

NOSTRA  
HOMES

# TOWNHOMES

Redefine the way you live.



## Discover the charm of townhome living in Grand Central.

    
2-3      2      1-2

The next-generation of contemporary homes in Grand Central 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 Homes has partnered with Stockland Grand Central to bring you a selection of stunning 2 and 3 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 Homes team and I are dedicated and driven to deliver a premium level of service at every step of your journey”



*Anthony Caruana*  
Founder



## Build your dream home at Grand Central.

Think ahead at Grand Central. Located in Tarneit, you're just 30km west of the Melbourne CBD where you can easily enjoy the job opportunities and cultural richness that the city life has to offer. While, closer to home, you're part of a booming local community enhanced by fresh air, education options, modern retail centres, medical services and well-connected transport.



Within easy reach of various shopping options



**6.7km**  
from Tarneit train station



**Medallion**  
Park & Davis Creek



**30km**  
from Melbourne's CBD

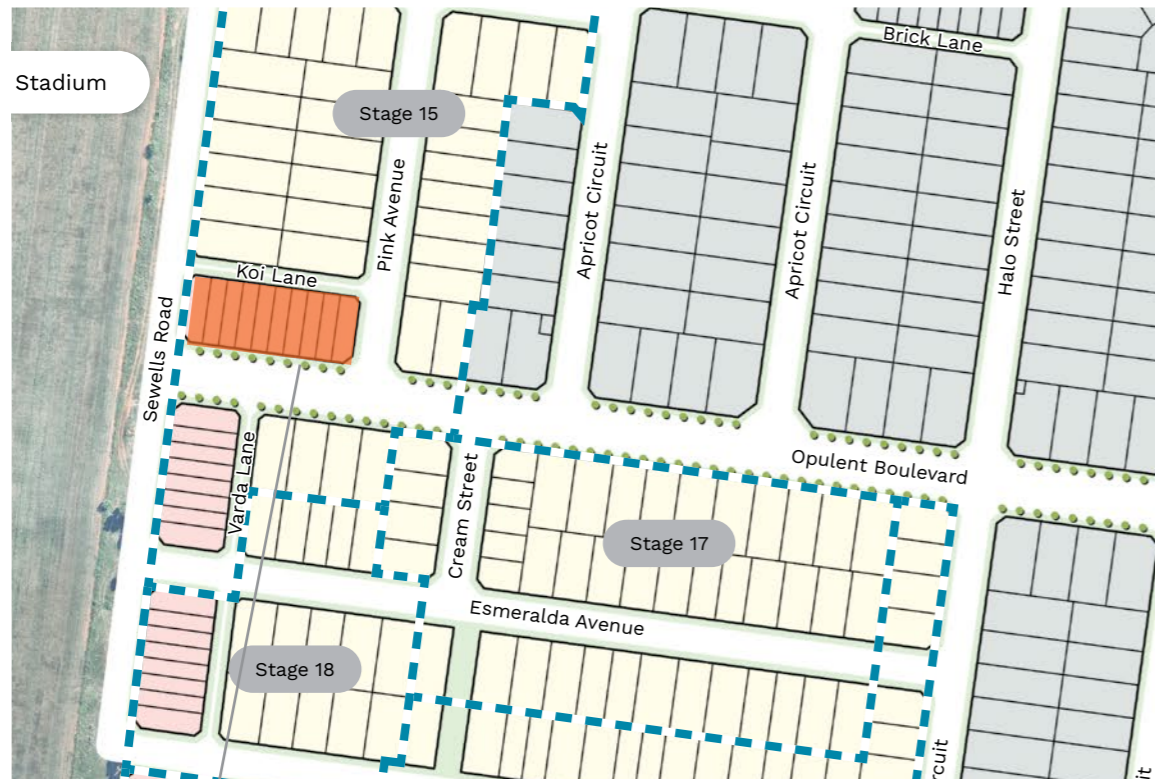


**12+ schools**  
including Tarneit Rise,  
Davis Creek and St John



Think convenience.  
Think quality.  
Think community.

Convenient living is essential to a great lifestyle, which is why Grand Central is located within reach of recreation clubs, parklands, shopping, cafes, education, transport links and more.



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



Masterplan supplied for the purpose of providing an impression of Stockland Grand Central and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (March 2023).

