

NOSTRA

TOWNHOMES

Redefine the way you live.



Discover the charm of townhome living in Mt Atkinson.



2 & 4



2



1-2

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

As part of this vision, Nostra has partnered with Stockland to bring you a selection of stunning 2 and 4 bedroom turn-key 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 the perfect choice

“

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 30556
154m²

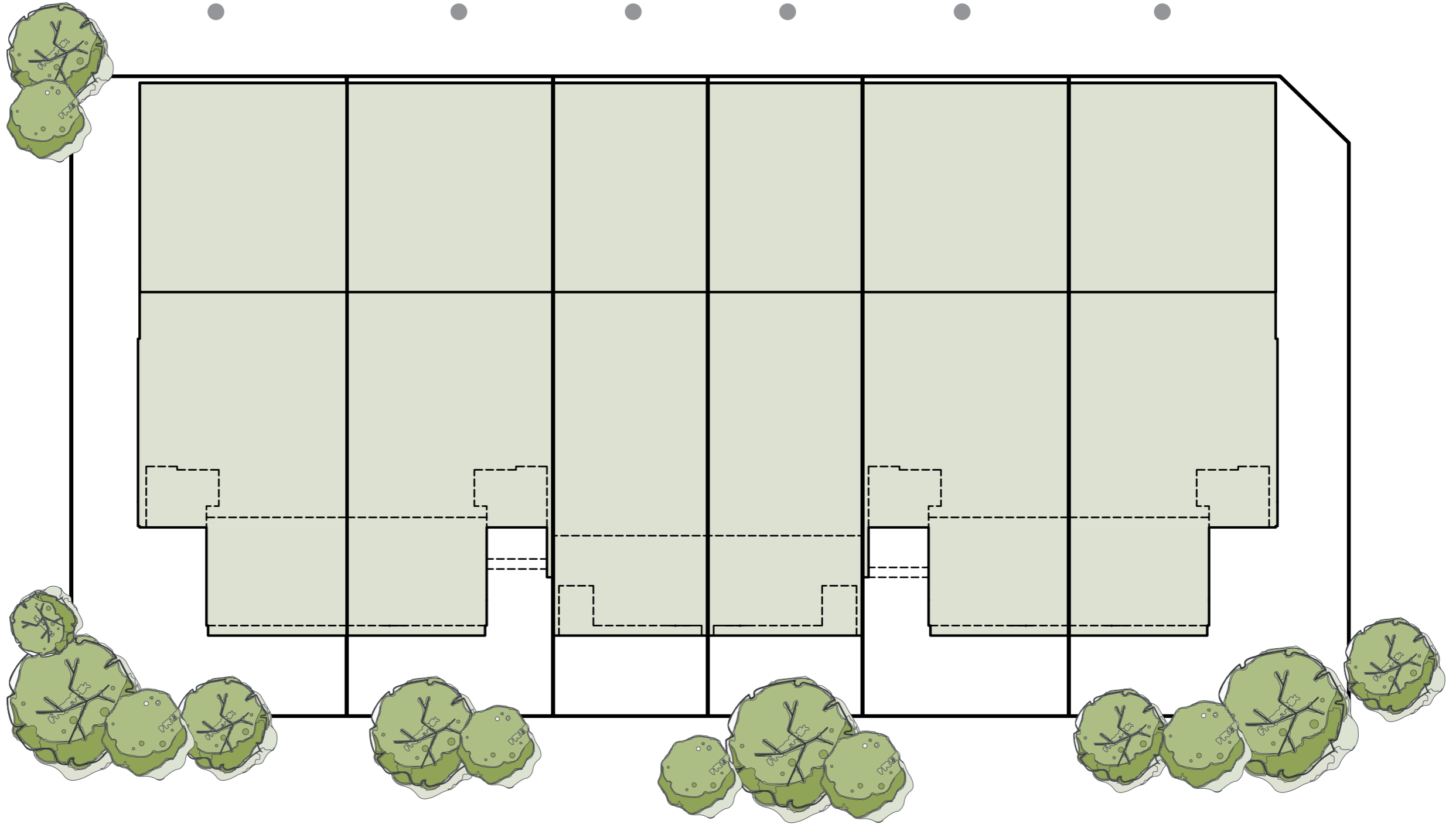
Lot 30555
115m²

Lot 30554
87m²

Lot 30553
87m²

Lot 30552
115m²

Lot 30551
154m²



For illustrative purposes only.



