



TOWNHOMES

## Contemporary Living By Nostra

 Stockland | Minta

**NOSTRA**

Architectural designs,  
built with purpose.

## Welcome to Contemporary Living at Minta.

The next-generation of contemporary homes at Minta in Berwick 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 3 or 4 bedroom homes that provide a contemporary living solution perfect for first home buyers, downsizers or someone looking for a low maintenance and 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, these homes are sure to impress and promote easy living.

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

Contemporary Living at Minta  
– 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





## Minta – in the heart of Berwick.

Defined by its stunning natural landscape, community spaces and focus on sustainability, Minta offers the perfect lifestyle for residents nestled in Melbourne's south-east in the suburb of Berwick.

Close to schools, transport networks and amenities, the vision for Minta is to create a community that its residents are proud to call home. Minta residents will have plenty of spaces and places for fun and fitness. Enjoy over 22 hectares of beautiful nature reserves, lakes and green open spaces, healthy outdoor options at Minta including relaxing with the family at the newly completed Hilltop Fantasy Park & Playground.

With a proposed next-generation employment precinct expected to create in excess of 10,000 jobs, Minta residents will be able to live, work and play right next to home.



## Masterplan.

The Nostra Contemporary Living release is located in stage 9 of Minta, with close proximity to Hilltop Park and much more of what Minta has to offer:

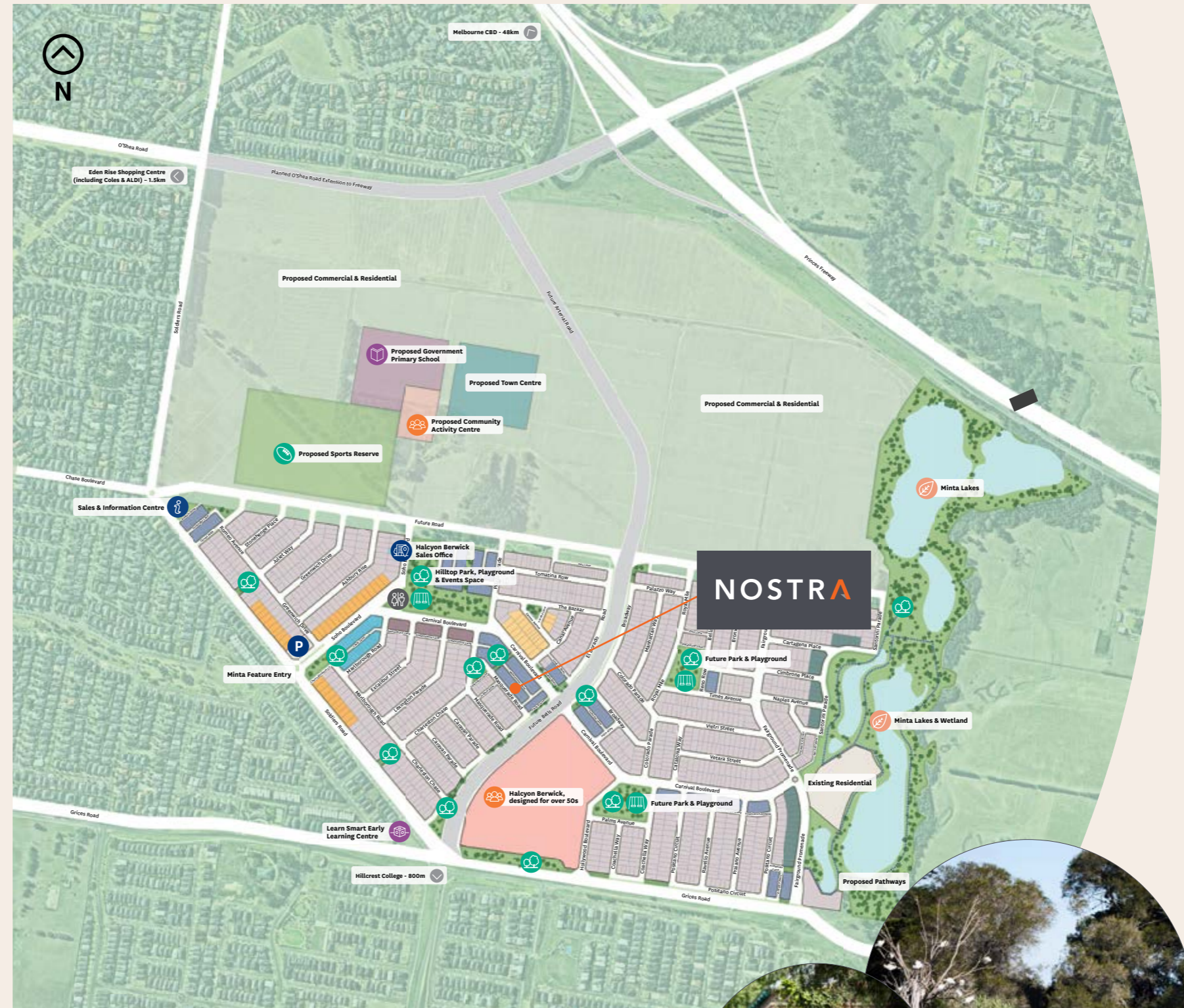
Established suburb of Berwick with everything you need nearby

