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# TOWNHOMES

Redefine the way you can live.

ALAMORA



**NOSTRA**

Architectural designs,  
built with purpose.

## Welcome to Townhome Living at Alamora.

The next-generation of contemporary homes at Alamora aim to redefine the way you can live, setting a new benchmark in flexible, light-filled and low maintenance living spaces.

As part of this vision, Nostra has partnered with Villawood to bring you a selection of stunning 3 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 attractive list of fixed price inclusions along with a modern and architecturally designed street appeal, these homes are sure to impress.

“

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





## Masterful, magical lifestyle

Alamora's prime location, in the highly-sought suburb of Tarneit, is just 30km from the Melbourne CBD. You'll have easy access to all the city has to offer. Plus, with the You Yangs Ranges and the Geelong Region coastal charm a short drive away, the family can enjoy the great outdoors. Closer to home you will find supermarkets, medical centres, retail services, and an abundance of education facilities within easy reach. You'll also find the historic suburb of Werribee, known for the Open-Range Zoo, Werribee River Regional Park, and the Victoria State Rose Garden at Werribee Mansion on your doorstep.

Best of all, you will have access to Club Alamora, our exclusive residents-only leisure and wellbeing hub. Club Alamora will feature a cafe, swimming pools, state-of-the-art gymnasium, parents' retreat, and a multi-use sports court. All the amenities at Alamora, Tarneit have been designed with community in mind as we aim to foster connections between new neighbours and form new friendships.



## Masterplan.

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

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

Club Alamora. Resort-style, community-owned, exclusive to residents

An abundance of sporting and recreational facilities including Wyndham City Stadium

Four parks, the waterway and an abundance of green spaces within walking distance

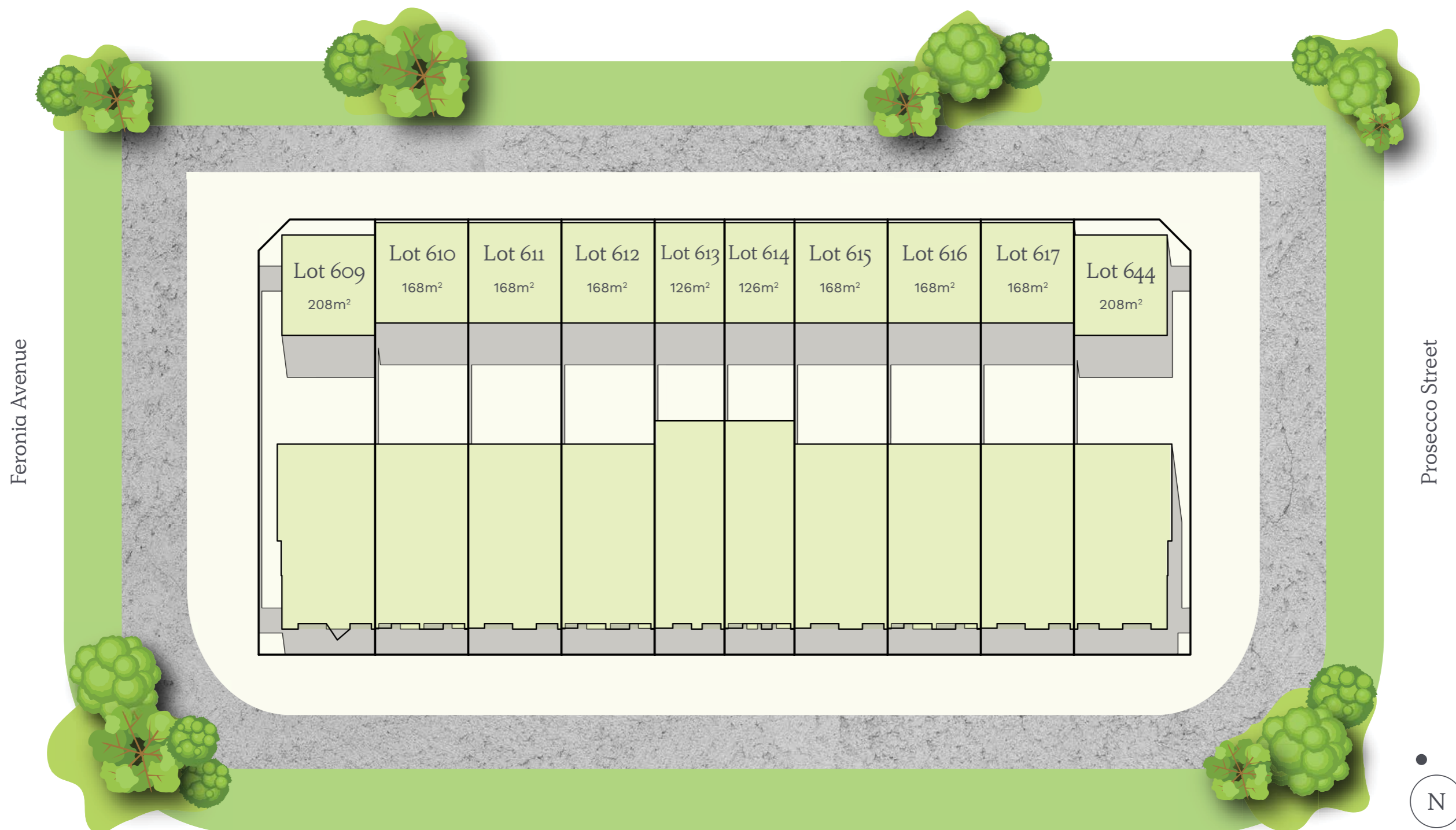
Commuter rail transport just minutes away