Lot 30556 | Murano 19
19sq

4 2 2



Lot 30555 | Murano 19
19sq

4 2 2



Lot 30554 | Murano 16
16sq

2 2 1



Lot 30553 | Murano 16
16sq

2 2 1



Lot 30552 | Murano 19
19sq

4 2 2



Lot 30551 | Murano 19
19sq

4 2 2






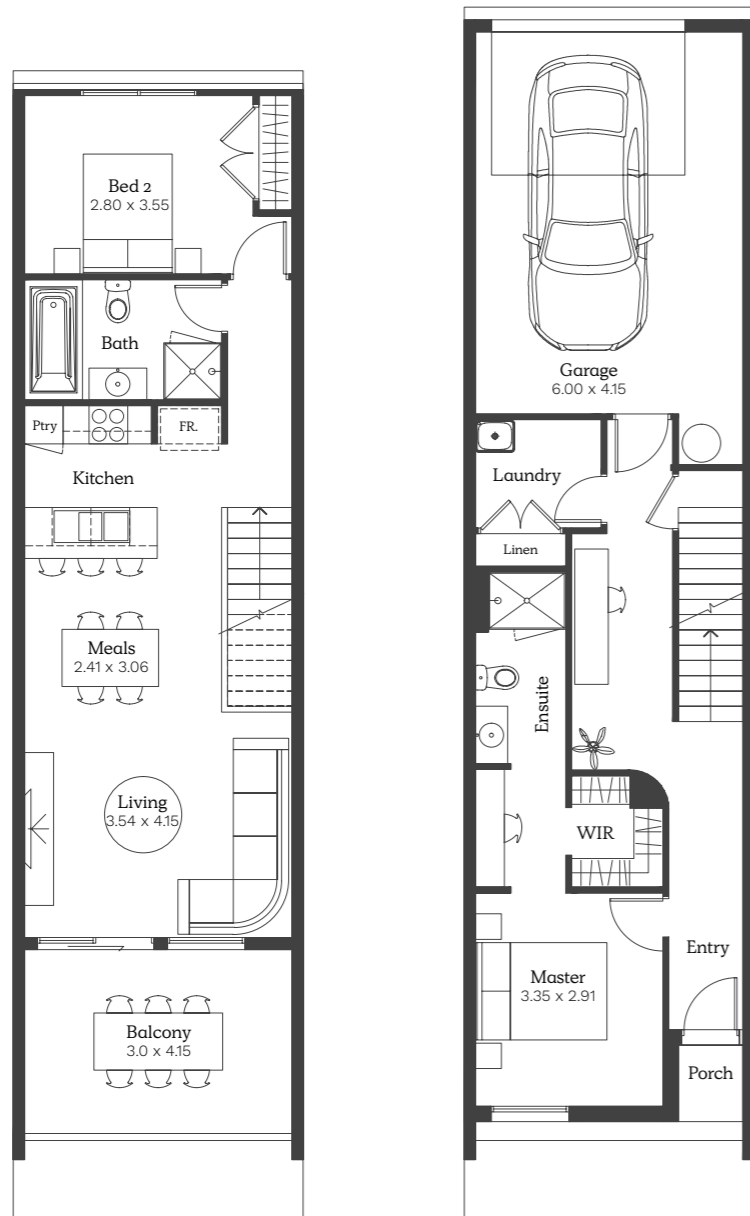
Murano 16

Lot 30553-30554

