

TOWNHOMES

Redefine the way you can live.

ELISTON



NOSTRA

Architectural designs,
built with purpose.

Welcome to Townhome Living at Eliston.

The next-generation of contemporary homes at Eliston 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 RPM to bring you a selection of stunning 2 and 4 bedroom homes that provide a contemporary living solution for first home buyers, downsizers or someone looking for a low maintenance, modern lifestyle.

Featuring an enviable list of fixed price inclusions along with a modern and architecturally designed street appeal, these homes are sure to impress.

Become part of Melbourne's pre-eminent master-planned community.

“

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



Experience the lifestyle benefits of intelligent planning.

A unique urban lifestyle is waiting for you at East Quarter, ideally positioned within the established community at Eliston. Leading urban planners have worked closely with National Pacific Properties to create a superior neighbourhood.

This beautiful masterplanned community is built around 3 parklands and 3 major sports ovals, for all year round activity as well as gardens and wetlands. A future town centre will provide for all residents needs, along with kindergarten, Clyde Creek Primary and Clyde Secondary College now open.





Planned to perfection.

The masterplan for Eliston sees notable lifestyle amenities, beautifully landscaped open spaces, schools, the future major town centre and train station right at your doorstep. A land of plenty in itself.



COMPLETED RESIDENTIAL

At Eliston traditional land allotments are sold out with the majority of homes completed or well into construction.



FUTURE TOWN CENTRE

Eliston is home to Clyde's future Major Town Centre which will offer a wide range of retail stores, services and entertainment options.



PROPOSED TRAIN STATION

The State Government plans to open the Clyde train station on the doorstep to Eliston as an extension to the Cranbourne line.



EDUCATION

Eliston Kinder & MCH centre, Clyde Creek Prep - 6 Primary School and Clyde Secondary College 7-12 Secondary School (Opening 2022) offers a unique opportunity for residents to walk to school.



PARKS & GARDENS

Enjoy an outdoor lifestyle with over 18HA of green open spaces, 3 neighbourhood parks, 3 sporting fields, plus a proposed indoor recreation centre.



WETLANDS

Maple Park and Wetlands sit adjacent to East Quarter and create a tranquil space for our residents to enjoy.

NORTHVIEW TERRACE

3025
151m²

3024
108m²

3023
81m²

3022
81m²

3021
108m²

3020
151m²

GABLE LANE

OAKVIEW WALK

MIDDLEVIEW TERRACE



NOSTRA





Lot 3025

Lot 3024

Lot 3023

Lot 3022

Lot 3021

Lot 3020

A unique design shaped by green initiatives.

Nostra is offering six contemporary style two storey homes positioned to enjoy the green outlook of Oakview walk from the comfort of your home. Located near Maple park & wetlands,

a few minutes walk to schools and Oak park, these generous 2 or 4 bedroom homes are all designed with optimal living in mind. The homes are centred around family living with an

open plan kitchen, living and alfresco area for any occasion, separate laundry, lock up garage and energy efficient initiatives resulting in a 7 star energy rating.



