



TOWNHOMES

Contemporary Living
By Nostra

Harpley

NOSTRA

Architectural designs,
built with purpose.

Welcome to Contemporary Living at Harpley.

The next-generation of contemporary homes at Harpley 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 Lendlease to bring you a selection of stunning 4 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. Build the life you've always dreamed of in a neighbourhood where lakeside living meets nature's beauty.

Harpley has it all.

“

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





Harpley – your new community.

Welcome to Harpley, a masterplanned community by Lendlease, just 3.5km from Watton Street in Werribee CBD and 35km South West of Melbourne CBD.

This warm, welcoming lakeside neighbourhood is a place with a strong sense of community, where everything you need is readily available.

Harpley will have it all, from schools and childcare centres, shops and essential services, to lakeside cafes and restaurants. Surrounded by natural, open spaces and manicured parklands, Harpley is a neighbourhood where families and friends can meet for a catch-up, stroll the parks and boardwalks, and picnic by the waterways.

Love living lakeside at Harpley.



Masterplan.

Nostra's release of architecturally inspired turn-key homes are located within the Edgewater Release at Harpley.

With construction of the homes anticipated to commence in mid-2023, your new home will be located within easy reach of everything that the Edgewater release has to offer including:

Established wetlands, reserves and walking trail (100m*)

Lollypop Creek Primary School (550m*)

Future Edgewater Village Park to open mid 2023 (500m*)

10-15min* walk to the future lakeside town centre with 8,000sqm of planned retail floor space

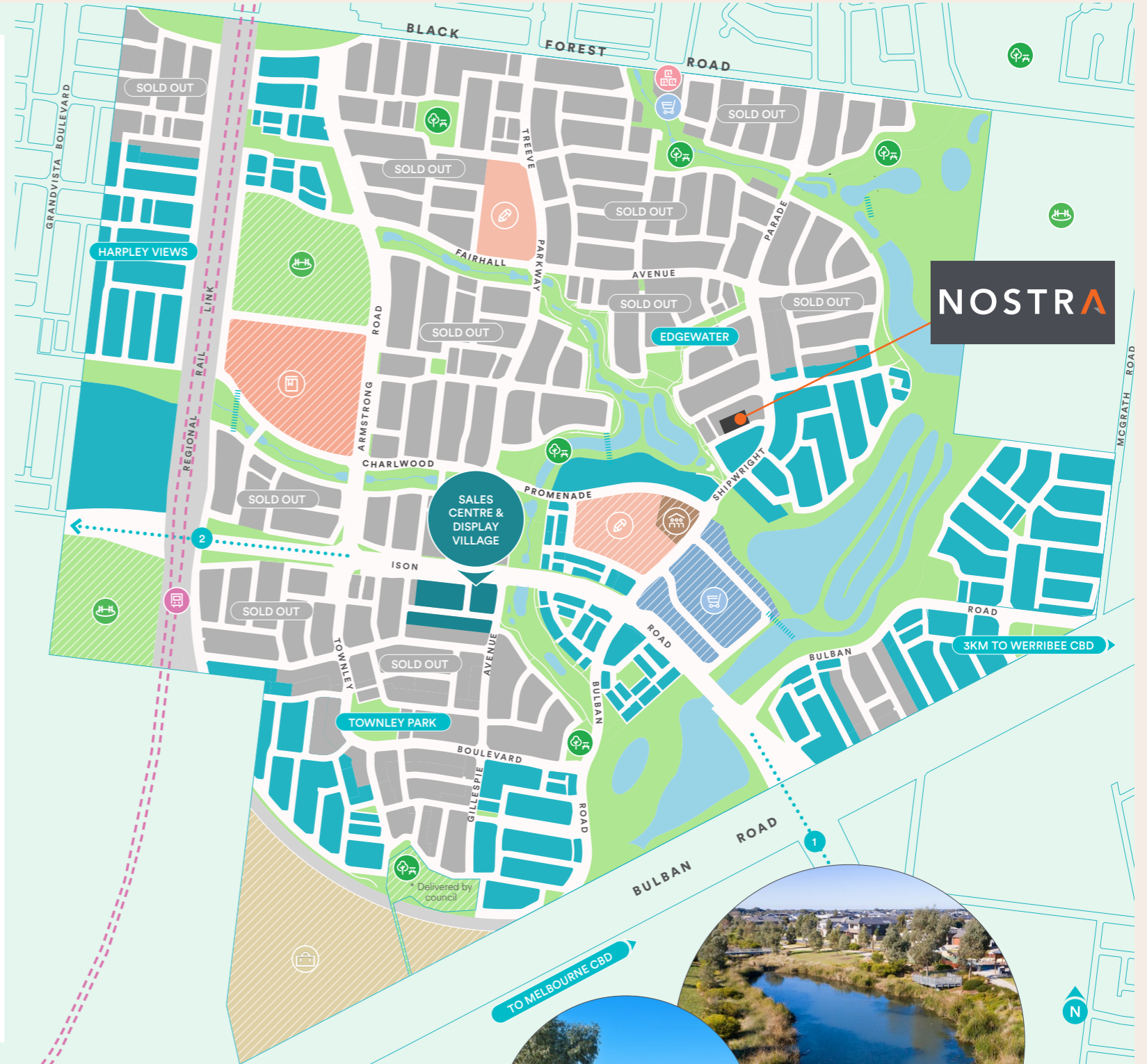
With such a great list of nearby amenities along with a functional 4 bedroom floorplan and architectural façade, you'll love calling Harpley home.