Over 22 hectares of open space and tranquil lakes

Short drive from a wide range of public transportation options

Educational facilities, retail and entertainment destination all at your doorstep

With a choice of a 3 or 4 bedroom townhome, you will find the perfect fit for you at Minta – enjoy a life away from the daily grind.



## MINTA

### Sales and Information Centre

### Education and Childcare

- Learn Smart Early Learning Centre - 60m
- Hillcrest Christian College - 800m
- Rivercrest Christian College - 1.7km
- Brentwood Park Primary School - 2.7km
- Berwick College - 4.7km
- Berwick Chase Primary School - 850m
- St Catherine's Catholic Primary School - 2.2km
- Kambrya College - 2.6km
- Beaconhills College - 2.6km
- Berwick Primary School - 3.5km
- Haileybury College - 4.3km
- Goodstart Early Learning, Berwick - 3.5km
- Chisholm Institute - 3.9km
- Nossal High School - 4.8km
- Federation University Australia - 4.3km
- Cranbourne Library - 10.4km
- Heritage College - 5.7km

### Shopping and Dining

- Berwick Village - 5.0km
- Berwick Springs Promenade - 4.6km
- Eden Rise Village - 2.7km
- Selendra Rise Shopping Centre - 6.9km
- Westfield Fountain Gate Village Cinemas - 8.6km
- The Local Brew House - 12.0km
- D'Angelo Estate Vineyard - 7.7km

### Parks and Open Space

- Circa Park - 1.7km
- Wilson Botanic Park Berwick - 6.4km
- Royal Botanic Gardens Cranbourne - 15.3km
- Berwick Springs Lakes & Wetlands - 4.6km
- Recreation Reserve - 2.8km
- Cranbourne Golf Club - 12.8km

### Medical Centres

- St John Of God Berwick Hospital - 3.4km
- Woodleigh Waters Medical Clinic - 2.4km
- Casey Hospital - 3.8km
- Eden Rise Family Clinic - 2.7km
- HealthMint Medical Centre - 4.4km

### Leisure Centres

- Splash's Swimming Pool - 4.1km
- Casey Stadium - 11.0km

### Public Transport & Access

- Beaconsfield Train Station - 3.5km
- Berwick Train Station - 5.0km
- Officer Train Station - 8.9km
- Narre Warren Train Station - 8.5km

