

NATURA

TOWNHOMES

Redefine the way you live.



Welcome to Natura.



A boutique residential community, crafted for the pursuit
of simplicity and purpose.

DEVELOPED BY

Nostra Property Group



When Nostra Property Group looked at the setting for Natura, it simply made sense.

A brilliant, central Diggers Rest location. The convenience of road and transport access paired with unrivalled amenity, and proximity to some of the most spectacular natural habitat we have seen.

Natura has been brought to life to encourage a life of simplicity and purpose. Architecturally designed, packed with style and convenience. It's simply easy living.

Welcome home.



Artist Impression

Introducing life at Natura.

**Live with simplicity at a
purpose built boutique
release.**

Natura is about living a life of simplicity and purpose. With close proximity to open space, parks and wetlands, you'll always be inspired.

Life at Natura is grounded by the simple things. With a focus on quality finishes and architecturally designed spaces, Natura residences ensure a lifestyle you'll love coming home to. Here you will enjoy cooking, playing with the kids, entertaining family and friends, and exploring local parks and playgrounds. You can bask in the convenience of a local town centre a stones throw away, and most importantly live the ultimate in work-life balance.

Located in the northwest of Melbourne, 58 new Townhomes and multi purpose living spaces will soon call the Natura community home. Our spacious residences have been designed for modern living. The reductive nature of the design is free from superfluous detail, resulting in a form which has breathtaking modernity.

With traditional residences, as well as our latest multipurpose residential design on offer - Natura has been designed for your needs, your lifestyle.

Life is Natura.

The Natura Masterplan.

Architecturally designed, and built for living. The residences at Natura have been designed so you and your family can enjoy a complete lifestyle.

Closer to nature

Natura is comprised of three connected precincts, all bordered by nature. There will be a purpose built green link and open space, carefully landscaped with trees and curated greenery. A habitat for native wildlife and year round exploration and enjoyment.

A focus on lifestyle

The estate masterplan is well conceived; its thoughtful proximity to amenity, generous green spaces, and architectural facades reflect a deep understanding of lifestyle - with livability at the forefront.

An in demand location

Diggers Rest is a rapidly growing location, as more and more residents recognise its compelling attractions. The amenity in the immediate vicinity of Natura is growing, with recently opened shopping villages and dining places proving popular. The surrounding Sunbury township, provides a wide range of long-established retail precincts, education and community facilities.



Disclaimer. Indicative map only and not to scale. This masterplan is indicative of current and proposed amenity and infrastructure and is subject to change. The proposed amenity will be delivered by Nostra and timings are subject to delay, development approvals, statutory approvals and construction. Correct as at May 2023.



An Exquisite Sanctuary

A modern sophisticated interior, underpinned by exquisite detailing
and an intuitive approach to design.



Entertain in Style

A suite of finishes for comfort and confidence. Refinement lies at the heart of Natura.

Artist Impression

Effortless Living



Unlock potential in every corner. Embrace local living, contemporary architecture and a work life balance.

Artist Impression

A Tranquil Oasis

Natura Townhouses are connected to a beautiful greenlink and garden space, which provides residents with a sanctuary of green, open space for healthy outdoor living.



Step inside your new **Home.**

The residences at Natura
have been designed with
flexibility in mind.

A suite of finishes

Our consideration of how you live in your home is reflected in every design decision, including the usability of space, and practicality, durability and aesthetics of materials.

Street appeal

The Natura exterior is architecturally designed. It strives to provide a stunning and architectural street appeal without compromising on functionality and what really matters.

Personalised service

We offer our clients a personalised service so that your build journey is tailored specifically to you and your lifestyle. Our team will closely work with you to ensure that you are guided and well informed every step of the way.



Artist Impression



A Work Life Balance.

Celebrating a seamless transition between home and work, maximising practicality, investment and overall quality of life.

A multipurpose residential design

Nostra Homes has curated a range of homes to suit a new way of working from home.

Work from home

Multipurpose residences at Natura are a unique product offering. The innovative floorplan design boasts dual access, which gives you the opportunity to live and run your business from home.