Floorplans

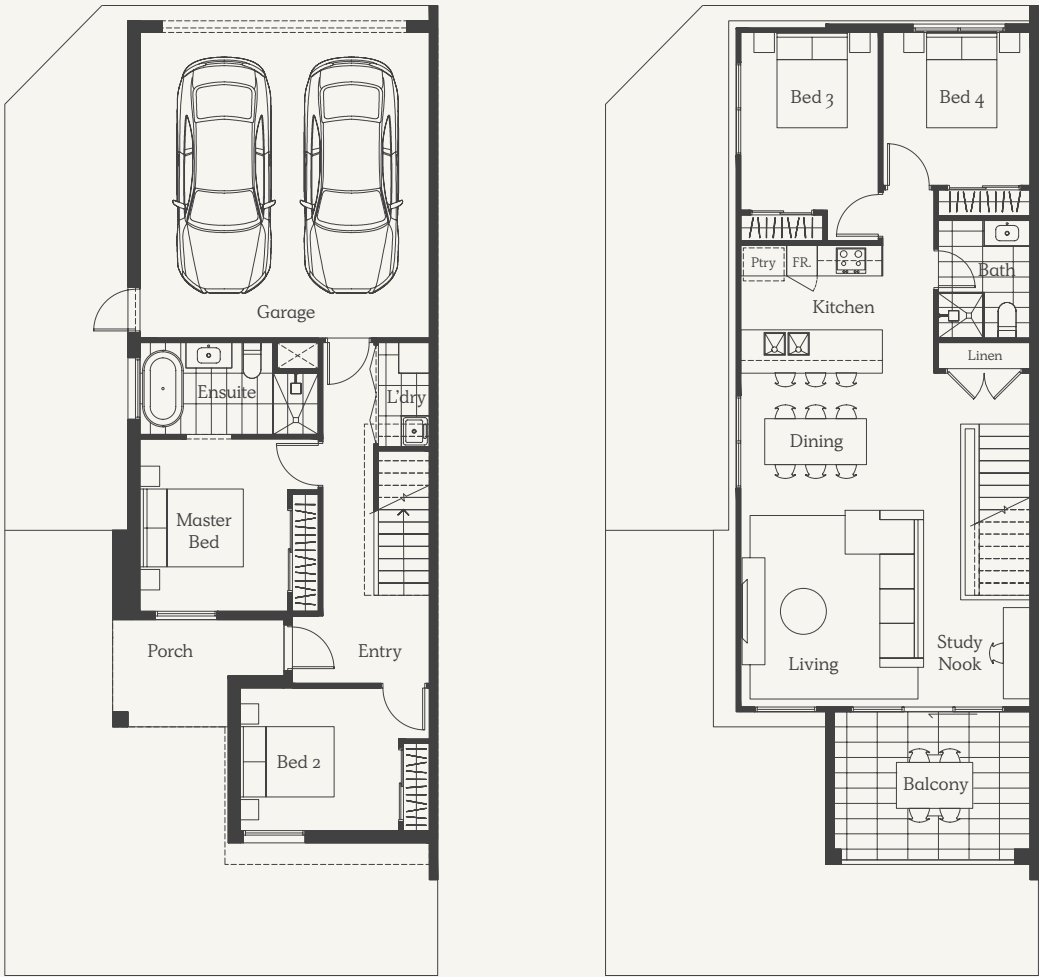
Lot 3020, 3025

4

2

2

House Size 20sq | Land Area 151m²



Ground Floor

First Floor

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

Floorplans

Lot 3021, 3024

4

2

2

House Size 19sq | Land Area 108m²



Ground Floor

First Floor

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

Floorplans

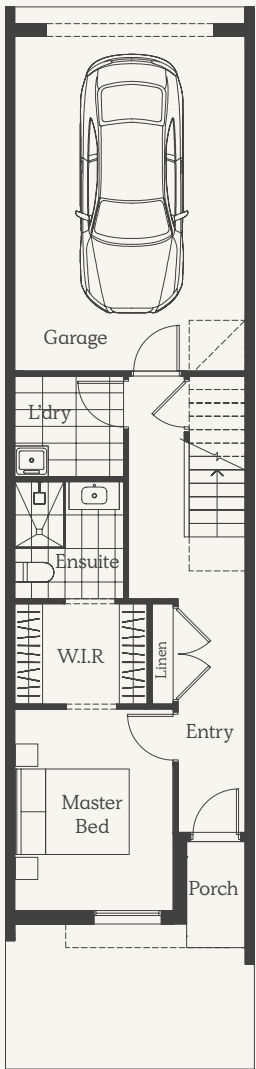
Lot 3022, 3023

2

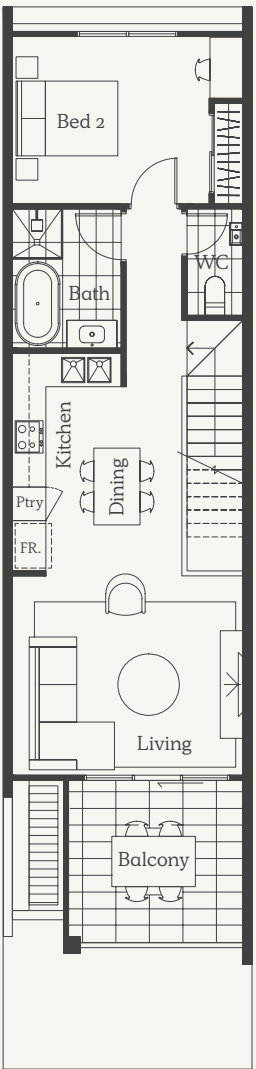
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1

House Size 15sq | Land Area 81m²



Ground Floor



First Floor

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



Inclusions

General	
Guarantee	25 year structural guarantee
Construction	Dwelling constructed independently

Connections	
Taps	Garden Tap
Stormwater	Stormwater drains
Sewer	Sewer drains
Utilities	Electricity, gas and water connections
Fibre Optic	Fibre Optic provisions (does not include installation of Hub or final connections)
Costs	All connections exclude consumer connection fees and utility account opening fees

Foundations	
Site Costs	Fixed site costs (Includes rock and retaining walls) Note: Retaining walls are included for structural requirements only. Any retaining wall requirements for landscaping are not included.
Slab	Engineered concrete slab