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



## Turn-key homes.

A collection of ten 3 and 4 bedroom homes with striking street appeal.





Lot 609

Lot 610

Lot 611

Lot 612

Lot 613

Lot 614

Lot 615

Lot 616

Lot 617

Lot 644

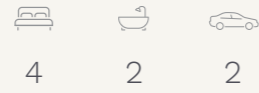
## Inclusions

- Turn-key inclusions
- 20mm stone benchtops throughout
- Architectural facade
- LED downlights throughout

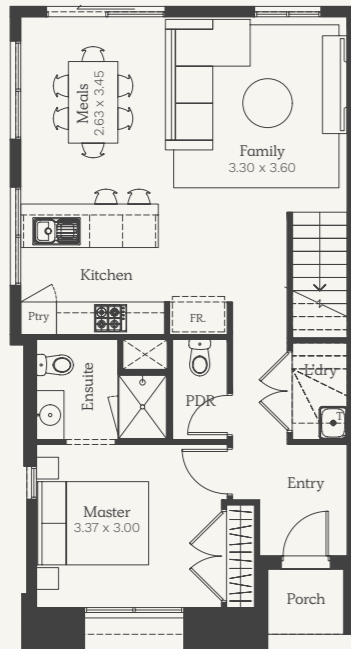
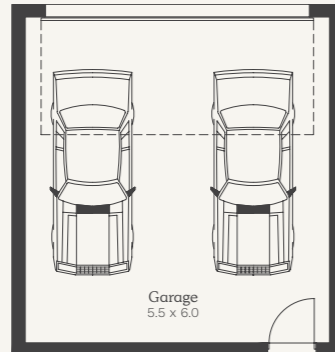
- Low maintenance landscaping
- Stainless steel appliances
- 2700mm high ceilings to ground floor
- Fencing to all boundaries