*Indicative distance as sourced from Google Maps.

Welcome to the neighbourhood

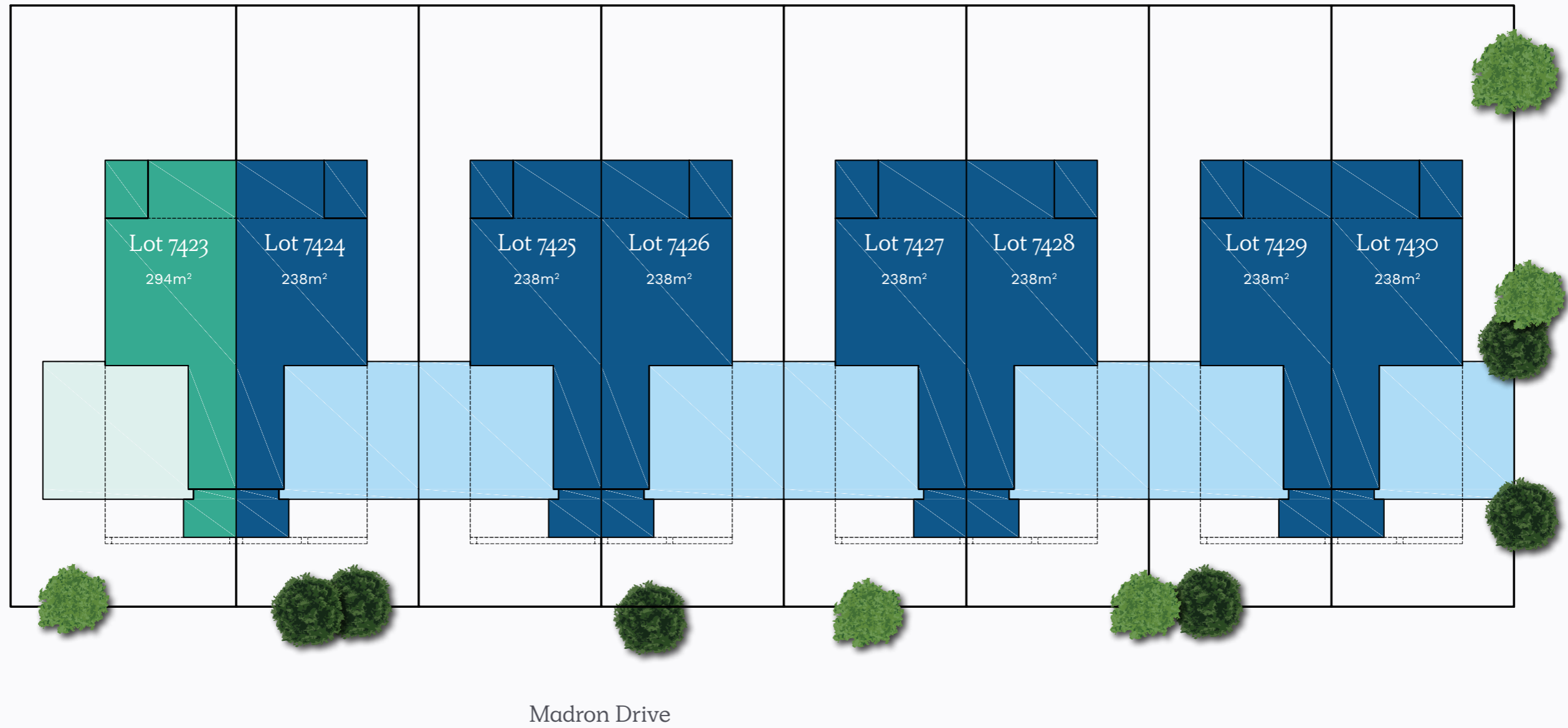
- Future Harpley Lots
- Sold Harpley Lots
- Denotes Future Amenity
- Residential (by others)
- 1 Future Link to Princes Freeway
- 2 Proposed Bridge Over Rail Line
- ⦿ Active Open Space
- ⦿ Sporting Space
- ⦿ Child Care/Early Learning
- ⦿ Primary School
- ⦿ High School
- ⦿ Shopping & Convenience
- ⦿ Community Facility
- ⦿ Employment Precinct
- ⦿ Regional Rail Link

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Turn-key townhomes.

