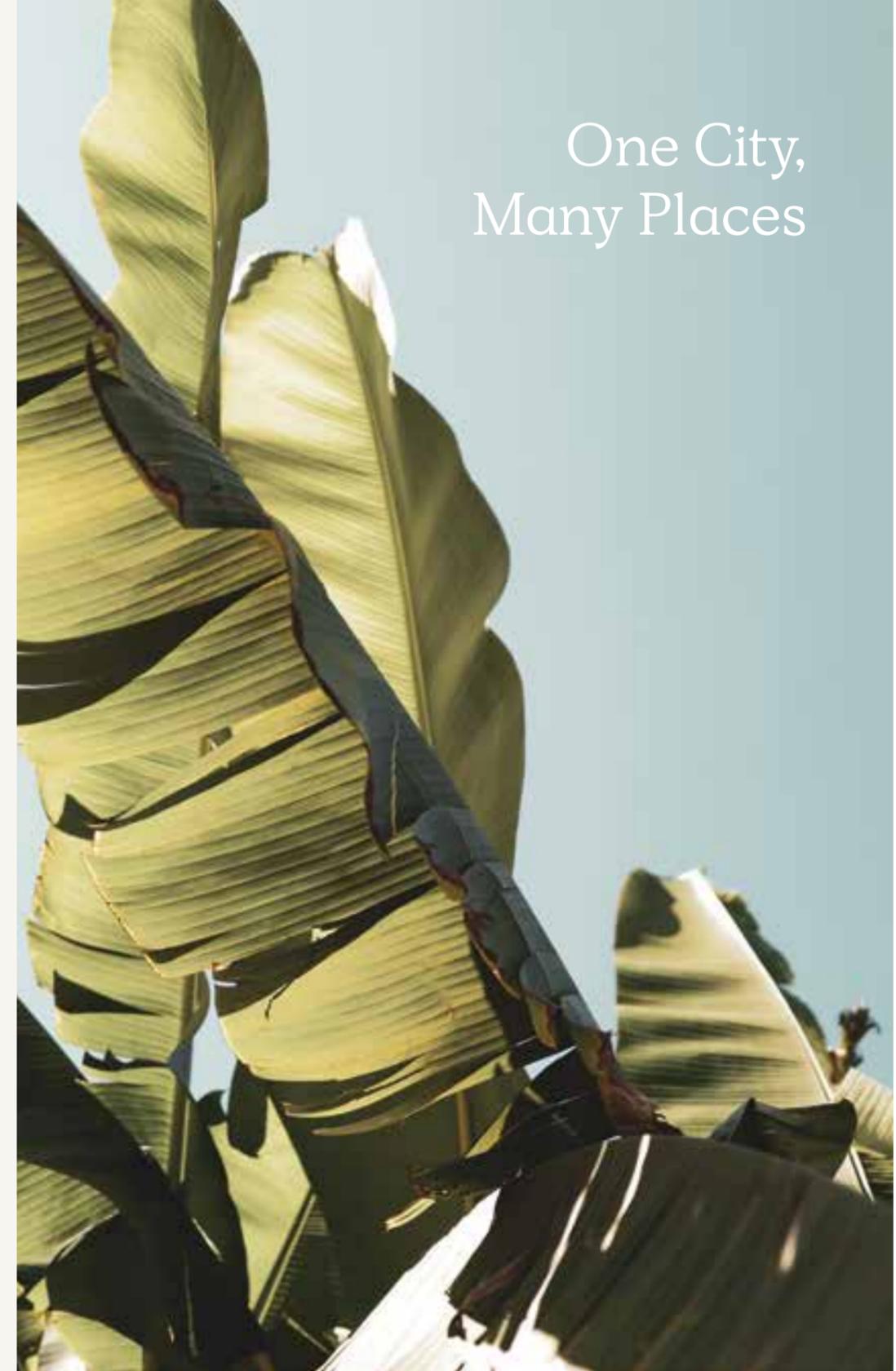
A moody and dramatic space.





Coastal.

A calming retreat.



One City,  
Many Places

## A Nostra difference.

Motivated to deliver architecturally inspired design and craftsmanship.



Architecturally designed homes



Dedicated Customer Service Officer



12 Months RACV Home Assist

25

25 Year Structural Guarantee



Carefully curated colour schemes



Trusted suppliers and construction method



Energy Efficient

NOTE All colours shown in this book are a guide only. Categories and colours are indicative and can be subject to change.

# Built for living.

## 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

 **Stockland**

Stockland is one of the largest diversified property groups in Australia – owning, developing and managing a large portfolio of retail town centres, workplace and logistics assets, residential communities and retirement living villages. Founded in 1952, today Stockland leverages its diversified model to help create sustainable communities where people live, shop and work.

## STREETSCAPE ARCHITECT

 **Architecton**

Architecton is an award-winning Melbourne based architectural design studio. What sets Architecton apart is embracing new ideas and generating creative solutions for a constantly changing market.

Working together, we aim to offer unique architectural facades unlike anything seen before to create a beautifully presented streetscape that is sure to impress.

# A strong partnership.

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For more **information**

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Proudly developed by



**Cloverton**

**NOSTRA**

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.