Framing	
Wall Frames	Stabilised pine or steel wall frames with lintels and beams
Ceiling	Engineered designed roof trusses

Ceilings	
Single Storey	2700mm high ceilings
Double Storey	2590mm high ceilings to ground floor and 2400mm to upper levels
Plasterwork	Cove cornice to entire home

Windows	
Material	Aluminium windows
Locks	Keyed locks to all windows

Facade	
Facade	Facade as noted in approved architectural drawings

External Cladding	
Cladding	VBA compliant cladding

Roof Plumbing/ Tiles	
Roof Pitch Materials	Concrete roof tiles. Note: Certain designs are zinc flat deck specific
	Fascia, gutter, downpipes and cappings

Insulation/ 6 Star	
Wrap	Sisalation wall wrap
External Walls	Wall batts to external walls
Ceiling Cavity	Insulation wool to ceiling cavity of living areas
Gas Hot Water System	Gas solar hot water unit (note: when an estate requires recycled water connection, a gas continuous flow hot water unit will be supplied

Garage	
Garage Door	Panel lift Garage door with 2 hand held and 1 wall mounted remote control

Staircase	
Stairs	MDF treads and risers with carpet (plan specific)

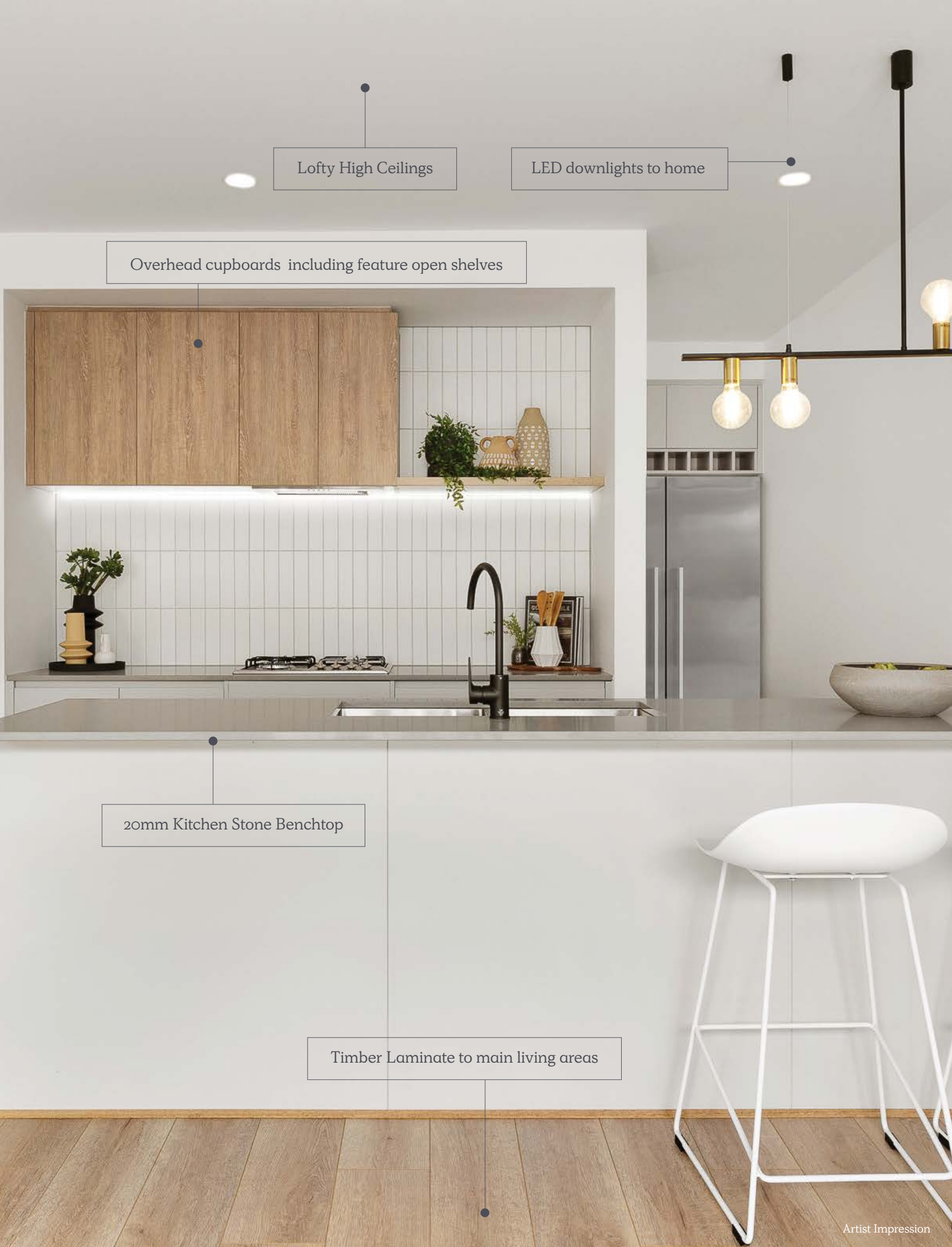
Doors/Furniture	
Entry	Solid core door with satin chrome lock
Internal	Flush panel doors with satin chrome passage handles and air cushioned door stops
Robes	Chrome knob to robe cupboards