### Legend

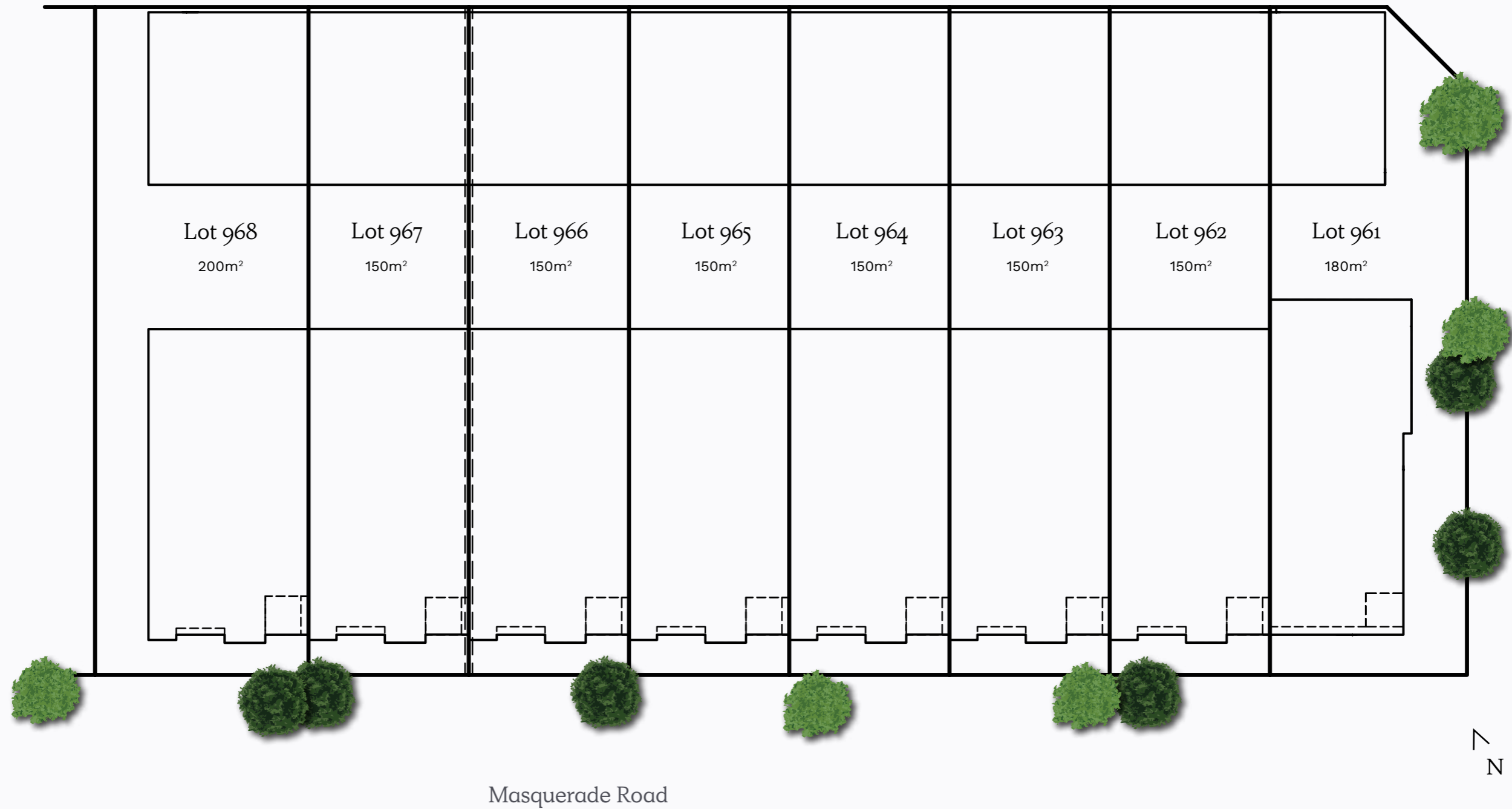
- Display Village 1 - Now Open
- Future Display Village 2
- Future Residential
- Completed Stage 1 Townhomes
- Minta Townhomes built by Creation Homes
- Future Townhomes
- Minta Lakeside
- Development by Others
- Retail
- Education
- Community
- Planned Major Roads
- Proposed Pathways



Turn-key townhomes.

A collection of 8 townhomes with a stunning street appeal.

# Minta



Artist impression, subject to change.



Lot 968

Lot 967

Lot 966

Lot 965

Lot 964

Lot 963

Lot 962

Lot 961

## Inclusions.

Turn-key inclusions

20mm stone kitchen, bathroom & ensuite benchtops

Architectural facades

LED Downlights to main living area

Stainless steel appliances

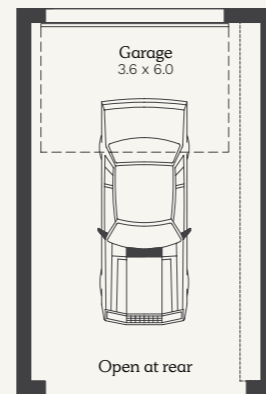
2590mm high ceilings

Split system to main living area

Low maintenance landscaping

## Inverloch

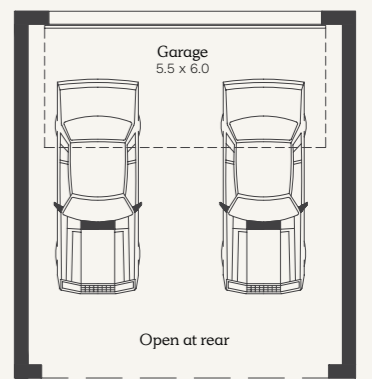
Lot 961  
16sq



(Refer to contract plans for orientation)

