

NOSTRA

THE COMO

Redefine the way you live.



Discover a new way of townhome living.



2-3



2



1-2

FROM \$395,900

Embark on the journey to your first home with confidence and redefine the way you live. These homes aim to set a new benchmark in flexible, light-filled and low maintenance living spaces.

As part of this vision, Nostra has partnered exclusively with Stockland to bring you a selection of 6 exceptionally priced turn-key homes where architectural style meets functionality. We invite you to embrace a fresh perspective on townhome living as you step into a world of seamless convenience and thoughtful design.

Featuring an attractive list of fixed price inclusions along with a modern and architecturally designed street appeal, these homes are the ultimate choice to take your first step into the property market.

“

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



Belong to Melbourne's new west.

Mt. Atkinson offers a truly connected urban lifestyle. Where high walkability means employment, education, shopping, health services and parklands are closer than ever before, enabling a better quality of life. Mt. Atkinson will be a place to call home, this is where the west lives.



Future Westfield
Town Centre



4.9km
from Rockbank Train Station



50+ hectares
Mt Atkinson conservation



25km
from Melbourne's CBD



Proposed sports
and recreation precinct



4,200+ families
will call Mt. Atkinson home



A thriving community.

Located in Truganina just 25km from Melbourne's CBD, Mt. Atkinson will have everything you need to live a connected and convenient life. A considered master-planned design creates a balance between modern infrastructure, transportation and beautiful natural surrounds.



NOSTRA

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



- Shopping and Amenities**
 - Killara Cafe
 - Proposed Local Convenience Centre
 - Future Westfield Town Centre
 - Caroline Springs Square - 7.5km
- Transport Connections**
 - Community Bus Service
 - Proposed Train Station
 - Rockbank Train Station - 4.9km
 - Caroline Springs Railway Station - 6.6km
 - Melbourne Airport - 24.7km
 - Melbourne CBD - 25km
- Leisure and Sporting Clubs**
 - Proposed Indoor Recreation Centre
 - Proposed Sports and Recreation Precinct
 - Proposed Playing Fields
 - Mount Cottrell Recreation Reserve - 5.5km
- Early Education and Schools**
 - Mt. Atkinson Kindergarten
 - Future Private Primary School
 - Future Private Secondary School
 - Future Government Primary School
- Community Centres**
 - Mt. Atkinson Children's & Community Centre
 - Mt. Atkinson Community Centre by Edmund Rice Services
- Parks and Open Spaces**
 - Proposed Bike Paths and Walkways
 - Grizzly Bear Park
 - Mt. Atkinson Reserve
 - Western Grasslands Nature Reserve
 - Conondale Park
- Medical Centres**
 - Melton Health - 13.2km
 - Sunshine Hospital - 13.6km
- Sales & Information Centre**
- Display Village**

- Legend**
- Future Residential Townhomes
 - Education
 - Proposed Community Centre
 - Proposed Retail/Commercial/Business
 - Proposed Mixed Use
 - Sold
 - Existing Train Line
 - Overhead Power Easement

This masterplan is provided solely for the purpose of providing an impression of Stockland's Mt. Atkinson residential development, as well as the approximate location of existing and proposed third party facilities, services or destinations, and is not intended for any other purpose. Stockland does not make any representation or give any warranty in relation to the future development of the site, or the current or future amenity, location or existence of any facilities, services or destinations. This masterplan is based on the intention of and information available to Stockland at the time of creation (July 2023) and details may change due to future circumstances. Any indications of distance or size are approximate and for indicative purposes only and are not to scale. All distances and travel timeframes are estimates only, refer to distance or travel by car from the Sales & Information Centre (unless specified otherwise) and are based on information obtained from Google Maps. The masterplan is not a legally binding obligation on or warranty by Stockland. Stockland accepts no liability for any loss or damage arising as a result of any reliance on this masterplan or its contents.

