

NOSTRA
HOMES

TOWNHOMES

Redefine the way you live.



Discover the charm of townhome living in Williams Walk.

  
2 2 1-2

The next generation of contemporary homes in Williams Walk 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 Villawood Properties 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 Homes team and I are dedicated and driven to deliver a premium level of service at every step of your journey”



Anthony Caruana
Founder



Williams Walk – walk this way.

Close to nature yet within easy reach of Melbourne’s CBD, Williams Walk brings you everything you need for a life well lived, right on your doorstep. Shopping centres including the proposed Cobblebank CBD and Rockbank Town Centre developments are a stone’s throw from your new home, not to mention established shopping hubs providing all the necessities.



Within easy reach of various shopping options



2.7km from Rockbank train station



Caroline Springs nearby



36 min drive from Melbourne’s CBD



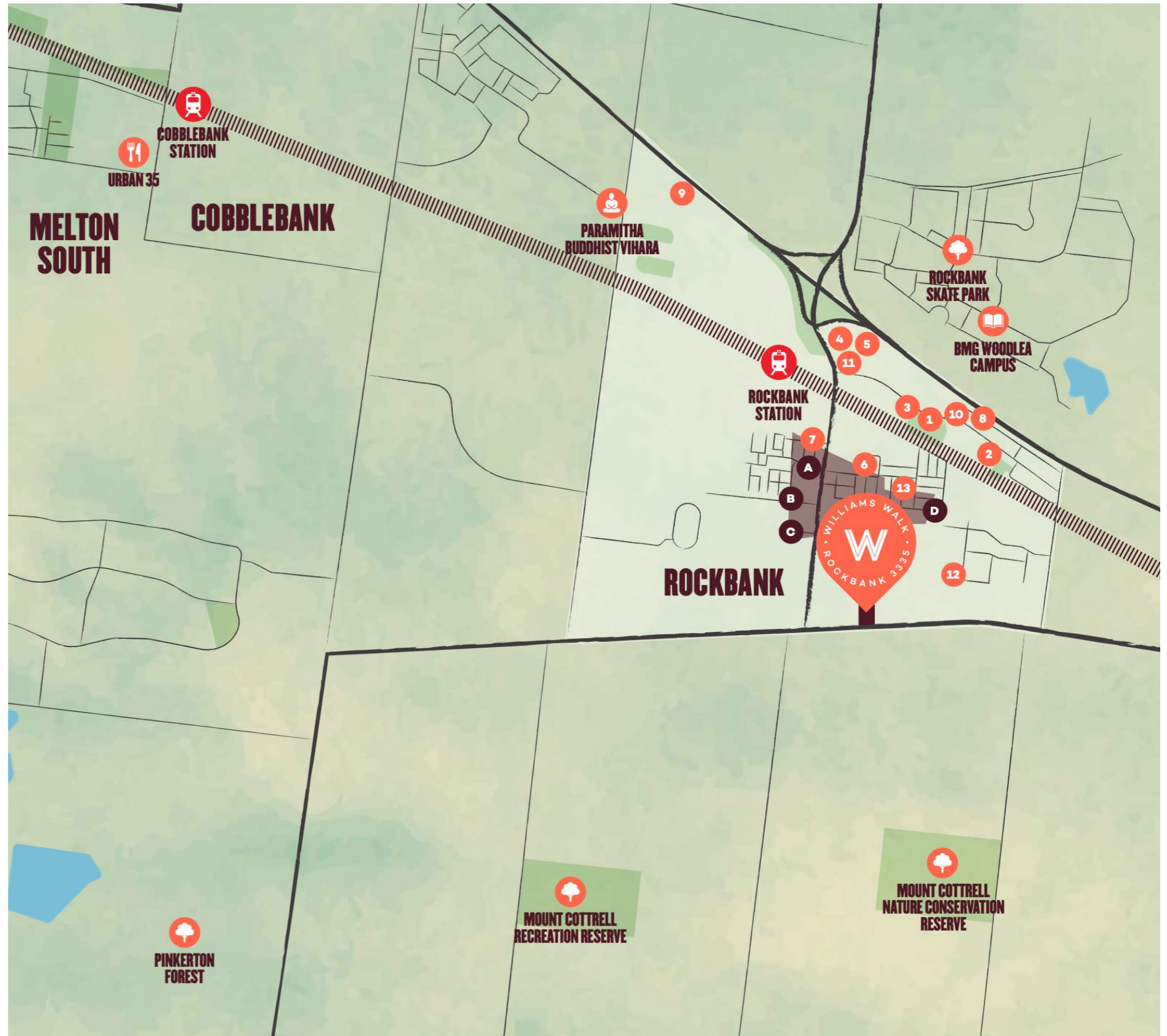
Multiple established primary and secondary schools