## Inverloch 3 bedroom option

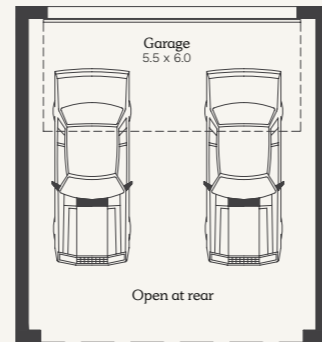
Lot 962-967  
19sq



(Refer to contract plans for orientation)

## Inverloch 4 bedroom option

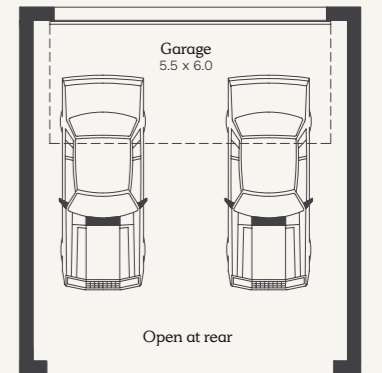
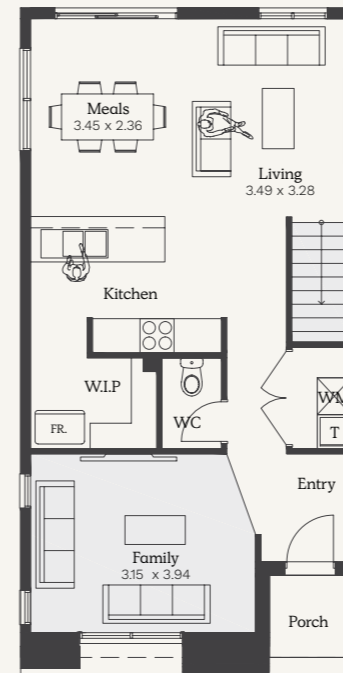
Lot 962-967  
19sq



(Refer to contract plans for orientation)

## Inverloch 3 bedroom option

Lot 968  
19sq



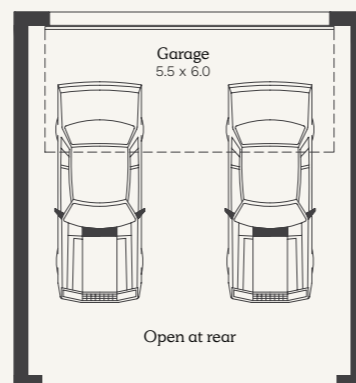
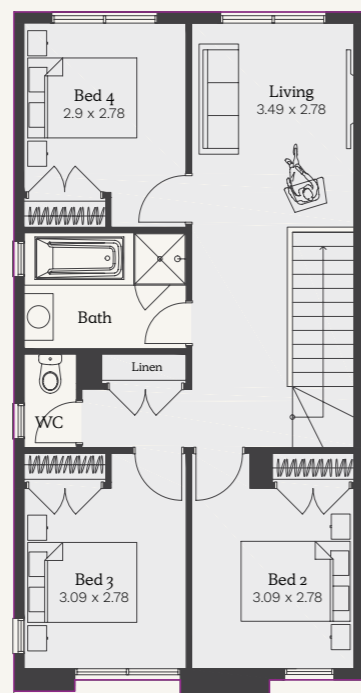
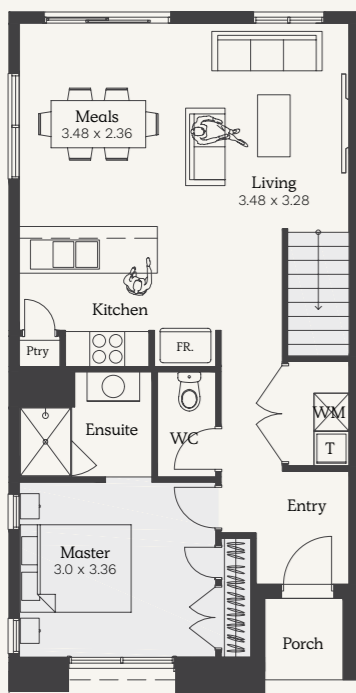
(Refer to contract plans for orientation)



## Inverloch

4 bedroom option

Lot 968  
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 2440mm 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 & Cooling

Flat Roof Design (refer to project plans)

Heating panels to all bedrooms

Split System to main living area

## Toilets

Dual flush cisterns with vitreous china pan

Toilet roll holders

## Bathroom/Ensuite

20mm stone benchtops

Laminate cabinets

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

20mm Stone Benchtop

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.



Feel at home the  
moment you  
move in.



## 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

 Stockland | Minta

**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.