Skirting/ Architraves	
Mouldings	67mm x 18mm Primed MDF skirting and architraves
Wet Area	Tiled Skirting 100mm to wet areas

Shelving	
Robes	x 1 melamine shelf with chrome hanging rails
Linen	x 3 melamine shelves
Pantry	x 4 melamine shelves

Electrical	
Safety Switches	Safety switches (residual current devices)
Smoke Detector(s)	Direct wired smoke detectors
Internal Light Points	LED downlights to home (as per plan)
External Lights	1 x Rear flood light
Exhaust Fans	Exhaust fans to areas with no openable window
Power Points	1 x Double powerpoint to each room (refer to Electrical Plans)
TV/Phone Point	1 x Television and phone point (refer to Electrical Plans)

Heating	
Heating Panels (Flat Roof)	Heating panels to all bedrooms and living
	Gas ducted heating with thermostat (number of points and unit size are floorplan specific) Note: Subject to gas availability. If no gas is available, heating panels will be provided.
Ducted Heating (Pitched Roof)	



Toilets	
Toilet Suite	Dual flush cisterns with Vitreous China pan
Toilet Roll	Toilet roll holders
Basin	Provide wall mounted basin with mirror to powder room (plan specific)
Bathroom and Ensuite	
Cabinetry	Laminate cabinets
Benchtops	20mm edging to stone benchtops
Basin/Tapware	Vitreous china designer basins with chrome flick mixers
Bath	White acrylic bath with chrome outlet and tap set (floorplan specific)
Mirror	Polished edge mirrors (size is width of vanities)
Shower Base	Pre-formed shower base to all showers (refer to plans for size)
Shower Screen	Framed pivot door screen to all showers
Shower Outlet	Wall mounted shower on rail with chrome mixer
Towel Holder	Double towel rail holder
Handles	Designer pull handles (where applicable)
Australian Made Kitchen	
Benchtops	20mm edging to stone benchtops
Doors/Drawers	Laminate panels and doors
Overhead Cupboards	Overhead cupboards above kitchen including feature open shelves
Shelving	Feature shelves above bench
Sink	Stainless steel sink with chrome mixer
Handles	Designer pull handles (where applicable)
Wall Tiles	
Kitchen	Ceramic wall tiles to above kitchen bench including behind feature shelving
Shower	Ceramic wall tiles to shower walls
Bath	Ceramic wall tiles bath edge to floor and above bathtub
Paint	
Ceiling	Premium 2 coat wall & 2 coat ceiling paint system
Timberwork	High gloss enamel to all interior wood work and doors
Cladding	2 coats to all exterior claddings
External	
Driveway	Concrete driveway (as per plan)
Landscaping	Full front and rear landscaping with plants, pebbles and mulch
Fencing	Fixed fencing to all boundaries to developers requirements (refer to plans)
Letterbox	Pre-formed letterbox
Clothesline	Folding clothesline
(All external works to builders discretion)	
Please note	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.

Where no recycled water is available in an estate, purchasers will be provided with an all electric home with no gas appliances. This includes an electric heat pump, electric oven, electric ceramic cooktop and no provision for gas connection.

Appliances	
Oven	Bellissimo 600mm built-in oven
Cooktop	Bellissimo 600mm gas cooktop
Rangehood	Bellissimo undermount rangehood
Dishwasher	600mm stainless steel dishwasher

Laundry	
Cabinetry and Sink	Stainless steel tub with cabinet and chrome mixer

Flooring	
Flooring	Ceramic floor tiles or timber laminate (please refer to standard floorplan for locations)
Floor Tiles	Ceramic floor tiles to bathroom, toilet, ensuite and laundry
Carpet	Carpet to remainder (refer to standard plans)



Designer Basins & Tapware

20mm Stone Benchtop

Full Floating Laminare 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.



Start building
your future.



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.

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.

RPM

DEVELOPER

RPM began their journey looking to help more Australians unlock their property potential through house, land, and medium density properties. They have since grown to become the industry leader with an expanding national presence; offering a comprehensive suite of services designed to maximise your property journey.

A strong partnership.

For more **information**

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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 pendent lighting, frameless shower screen, freestanding bath, 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.