Investment potential

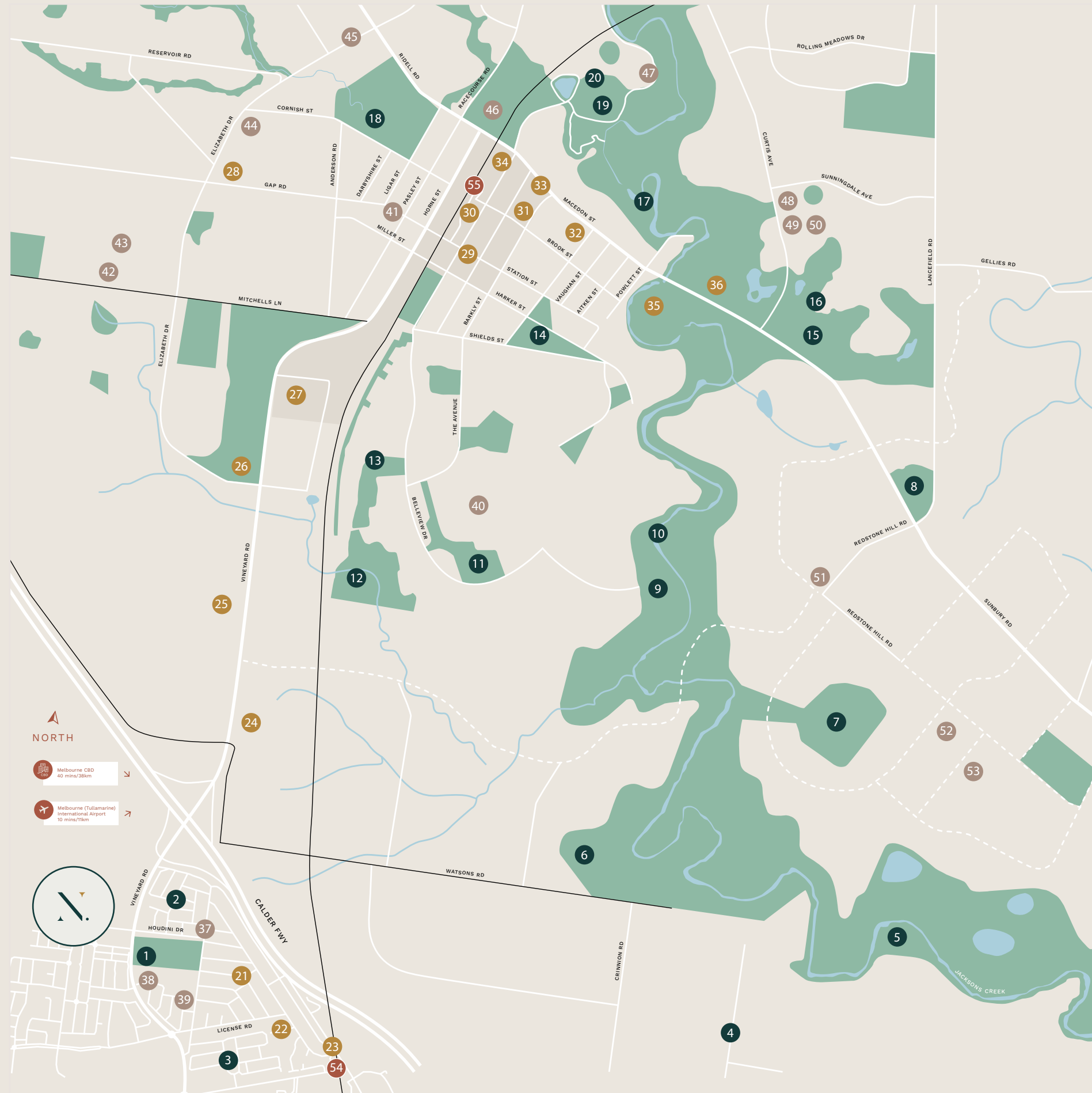
Multipurpose residences allow you to invest in a quality rental income option. The addition of a unique ground level fitout, gives the potential for a strong rental yield and return to be achieved. According to recent property data, growth in Diggers Rest has been driven by population growth, affordability and an increased number of businesses. New infrastructure, schools and transport have increased with it.

Embrace local living.

At Natura, you'll experience the true joy of living locally. The diversity and proximity of planned amenity ensure your everyday needs can be met close to home.