## Floorplans

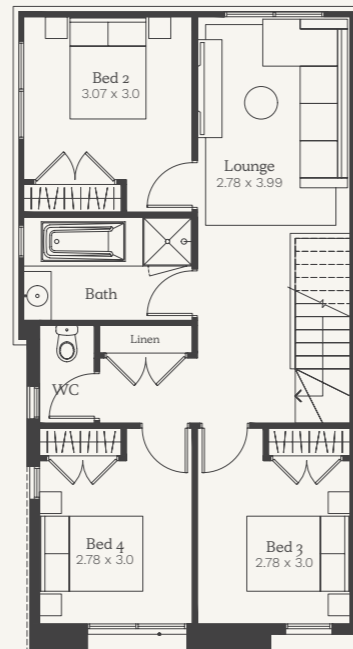
Lot 609 | 4 bedroom option



House Size 19sq | Land Area 208m<sup>2</sup>



Ground Floor

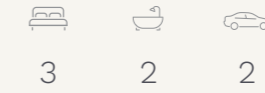


First Floor

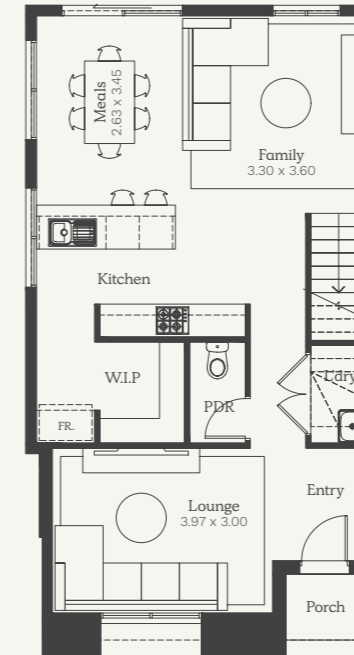
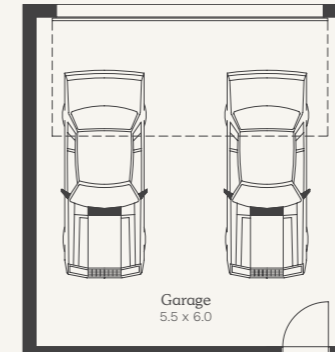
NOTE: Floorplan displayed is for illustrative purposes only.  
Refer to contract plans for orientation and final landscaping layout.

## Floorplans

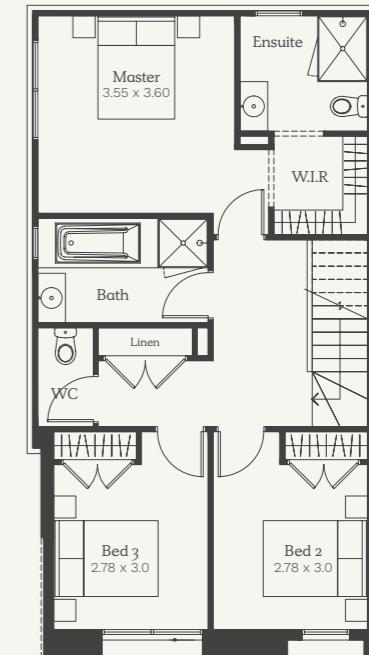
Lot 609 | 3 bedroom option



House Size 19sq | Land Area 168m<sup>2</sup>



Ground Floor

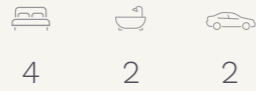


First Floor

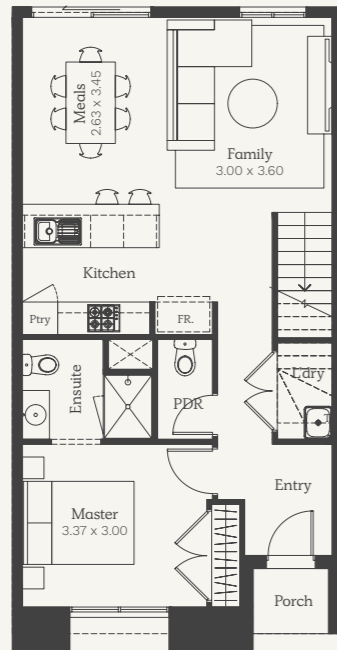
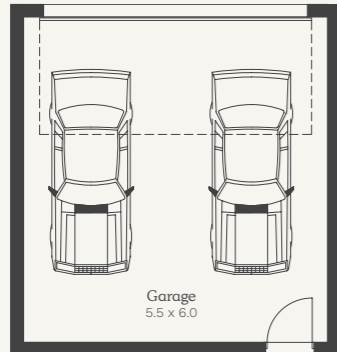
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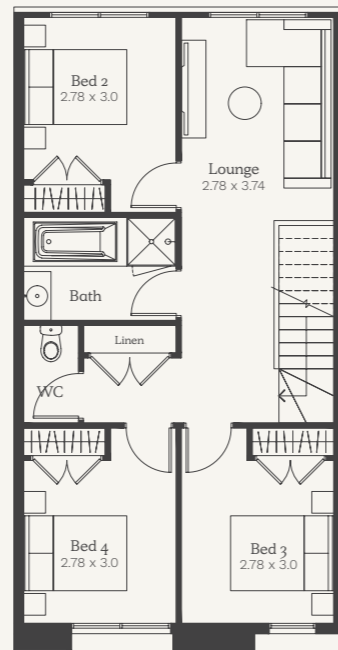
Lot 610-612, 615-617 | 4 bedroom option