Lot 1543  
204m<sup>2</sup>

Lot 1544  
150m<sup>2</sup>

Lot 1545  
150m<sup>2</sup>

Lot 1546  
150m<sup>2</sup>

Lot 1547  
150m<sup>2</sup>

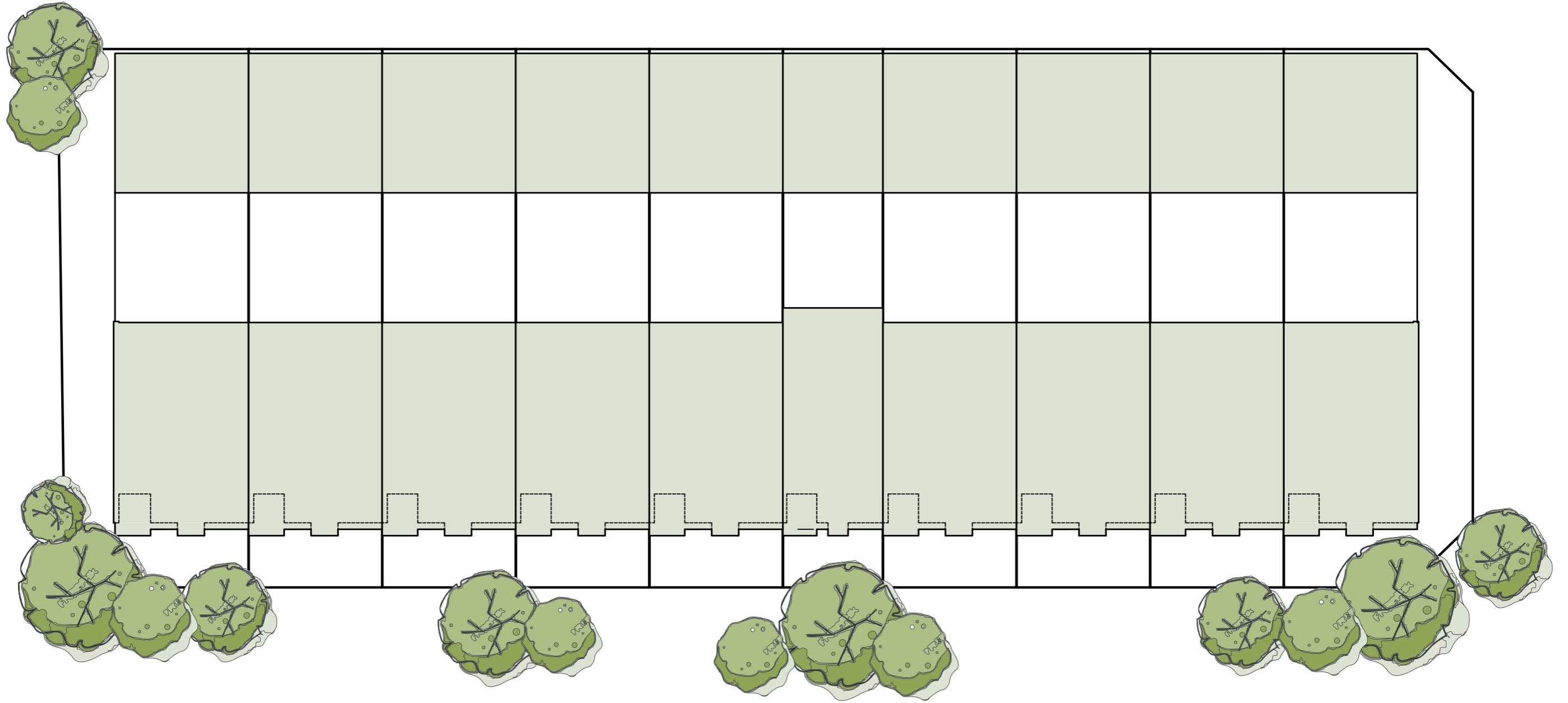
Lot 1548  
113m<sup>2</sup>

Lot 1549  
150m<sup>2</sup>

Lot 1550  
150m<sup>2</sup>

Lot 1551  
150m<sup>2</sup>

Lot 1552  
206m<sup>2</sup>



Opulent Boulevard

For illustrative purposes only.