LEGEND

-  Calder Freeway
-  Roads
-  Proposed Roads
-  Railway



PARKS AND RECREATION

- 1 Diggers Rest Football Club
- 2 Bloomdale Park
- 3 St Genevieve Central Park
- 4 Animal Land Childrens Farm
- 5 Jacksons Creek - Glencoe Drive Reserve
- 6 Holden Flora Reserve
- 7 Future Redstone Hill Park
- 8 Sunbury Golf Range
- 9 Jacksom Hill Reserve
- 10 Sunbury Waterfalls
- 11 Shek Reserve
- 12 Wanginu Park
- 13 Galaxy Lands Jacksons Park
- 14 Sunbury Reserve Park
- 15 Goonawarra Golf Course
- 16 Ainsdale Court Reserve
- 17 The Nook
- 18 Sunbury Rec. Reserve
- 19 Rupertswood Football Club
- 20 Lakeside Stadium

ENTERTAINMENT, RETAIL AND DINING

- 21 A'Bella Pizza
- 22 Foodworks
- 23 Houdinis Cafe e Cucina
- 24 Diggers Rest Vineyard
- 25 Estelle's
- 26 Woolworths Sunbury South
- 27 Bunnings
- 28 Aldi Sunbury
- 29 Augustus Gelatery
- 30 Reading Cinemas
- 31 Vic's Food & Wine
- 32 Cellardoor Wine Bar
- 33 Coles
- 34 Sunbury Square Shopping Centre
- 35 Craiglee Vineyard
- 36 Goonawarra Vineyard

EDUCATION AND COMMUNITY FACILITIES

- 37 Animal Hospital
- 38 Diggers Rest Medical Centre
- 39 Diggers Rest Primary School
- 40 Sunbury Primary
- 41 Sunbury Medical Centre
- 42 Sunbury Downs College
- 43 Sunbury Heights Primary
- 44 Sunbury West Primary
- 45 St Anne's Catholic Primary
- 46 Sunbury College
- 47 Salesian College
- 48 Sunningdale Ave Childrens Centre
- 49 Goonawarra Medical Centre
- 50 Goonawarra Primary
- 51 Future Primary School
- 52 Future Primary School
- 53 Future Prep-12 School