House Size 19sq | Land Area 168m<sup>2</sup>



Ground Floor

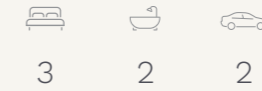


First Floor

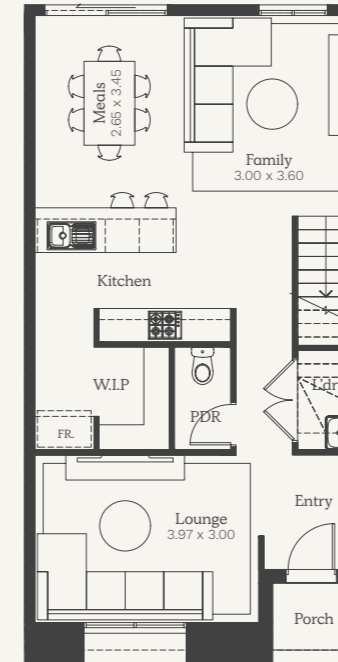
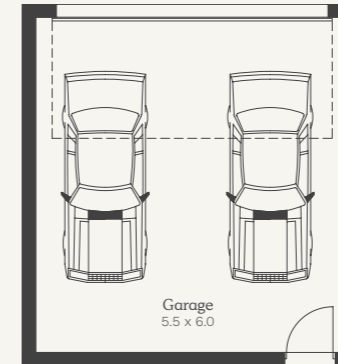
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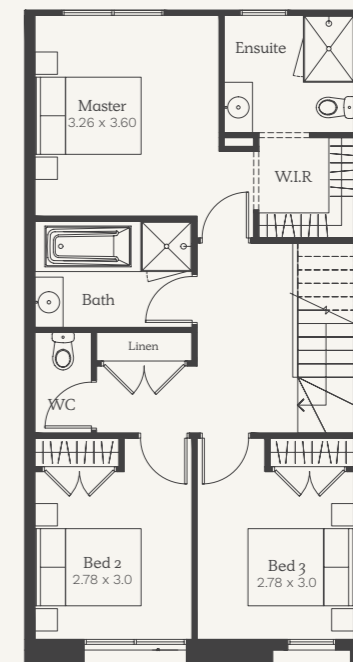
Lot 610-612, 615-617 | 3 bedroom option



House Size 19sq | Land Area 168m<sup>2</sup>



Ground Floor



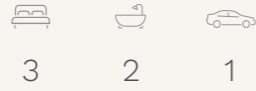
First Floor

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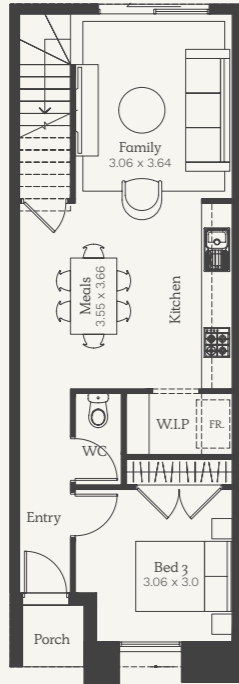
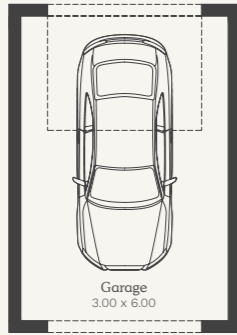