Lot 1543	Lot 1544	Lot 1545	Lot 1546	Lot 1547	Lot 1548	Lot 1549	Lot 1550	Lot 1551	Lot 1552
12sq	12sq	12sq	12sq	12sq	10sq	12sq	12sq	12sq	12sq
3-4 2 2	3-4 2 2	3-4 2 2	3-4 2 2	3-4 2 1	2 2 1	3-4 2 2	3-4 2 2	3-4 2 2	3-4 2 2
○	○	○	○	○	○	○	○	○	○






## Choose your design.

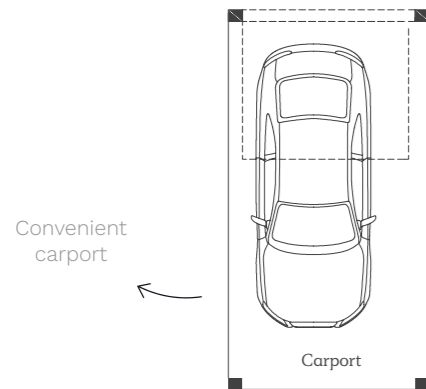
We provide you with the freedom to choose between a 2 or 3 bedroom design to find the perfect home that aligns with your lifestyle and budget.

# Como 10

Lot 1548

House Size 10sq  
Land Area 113m<sup>2</sup>

    
 2      2      1




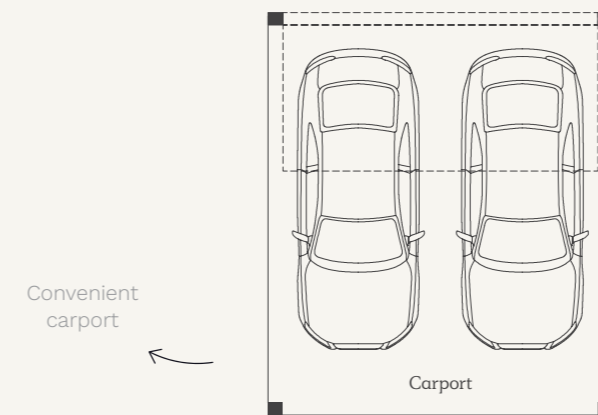
NOTE: Floorplan displayed is for illustrative purposes only.  
Refer to contract plans for orientation and final landscaping layout.

# Como 12

Lot 1543-1547, 1549-1552

House Size 12sq  
Land Area 150, 204, 208m<sup>2</sup>

    
 3      2      2



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>	2590mm 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)

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

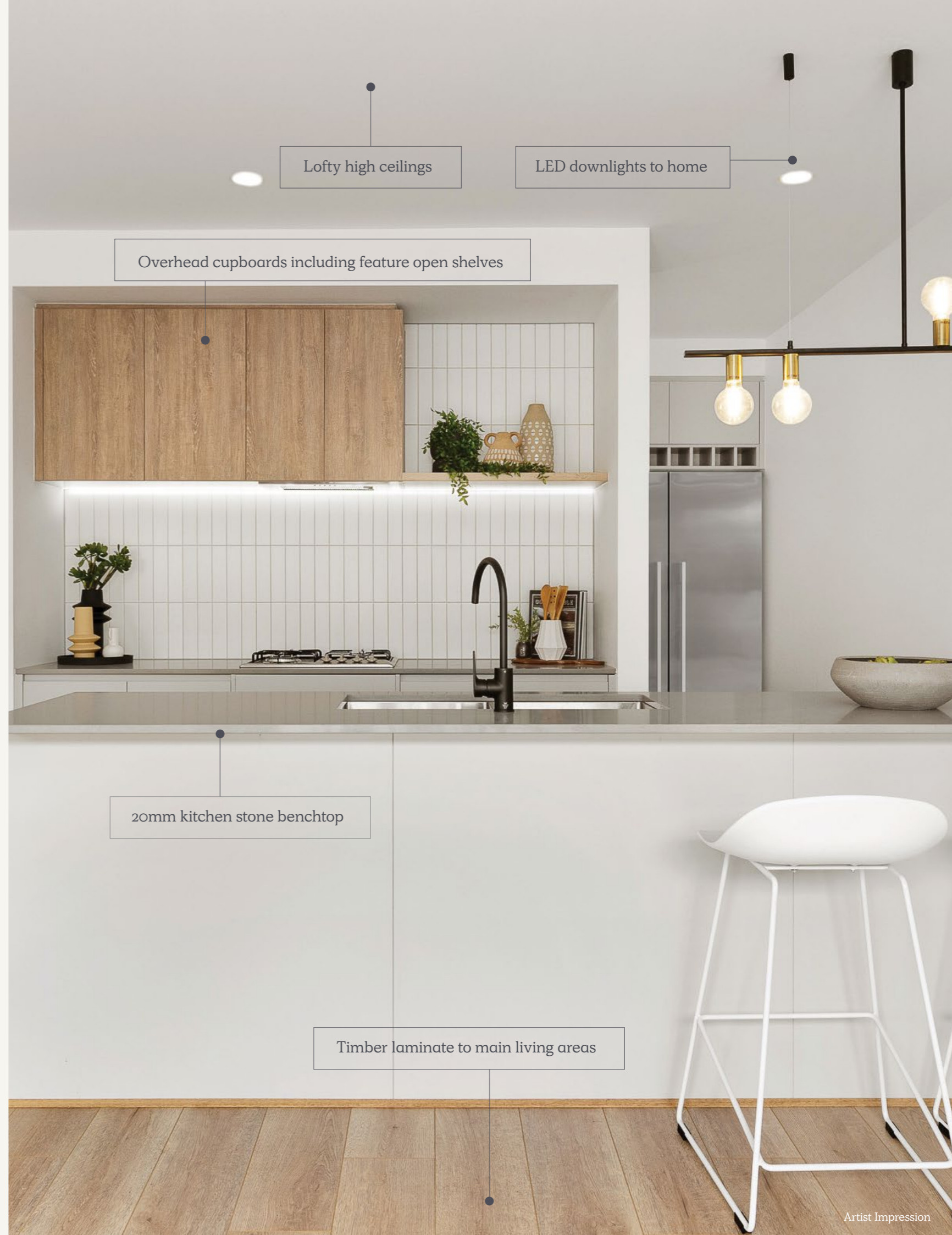
Doors/Furniture	
<b>Laneway Entry</b>	Entry door with 2 hand held remotes
<b>Entry</b>	Solid core door with satin chrome lock
<b>Internal</b>	Flush panel doors with satin chrome passage handles and air cushioned door stops
<b>Robes</b>	Chrome knob to robe cupboards