A collection of 8 townhomes with 4 bedrooms and a stunning street appeal.



Artist Impression



Lot 7423

Lot 7424

Lot 7425

Lot 7426

Lot 7427

Lot 7428

Lot 7429

Lot 7430

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

Ascot (Corner)

Lot 7423
10.5m | 22sq



(Refer to contract plans for orientation)

Ascot

Lot 7424-7430
8.5m | 22sq



(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

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
- 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.



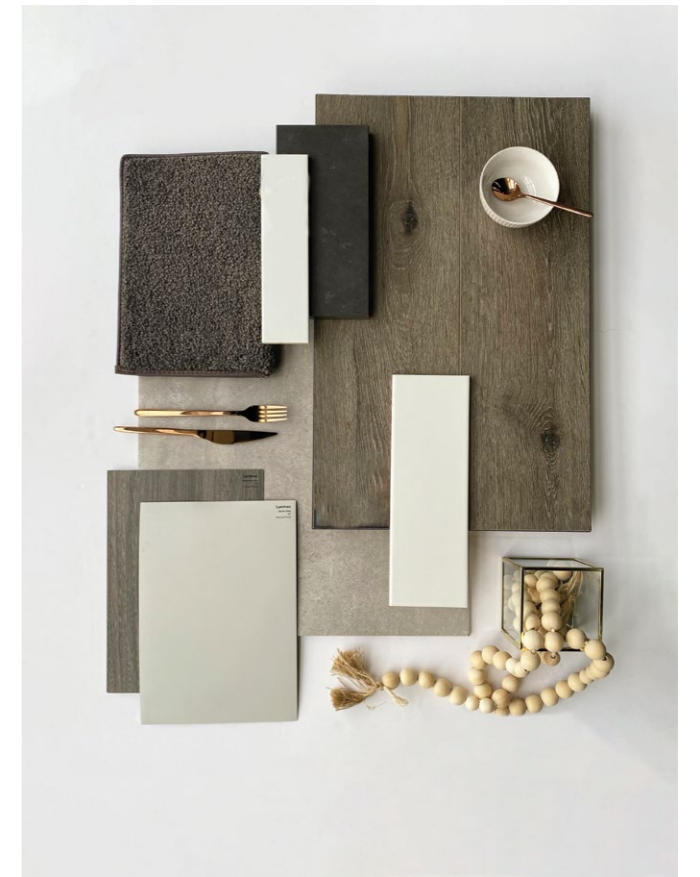
Mode.

A light and soothing sanctuary.



Luxe.