# Floorplans

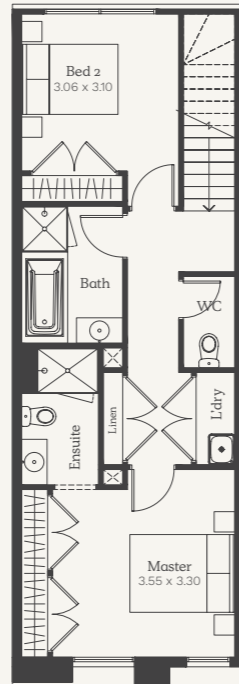
Lot 613-614



House Size 15sq | Land Area 125m<sup>2</sup>



Ground Floor



First Floor

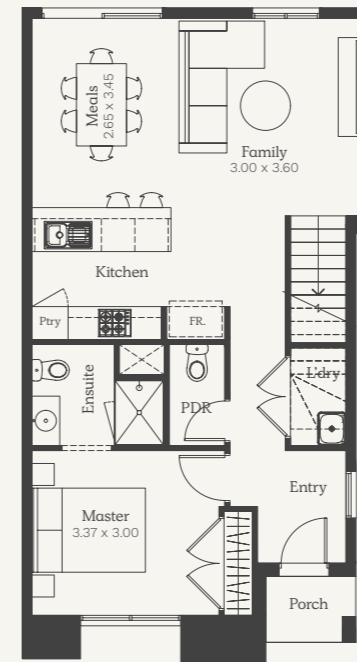
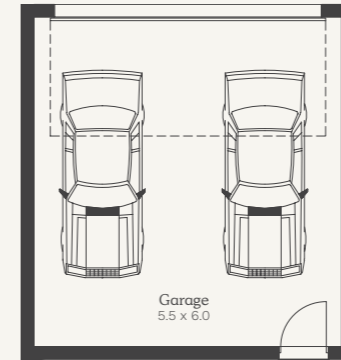
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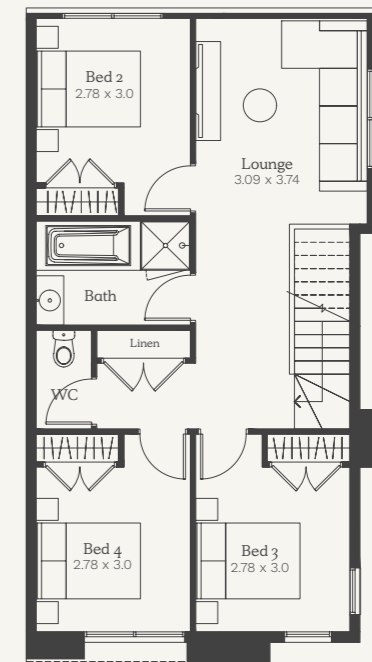
Lot 644



House Size 19sq | Land Area 208m<sup>2</sup>



Ground Floor



First Floor

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

# Inclusions

General	
<b>Guarantee</b>	25 year structural guarantee
<b>Construction</b>	Dwelling constructed independently

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

Foundations	
<b>Site Costs</b>	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.
<b>Slab</b>	Engineered concrete slab

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

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

Windows	
<b>Material</b>	Aluminium windows
<b>Locks</b>	Keyed locks to all windows

Facade	
<b>Facade</b>	Facade as noted in approved architectural drawings

External Cladding	
<b>Cladding</b>	VBA compliant cladding

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

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

Garage	
<b>Garage Door</b>	Panel lift Garage door with 2 hand held and 1 wall mounted remote control

Staircase	
<b>Stairs</b>	MDF treads and risers with carpet (plan specific)