A boutique community with urban connection.

Williams Walk offers a perfectly balanced lifestyle. It's a great place to put down new roots. Thoughtfully and expertly planned, Williams Walk offers around 180 affordable home sites where neighbours can become friends for life.

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



Lot 105
119m²

Lot 106
85m²

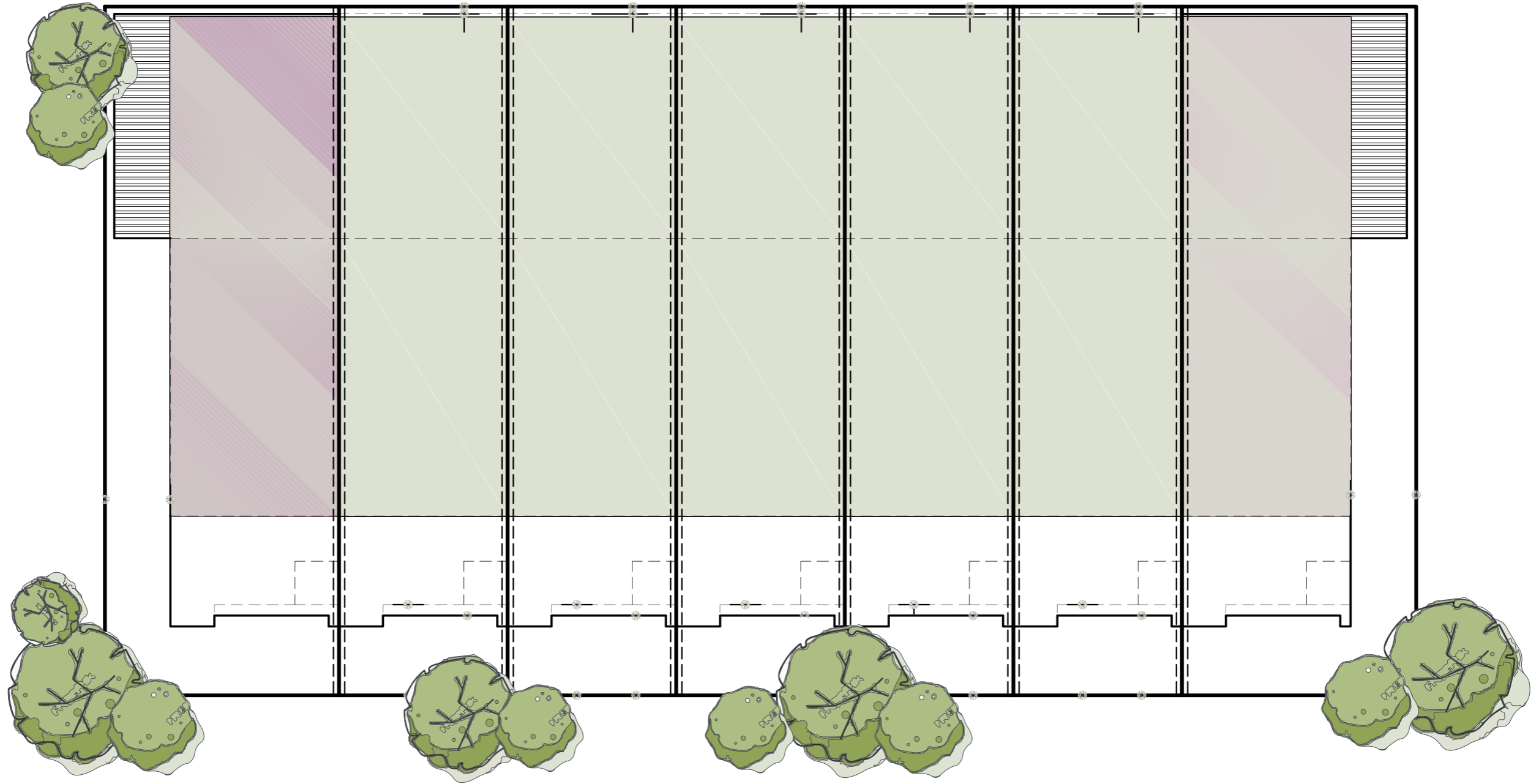
Lot 107
85m²

Lot 108
85m²

Lot 151
85m²

Lot 152
85m²

Lot 183
119m²



For illustrative purposes only.