Lot 30533
148m²

Lot 30534
114m²

Lot 30535
86m²

Lot 30536
86m²

Lot 30537
114m²

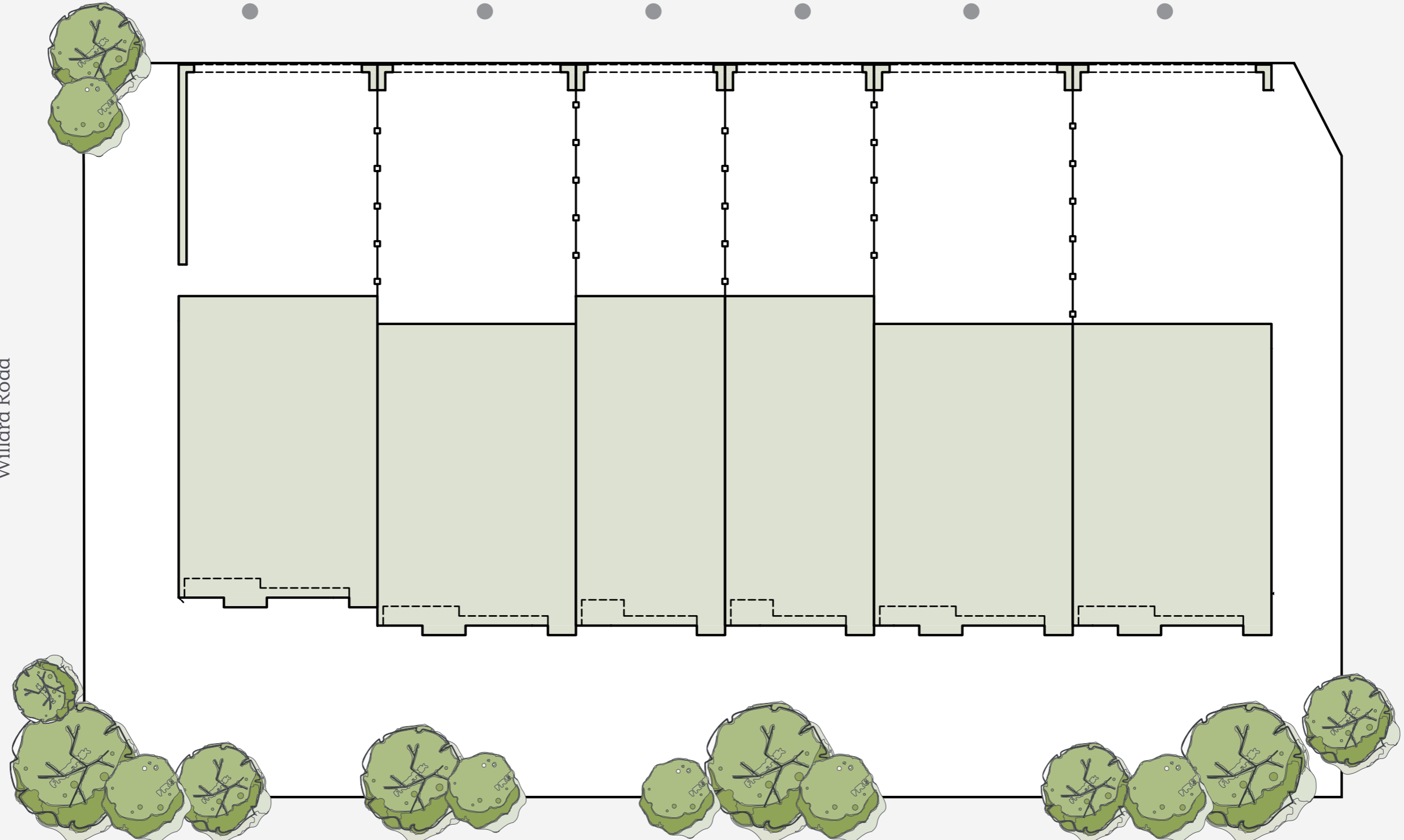
Lot 30538
152m²

Willard Road

Tottori Road

For illustrative purposes only.

