



TOWNHOMES

Contemporary Living By Nostra



NOSTRA

Architectural designs,
built with purpose.

Welcome to Contemporary Living at Woodlea.

The next-generation of contemporary homes at Woodlea 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 VIP & Mirvac to bring you a selection of stunning 3 bedroom homes that provide a contemporary living solution for first home buyers, downsizers or someone looking for a low maintenance, modern lifestyle.

These homes feature an enviable list of fixed price inclusions along with a modern and architecturally designed street appeal. Packed with style and convenience they are sure to impress. Become part of Melbourne's pre-eminent master-planned community.

Woodlea is 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





Woodlea – a community designed for easy living.

Woodlea is a fully integrated masterplanned community, designed to provide wonderful homes as well as opportunities including employment, education, retail, commercial and community services.

Woodlea's masterplan boasts a brand-new era of suburban living for Melbourne's West. Every home is within walking distance of a park, while every park and neighbourhood can be accessed by various scenic walkable routes. The recently opened Town Centre featuring Coles perfectly compliments the existing schools, sporting facilities, adventure playgrounds to create a tight-knit community designed for easy living.



Masterplan.

Nostra's release of architecturally inspired turn-key homes are located within the Woodlea estate.

Your new home will be located within easy reach of everything that Woodlea has to offer including:

A park within 200m of every home

A playgroup, two childcare centres and two Primary Schools already open

A place to meet friends and browse specialty shops in the heart of Woodlea.

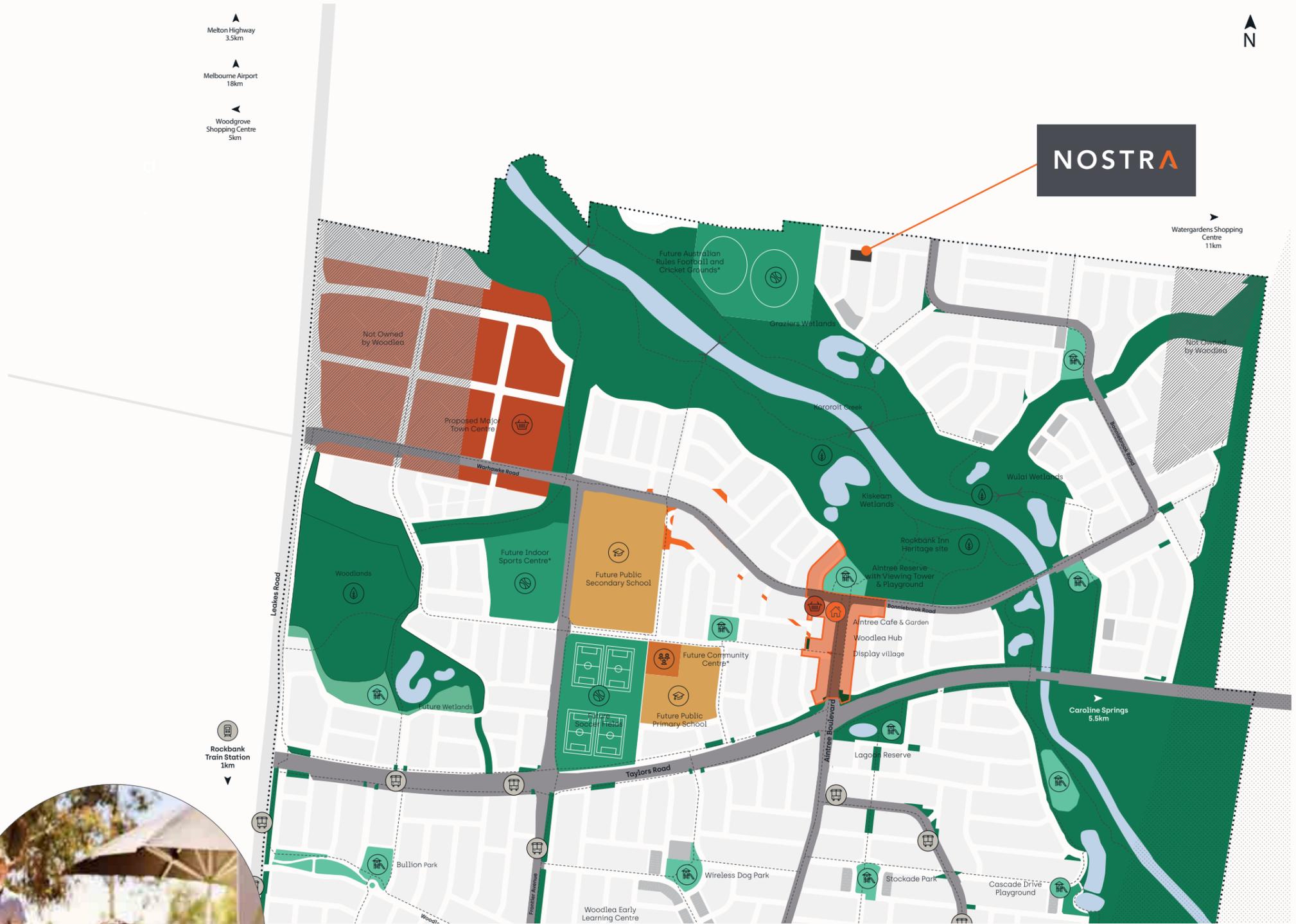
An enviable array of modern sports and active facilities

With such a great list of nearby amenities along with a functional 3 bedroom floorplan and architectural façade, you'll love calling Woodlea home.



- ▲ Melton Highway 3.5km
- ▲ Melbourne Airport 18km
- ▲ Woodgrove Shopping Centre 5km

Rockbank Train Station 1km



Turn-key homes.

A collection of 5 homes with 3 bedrooms and a stunning street appeal.





Lot 6754

Lot 6753



Lot 6752

Lot 6751

Lot 6750

Inclusions.

Turn-key inclusions

20mm stone kitchen benchtops

Architectural facades

LED Downlights to main living area

Stainless steel appliances

2590mm high ceilings

No Body Corporate

Low maintenance landscaping

Drysdale

8.5m | 14sq

3  2  1 



NOTE: Floorplan displayed is for illustrative purposes only. Refer to contract plans for orientation and final landscaping layout.



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

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

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

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 (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
- Gas 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.

A flat-lay composition of various interior design samples on a light grey background. It includes several rectangular swatches of different wood grains, a piece of light-colored fabric, a small white ceramic dish with a fork, a dried green plant stem, and a small wooden bowl with a spoon.

Luxe.
A moody and dramatic space.

A flat-lay composition of various interior design samples on a light grey background. It includes several rectangular swatches of different wood grains, a piece of dark fabric, a small white ceramic dish with a spoon, a small wooden bowl with a spoon, and a string of light-colored beads.



Coastal.

A calming retreat.



Live a
bigger life.



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



Mirvac is an Australian property group with a clearly defined purpose to reimagine urban life. Renowned for the quality of their products, Mirvac has created some of Australia's most iconic places and precincts, from thriving masterplanned communities, to landmark offices.

VIP was founded on one man's passion for changing built form to improve standard of living. They aim to create sustainable communities that will last for the consumer.

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.

For more **information**

Contact

Matthew Vassallo

0499 399 264

matthew@nostrapg.com.au

Proudly developed by



Victoria Investments & Properties Pty Ltd



WOODLEA

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.