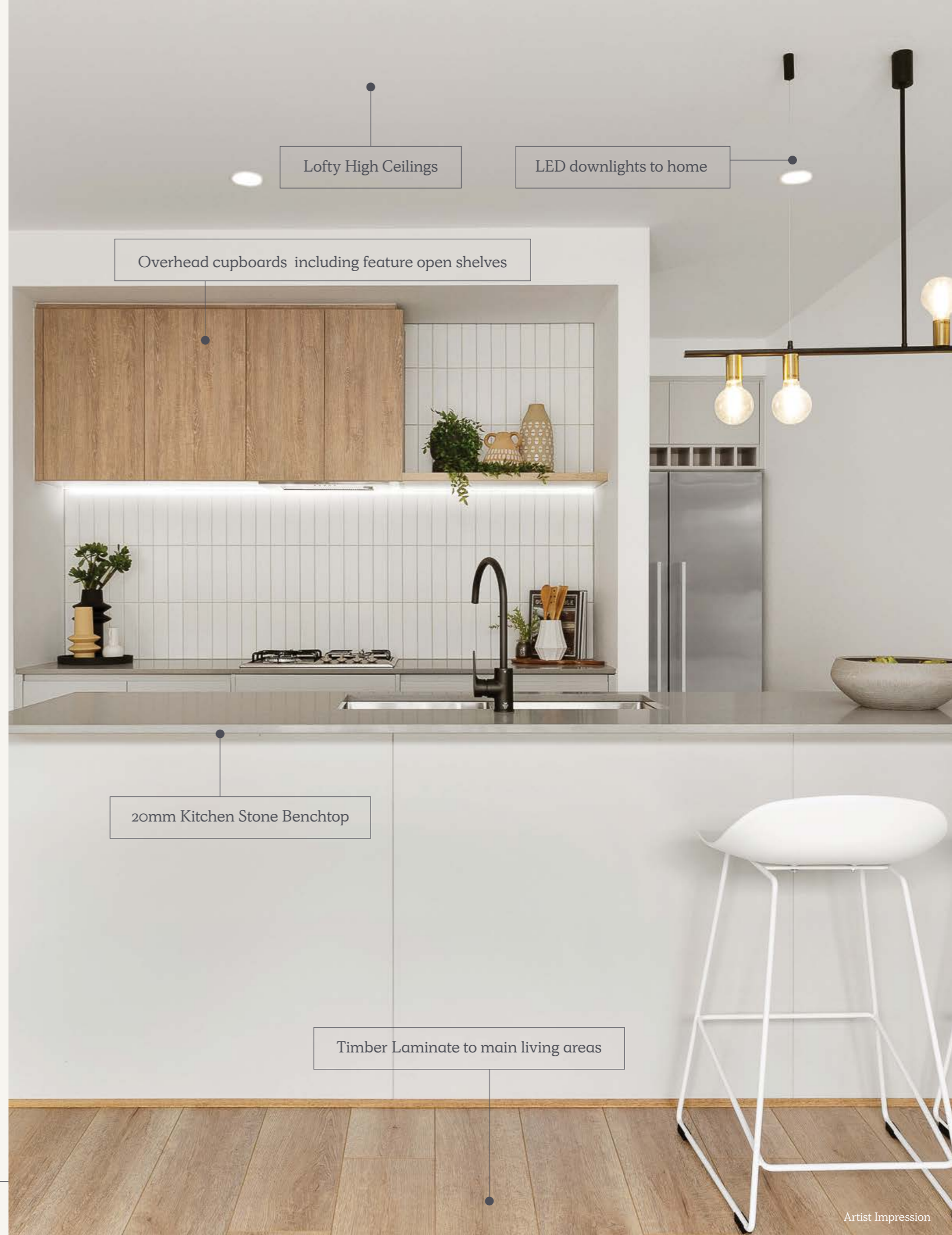
Doors/Furniture	
<b>Entry</b>	Solid core door with satin chrome lock
<b>Internal</b>	Flush panel doors with satin chrome passage handles and air cushioned door stops
<b>Robes</b>	Chrome knob to robe cupboards

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

Shelving	
<b>Robes</b>	x 1 melamine shelf with chrome hanging rails
<b>Linen</b>	x 3 melamine shelves
<b>Pantry</b>	x 4 melamine shelves

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

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



**Toilets**

<b>Toilet Suite</b>	Dual flush cisterns with Vitreous China pan
<b>Toilet Roll</b>	Toilet roll holders
<b>Basin</b>	Provide wall mounted basin with mirror to powder room (plan specific)

**Bathroom and Ensuite**

<b>Cabinetry</b>	Laminate cabinets
<b>Benchtops</b>	20mm edging to stone benchtops
<b>Basin/Tapware</b>	Vitreous china designer basins with chrome flick mixers
<b>Bath</b>	White acrylic bath with chrome outlet and tap set (floorplan specific)
<b>Mirror</b>	Polished edge mirrors (size is width of vanities)
<b>Shower Base</b>	Pre-formed shower base to all showers (refer to plans for size)
<b>Shower Screen</b>	Framed pivot door screen to all showers
<b>Shower Outlet</b>	Wall mounted shower on rail with chrome mixer
<b>Towel Holder</b>	Double towel rail holder
<b>Handles</b>	Designer pull handles (where applicable)