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Lot 30533 | Como 12
12sq

3 2 2

\$508,900



Lot 30534 | Como 12
12sq

3 2 2

\$459,900



Lot 30535 | Como 10
10sq

2 2 1

\$395,900



Lot 30536 | Como 10
10sq

2 2 1

\$395,900



Lot 30537 | Como 12
12sq

3 2 2

\$459,900



Lot 30538 | Como 12
12sq

3 2 2




\$489,900



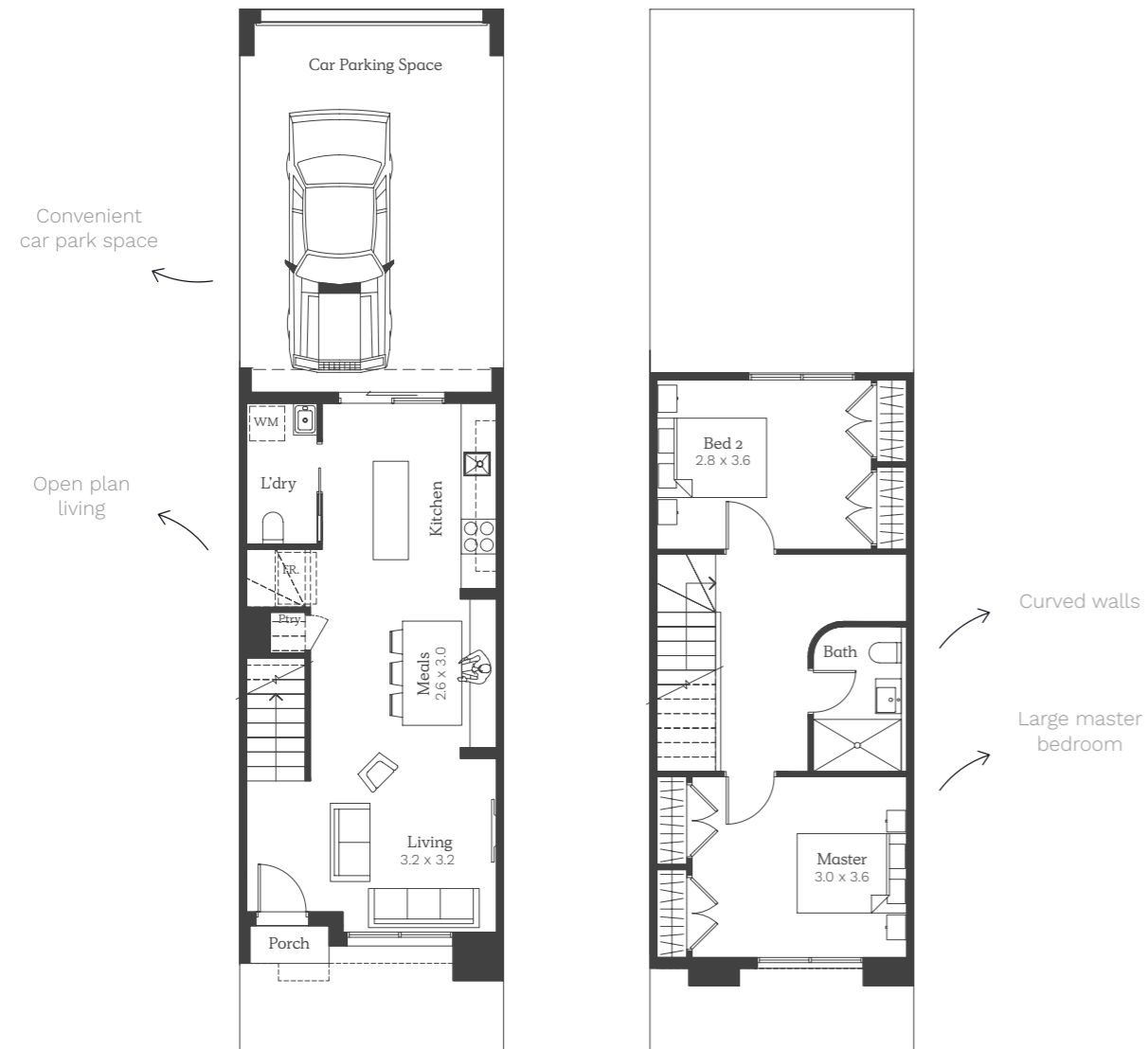
Como 10

Lot 30535-30536

House Size 10sq
Land Area 86m²

 2
  2
  1

ONLY
\$395,500






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

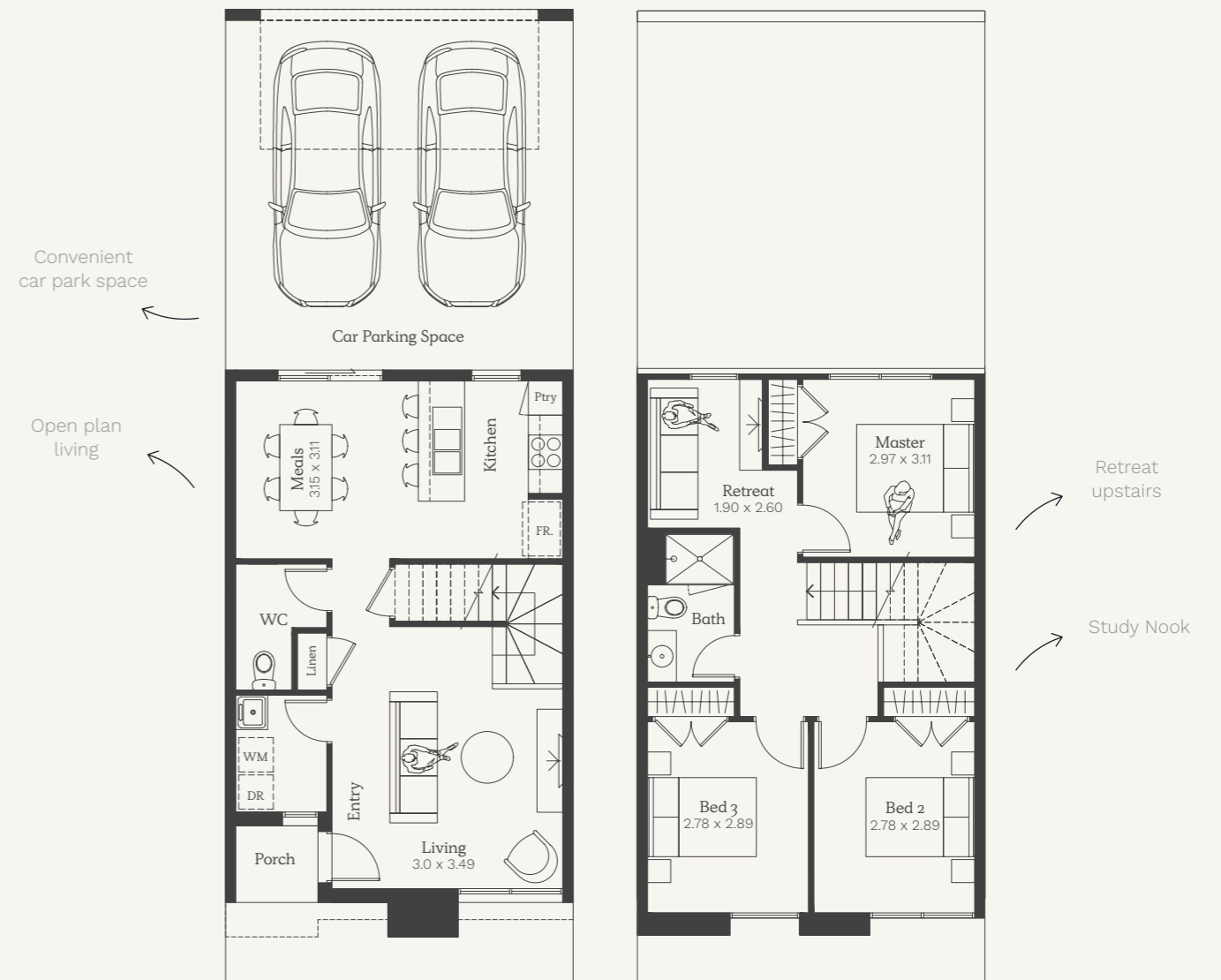
Como 12

Lot 30533, 30534, 30537, 30538

House Size 12sq
Land Area 114, 148, 152m²

 3
  2
  2

FROM
\$459,900



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)

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

Doors/Furniture	
Laneway Entry	Entry door with 2 hand held remotes
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

Bathroom and Ensuite	
Basin/Tapware	Vitreous china designer basins with chrome flick mixers
Bath	White acrylic bath with chrome outlet and tap set (floorplan specific)
Mirror	Shaving cabinet as shown on plans
Shower Base	Tiled 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
Sink	Stainless steel sink with chrome mixer
Handles	Designer pull handles (where applicable)

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)

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 landscaping with rear concrete area
Fencing	Fixed fencing to side and rear boundaries (as per developer requirements)
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.
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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.

Featuring 2 and 3 bedroom options,
this unique design optimises space
and offers the perfect solution
for first home buyers.



A modern design that utilises space to create a functional and effective floorplan.





Are you still renting?
We have the solution for you.

Buy your own home for
\$550 per week

In today's competitive property market, the idea of homeownership may seem out of reach. However our team of experts, including experienced finance brokers, are here to guide you through the process and demonstrate how buying can be a viable option instead of renting.