Lot 105
16sq

  
2 2 2




Lot 106
16sq

   
2 2 1

Lot 107
16sq

  
2 2 1

Lot 108
16sq

  
2 2 1

Lot 151
16sq

  
2 2 1

Lot 152
16sq




  
2 2 1

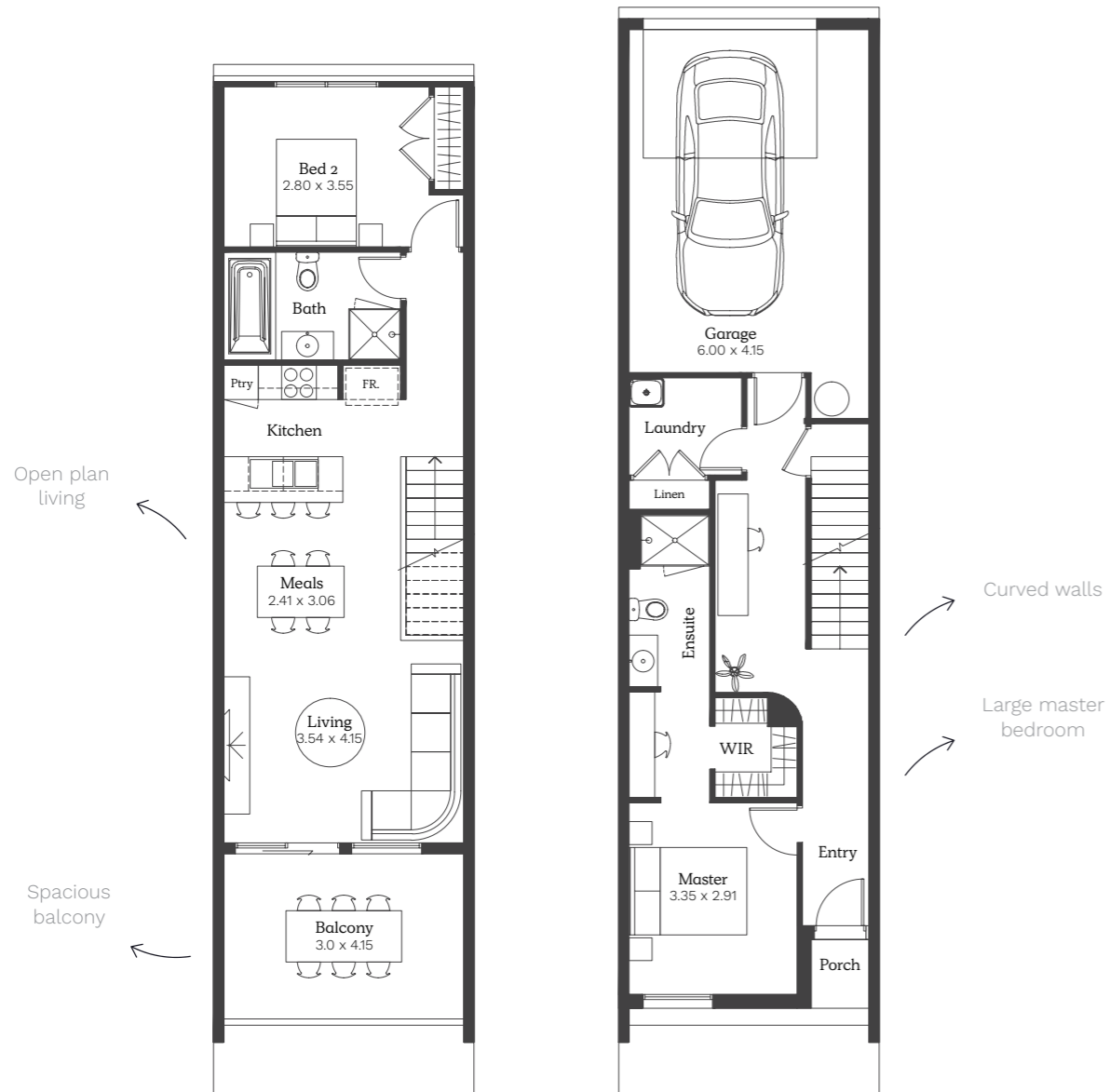
Lot 183
16sq

  
2 2 2

Murano 16

Lots 106-108, 151-152
 House Size 16sq
 Land Area 85m²




 2
  2
  1

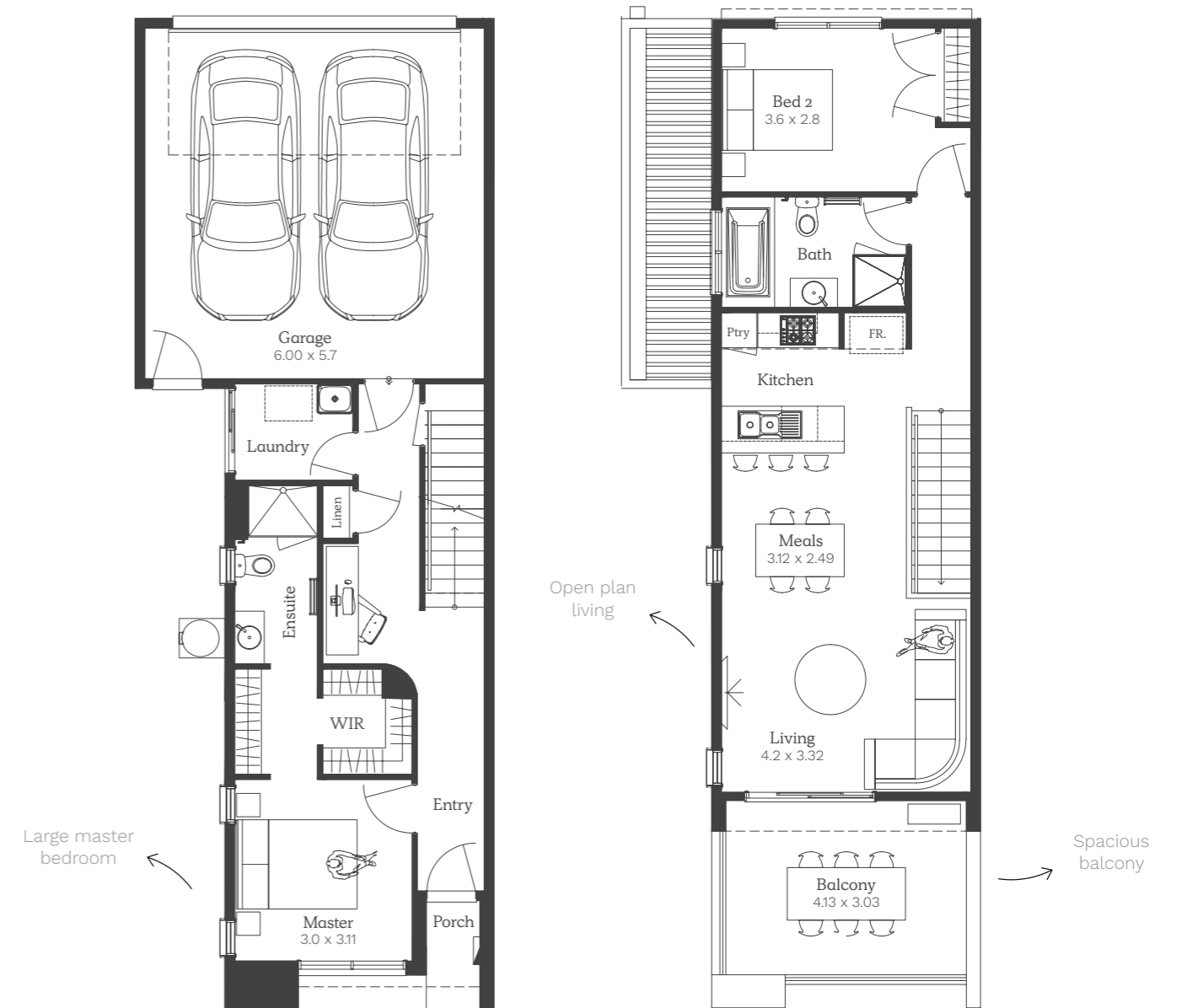


NOTE: Floorplan displayed is for illustrative purposes only. Refer to contract plans for orientation and final landscaping layout.