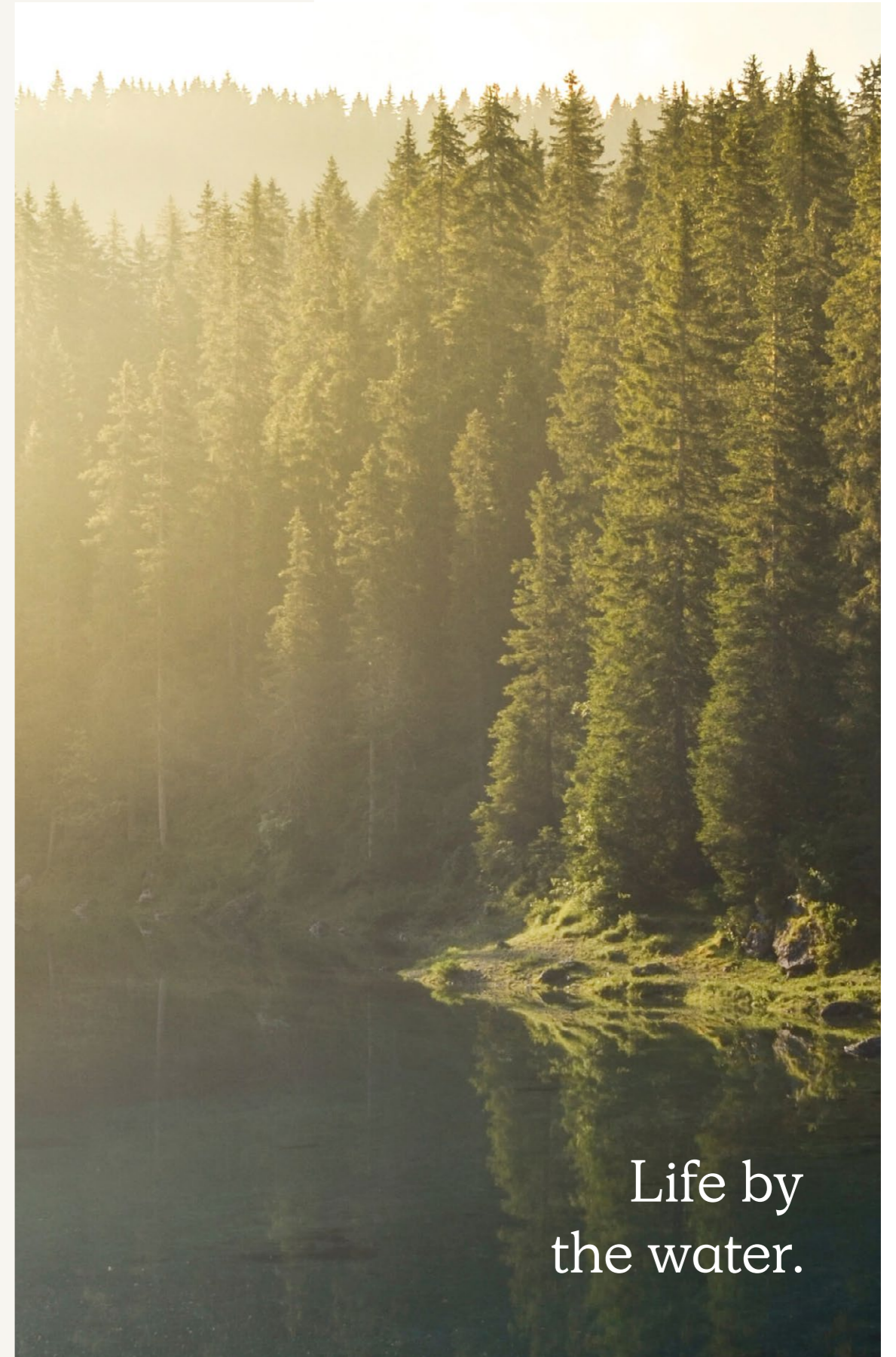
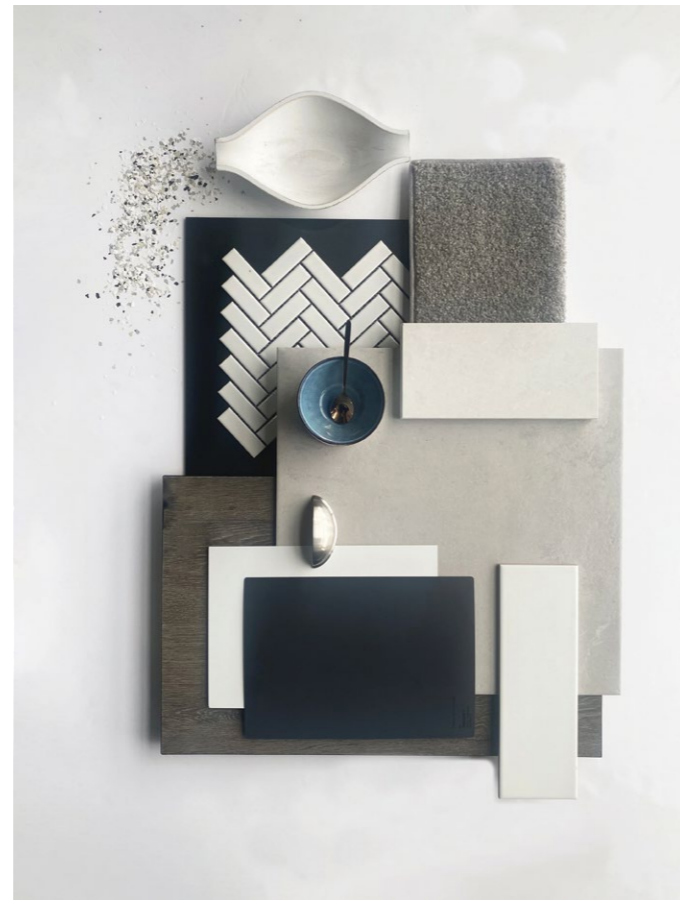
A moody and dramatic space.





Coastal.

A calming retreat.



Life by
the water.

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

 **lendlease**

Lendlease was born out of a vision to create a company that could successfully combine the disciplines of construction, development, and investment. Lendlease creates communities that help people thrive. We employ our decades-long experience, bold thinking and global expertise to shape cities all over the world, delivering innovative, sustainable places for people to call home.

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**

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