House Size 16sq

Land Area 87m²




 2 2 1



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

Murano 19

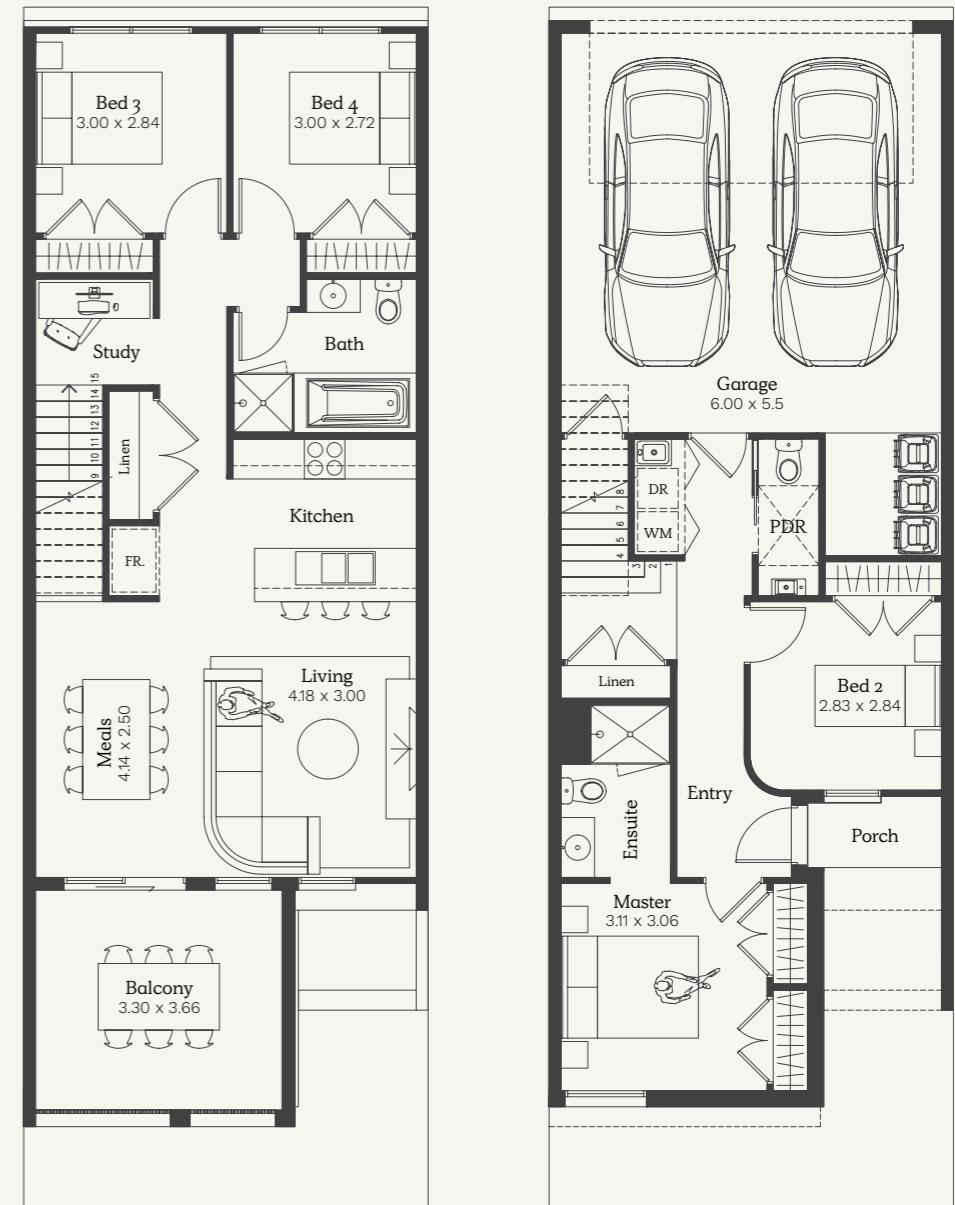
Lot 30551, 30552, 30555, 30556

House Size 19sq

Land Area 115, 154m²




 4 2 2



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)