Murano 16

Lots 105, 183
 House Size 16sq
 Land Area 119m²

 2
  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)

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

Ceilings	
Height	2590mm to first floor and 2440mm to ground floor (reverse living)
Plasterwork	Cove cornice to entire home

Windows	
Material	Aluminium windows
Locks	Keyed locks to all windows
Blinds & Flyscreens	Blinds and flyscreens throughout home

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
Hot Water System	Heat pump hot water system

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)

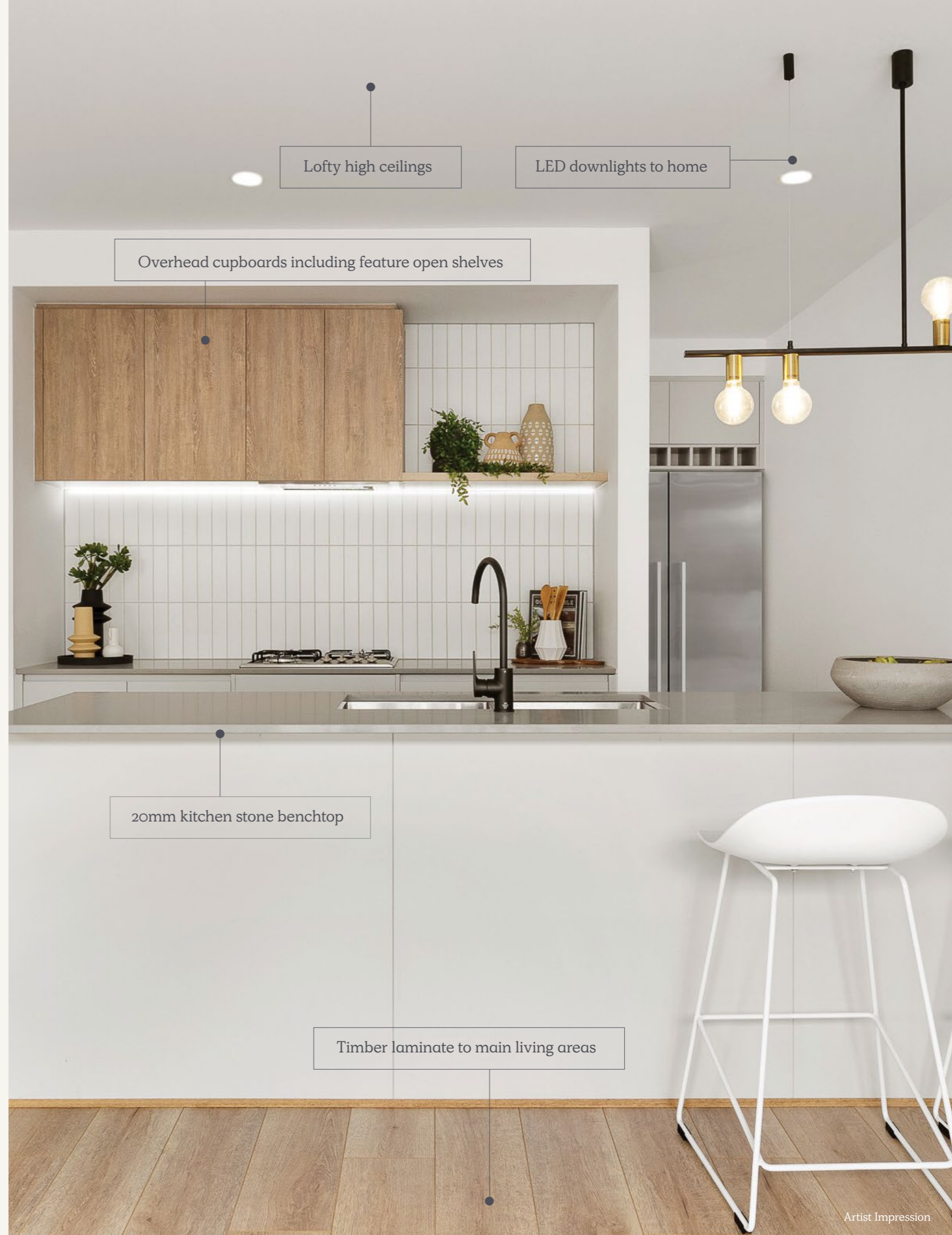
Doors/Furniture	
Entry	Solid core door with satin chrome lock
Internal	Flush panel doors with satin chrome passage handles and air cushioned door stops
Sliding Door	Blind to sliding door
Robes	Chrome knob to robe cupboards