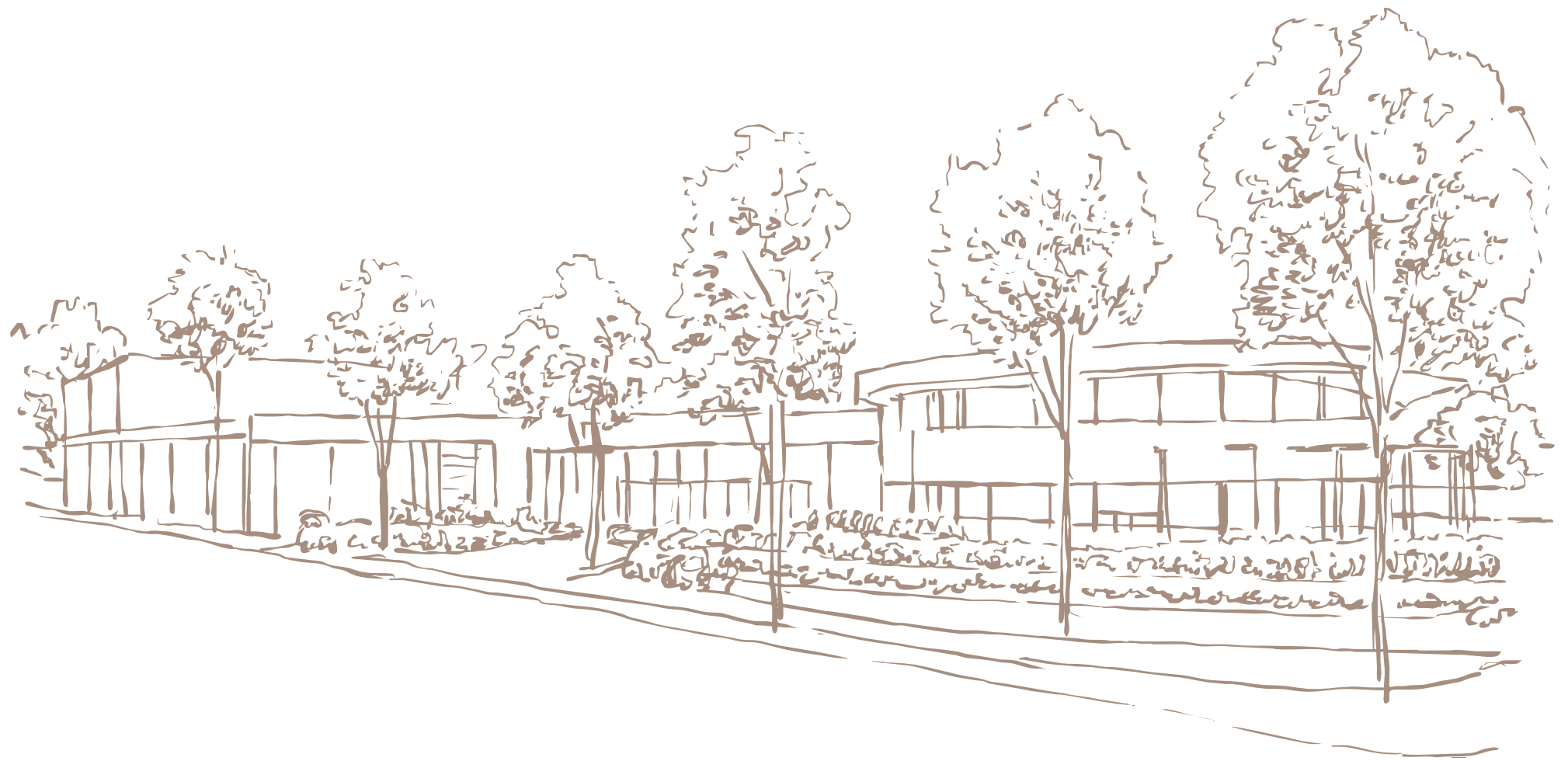
TRANSPORT

- 54 Diggers Rest Train Station
- 55 Sunbury Train Station

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A connected countryside.

Celebrate the pleasures of an urban country lifestyle without the distractions of inner-city living.



Artist Impression Future Town Centre

Welcome to Diggers

Our newest community celebrating nature and balance. The Natura neighbourhood has been designed to effortlessly weave into the tranquil, existing community in the leafy suburb of Diggers Rest and neighbouring historic Sunbury township. Natura is close to the beautiful Macedon ranges, whilst being only a 40-minute drive from the heart of Melbourne. Perfectly positioned centrally in Diggers Rest, a welcoming community with established schools, sporting clubs and community facilities.

Parks and open space

Natura is located close to 13 ha of wetlands, 40kms of shared walking paths and bike tracks and 4ha of open space, including six community parks.

The Diggers Rest Precinct Structure Plan (PSP) provides further guidelines regarding the parks and open space around Natura and the wider Diggers Rest area to ensure contemporary open space and consideration for both biodiversity and natural systems.

Retail

Natura is located only one stop from Watergardens Shopping Centre (Watergardens Station) by train and 15 minutes by car. Alternatively, north of Natura - Sunbury Central can be visited in 6 minutes by train or 10 minutes by car.

The local future Neighbourhood Activity Centre will provide Natura residents with their own supermarket, retail, medical centre and an entertainment precinct.