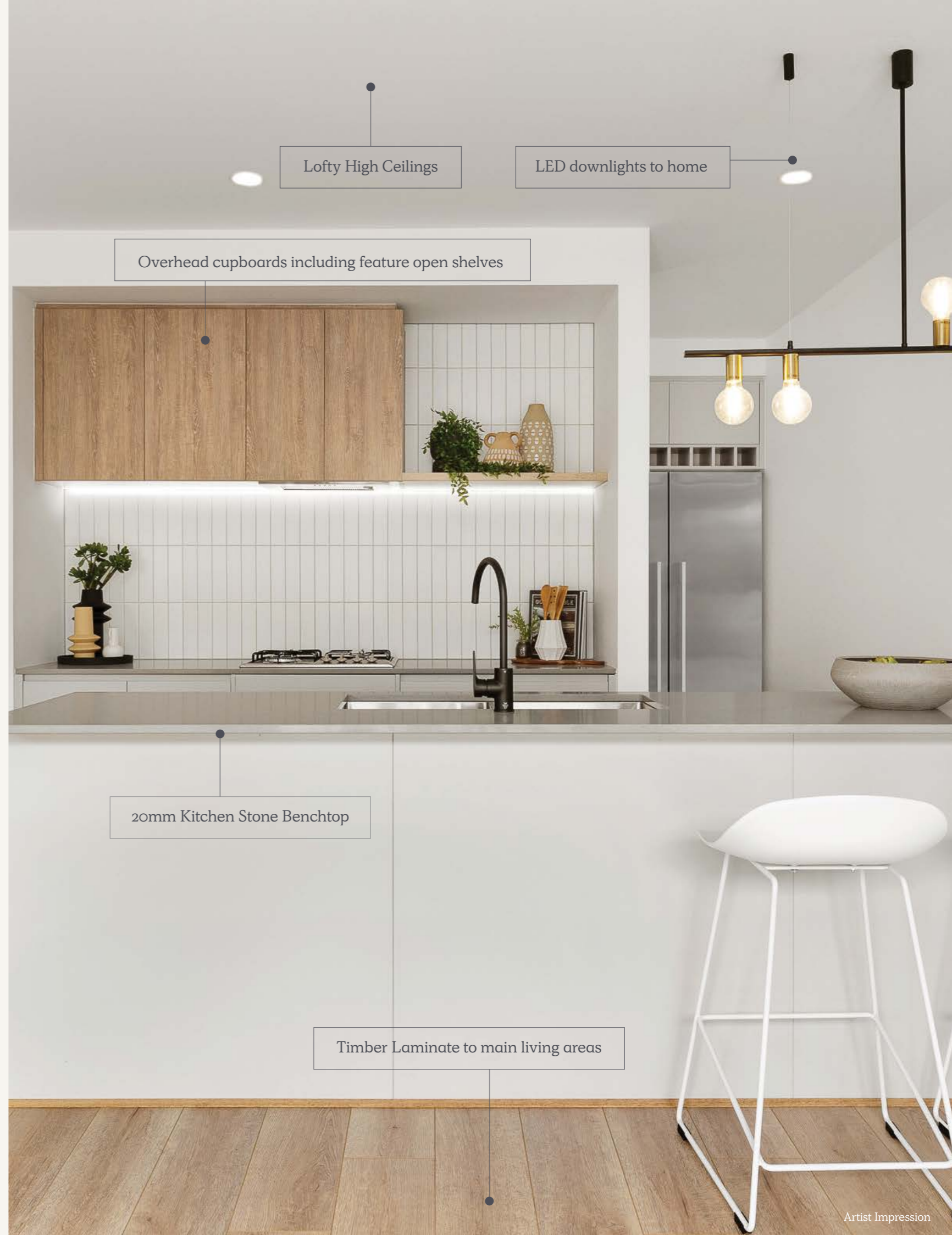
Doors/Furniture	
Entry	Solid core door with satin chrome lock
Internal	Flush panel doors with satin chrome passage handles and air cushioned door stops
Robes	Chrome knob to robe cupboards

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
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 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.



Designer Basins & Tapware

20mm Stone Benchtop

Full Floating Laminate Cabinets

Oversized floor tiles

Interior styling that is easily accessible.

Your choice of three colour schemes.



Mode.
A light and soothing sanctuary.

A collection of interior design samples arranged on a light grey background. It includes a piece of light wood, a piece of grey fabric, a white ceramic plate with a fork and knife, a small wooden bowl, and a small copper bowl.

Luxe.
A moody and dramatic space.

A collection of interior design samples arranged on a light grey background. It includes a piece of dark wood, a piece of dark fabric, a white ceramic plate with a fork and knife, a small wooden bowl, a small copper bowl, and a string of white beads.



Coastal.

A calming retreat.



So much
to discover.



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**

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