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
Pantry	x 4 melamine shelves
Linen	x 3 melamine shelves

Electrical	
Safety Switches	Safety switches (residual current devices)
Smoke Detector(s)	Direct wired smoke detectors
Internal Light Points	LED downlights to main living areas (as per plan) with batten holder lights to remainder of the home
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 & Cooling	
Split System	Split system to main living area
Heating Panels	Heating panels to all bedrooms



Inclusions

Toilets

Toilet Suite	Dual flush cisterns with Vitreous China pan
Toilet Roll	Toilet roll holders

Bathroom and Ensuite

Cabinetry/Benchtops	20mm stone benchtops and laminate cabinets
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 stone benchtops
Doors/Drawers	Laminate panels and doors
Shelving	Feature shelves above bench
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
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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

(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.



Designer basins & tapware

20mm stone benchtop

Full floating laminate cabinets

Oversized floor tiles

All you need is a 10% deposit to get started, balance on completion

Secure your new home with a 10% deposit with no more to pay until completion. Enjoy your build journey without needing to worry about making progress payments throughout.



No progress payments



Low stamp duty fee



Less paperwork turnaround time



Purchase through superannuation*

*Subject to lending and superannuation fund criteria.



Interior styling that is easily accessible.

Your choice of two colour schemes.



Mode.
A light and soothing sanctuary.

A flat-lay photograph of various material and color swatches. It includes a piece of light wood, a grey textured fabric, a white ceramic dish with a fork, a small wooden bowl, and several rectangular swatches in shades of white, grey, and wood. The background is a plain, light grey.

Luxe.
A moody and dramatic space.

A flat-lay photograph of various material and color swatches. It features a piece of dark wood, a dark textured fabric, a white ceramic dish with a spoon, a brass fork and knife, a small wooden bowl, and several rectangular swatches in shades of white, grey, and wood. A string of light-colored beads is also present. The background is a plain, light grey.

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.

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H O M E S

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.

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 are committed to deliver vibrant communities where residents form strong and lasting relationships.

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

Bishal Sapkota
Sales Consultant

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Build with property
experts you can trust.

Proudly built and developed by

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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.