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

**Bathroom and Ensuite**

<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>	Shaving cabinet as shown on plans
<b>Shower Base</b>	Tiled 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>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 landscaping with rear concrete area
<b>Fencing</b>	Fixed fencing to side and rear boundaries (as per developer requirements)
<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 that is easily accessible.

Your choice of three colour schemes.



## Mode.

A light and soothing sanctuary.



## Luxe.

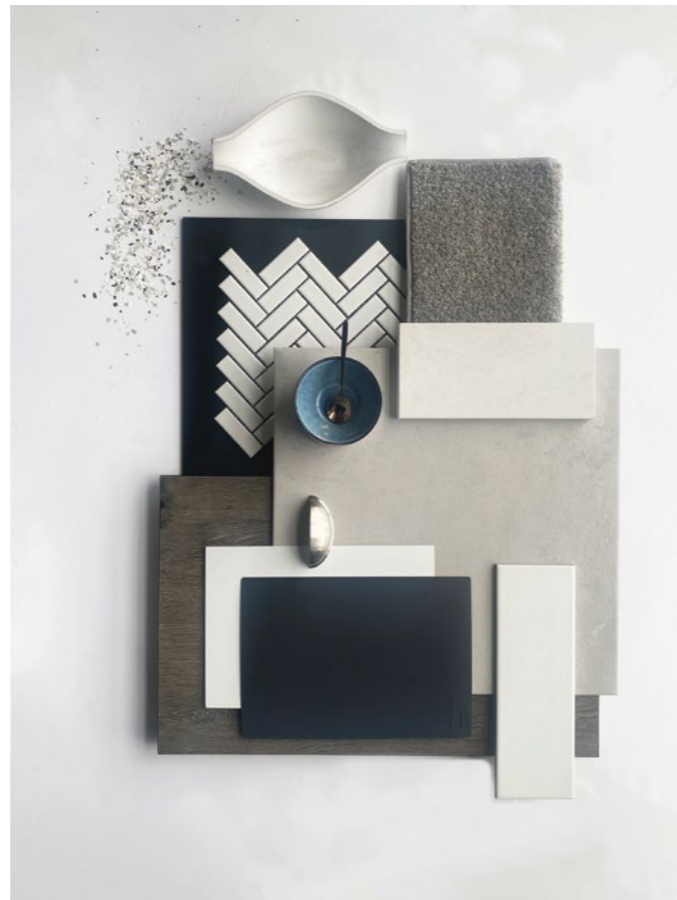
A moody and dramatic space.





Coastal.

A calming retreat.



Grand Central  
is the place  
for you.



## Why choose Nostra Homes?

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**  
HOMES

BUILDER

Specialising in turn-key townhome living, Nostra Homes have been building homes across Melbourne since 2006. Nostra Homes maintains a focus on creating affordable homes using only quality products. With a high level of standard finishes, Nostra Homes' 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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Build with property  
experts you can trust.

Proudly built and developed by

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