**Australian Made Kitchen**

<b>Benchtops</b>	20mm edging to stone benchtops
<b>Doors/Drawers</b>	Laminate panels and doors
<b>Overhead Cupboards</b>	Overhead cupboards above kitchen including feature open shelves
<b>Shelving</b>	Feature shelves above bench
<b>Sink</b>	Stainless steel sink with chrome mixer
<b>Handles</b>	Designer pull handles (where applicable)

**Appliances**

<b>Oven</b>	Bellissimo 600mm built-in oven
<b>Cooktop</b>	Bellissimo 600mm gas cooktop
<b>Rangehood</b>	Bellissimo undermount rangehood
<b>Dishwasher</b>	600mm stainless steel dishwasher

**Laundry**

<b>Cabinetry and Sink</b>	Stainless steel tub with cabinet and chrome mixer
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**Flooring**

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

**Wall Tiles**

<b>Kitchen</b>	Ceramic wall tiles to above kitchen bench including behind feature shelving
<b>Shower</b>	Ceramic wall tiles to shower walls
<b>Bath</b>	Ceramic wall tiles bath edge to floor and above bathtub

**Paint**

<b>Ceiling</b>	Premium 2 coat wall & 2 coat ceiling paint system
<b>Timberwork</b>	High gloss enamel to all interior wood work and doors
<b>Cladding</b>	2 coats to all exterior claddings

**External**

<b>Driveway</b>	Concrete driveway (as per plan)
<b>Landscaping</b>	Full front and rear landscaping with plants, pebbles and mulch
<b>Fencing</b>	Fixed fencing to all boundaries to developers requirements (refer to plans)
<b>Letterbox</b>	Pre-formed letterbox
<b>Clothesline</b>	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.



Designer Basins & Tapware

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.



Designed  
for many  
generations.



## 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 turn-key townhome living, Nostra have been building homes across Melbourne since 2006. Nostra maintains a focus on creating affordable homes using only quality products. With a high level of standard finishes, Nostra's townhome options are a great choice for anyone looking for a modern, low maintenance living space with architectural appeal.

villawood  
properties

DEVELOPER

Villawood Properties has grown to become one of Australia's leading residential land developers. With a proven track record in delivering innovative, community-focused developments, Villawood boasts a portfolio of over 50 completed residential projects.

From modest beginnings in 1989 developing small subdivisions in Bendigo, today Villawood Properties predominately focuses on large-scale master planned communities that incorporate a combination of residents' clubs, educational facilities, retail services, extraordinary display villages, high-quality parks and generous open spaces. Villawood Properties understands there is much more to creating a living, breathing community than simply constructing a housing allotment, and are committed to going that extra mile to deliver vibrant communities where residents form strong and lasting relationships.

# A strong partnership.

For more **information**

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Shannon Playnsek

**0484 144 981**

shannonp@nostrapg.com.au

Proudly developed by

villawood  
properties

ALAMORA  
*Tarnait*

**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, 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. Information and other content contained within this document is believed to be accurate as at October 2023 but may change at any time without notice. No warranty or representation (implied or express) is given as to the accuracy, reliability or completeness of the information or other content contained in this document. To the extent permitted by law, NPd Management Pty Ltd ACN 088 099 254, Tallebrook Pty Ltd ACN 637 708 313, their related bodies corporate and their officers, employees, and agents exclude all liability for any inaccuracies in, or incompleteness of, the information or other content included in this document or for any loss or damage (including special, indirect, or consequential loss or damage such as loss of revenue or profit) to any person which arises as a result of any use of or reliance on the information or other content contained in this document or otherwise in connection with it. Prospective purchasers should undertake and rely on their own independent enquiries for their own benefit and satisfaction before proceeding with any investment. Any investment will be subject to the terms of any contract of sale and formal disclosure statements.