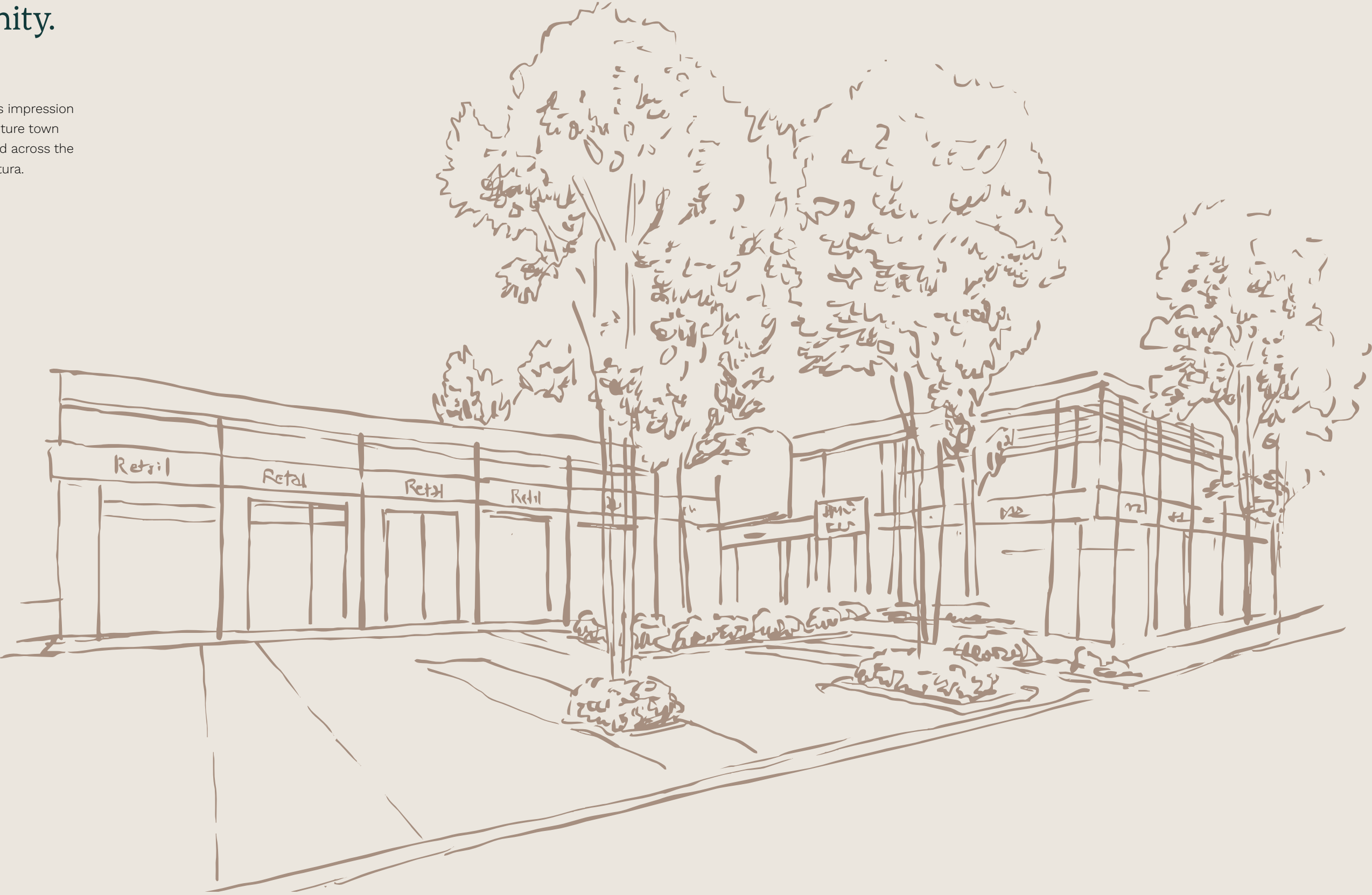
Transport

Natura is easily accessible by car or train. Established schools and shops are just moments away, Melbourne CBD can be reached in around 40 minutes by car and train, and in under 20 you can be at Melbourne Airport.

When you fancy a slower pace, Natura is only 2kms from the new Diggers Rest Station on the Sunbury line, which operates full Metro services running every 12 minutes during the morning and evening peak periods. Buses run daily with route 483 connecting Diggers Rest to both Sunbury and Moonee Ponds.

Amenity.

An illustrator's impression of the local future town centre, located across the road from Natura.



Artist Impression Future Town Centre



Your project team.

Nostra Homes

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.

Nostra Property Group

Nostra Property Group was formed in 2006 by our founder and builder Anthony Caruana.

Since this time we have grown to become one of Melbourne's pre-eminent building companies, particularly within the medium density and townhome space where in 2020-2021 we were ranked as the nations 12th largest medium density/townhome builder as per the HIA's top 100 builders.

Over the years the company has grown to deliver thousands of new homes and townhomes for clients around Melbourne, particularly in the northern and western suburbs and the Geelong region.

Nostra Property Group has a vision to create flourishing communities that embody best practice planning, amenity and residential design standards, we pride ourselves in working alongside the industry's best trades and suppliers.

NATURA SALES DISPLAY SUITE

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