Buying with Nostra in Mt Atkinson means you can save on stamp duty and progress payments while you wait for your new home to be completed. This gives you the ability to continue to save and channel that investment into owning your own home.

With a budget of \$550 per week*, you can secure a new home and take a significant step towards financial independence.

Let us connect you with our expert finance partner to get you one step closer to owning your first home.

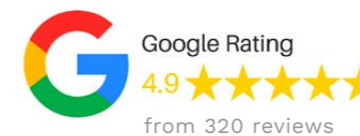
Mortgage Domayne's Director and Lead Broker, Mark, has worked exclusively in the construction finance field for over 15 years.

With access to over 45 lenders, competitive products and low rates, his experienced team will find the most suitable loan for you.



Mark Polatkesen
Director

Get in touch with us
for a referral.



Interior styling that is easily accessible.

Your choice of three colour schemes.



Mode.

A light and soothing sanctuary.



Luxe.

A moody and dramatic space.





Coastal.

A calming retreat.



Introducing the Como. A new way of living.

- Smart designs that utilise space ✓
- Unbeatable turnkey prices ✓
- Convenient car spaces ✓



Nostra's point of 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.

A strong partnership, delivering excellence together.

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.

 **Stockland**

DEVELOPER

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.

We're here to guide you on your
journey to home ownership.




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Townhome Sales Consultant

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Build with property
experts you can trust.

Proudly built and developed by

NOSTRA

 Stockland | **MT. ATKINSON**

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. 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. **\$550 per week repayment calculation is based on an interest rate of 5.95% p.a. on a \$375,900 loan amount over a 30 year mortgage term. This does not constitute financial advice and prospective purchasers should seek their own independent advice when considering financial products which are suitable to them.