

NOSTRA
HOMES

TOWNHOMES

Redefine the way you live
in Bluestone, Tarneit.



 SATTERLEY

Artist Impression

Discover the charm of townhome living in Bluestone.

The next-generation of contemporary homes in Tarneit 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 Satterley to bring you a selection of stunning 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 Nostra Homes journey”



Anthony Caruana
Founder



A proud new community.

Filled with a comforting sense of community and the promise of growth, Bluestone presents a welcome next step for all families. Nestled in the tranquil and secure surrounds of Tarneit, an effortless lifestyle is offered through an abundance of existing amenity and serene open spaces.



5 mins
from Tarneit Central



2 kms
from Tarneit Train Station



13+ hectares
of planned open space



24km
from Melbourne's CBD



Proposed 2 soccer pitches, 2
football fields and sporting pavilions



5+ schools
to choose from



Parkfront lifestyle in Bluestone.

Enjoy the perks of living within a masterplanned community with all the amenity you need right at your doorstep.

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

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Map not to scale and locations indicative only. Distances represented are "as the crow flies". Photographs, plans, pictures and representations (together, plans) in this document are (and are intended to be) indicative only, and may not accurately or fully depict the actual or final development at present or in the future. The plans are not, and may not be treated as being, a representation in any respect by Satterley Property Group Pty Ltd, any seller or landowner and or any of their respective officers, employees, agents or advisers (together, developer) anybody else. The developer may, at any time, amend or replace any plan without notice. All dimensions and areas are subject to survey. Authorities should be consulted when services are, or are likely to be, contained within lot boundaries as building restrictions may apply. The existence and location of any landscaping features or other amenities are indicative only. Other services and amenities that may be shown on the plan may be in progress, due for completion in future, or may be indicative only, and are, in any event, subject to change, at any time.

Lot 424
288m²

Lot 425
182m²

Lot 426
182m²

Lot 427
182m²

Lot 428
182m²

Lot 429
182m²

Lot 430
182m²

Lot 431
288m²

Gaskin Lane

2.85

23

3600

5230

23

3600

5230

7.5m

6.5m

6.5m

6.5m


6.5m

6.5m

6.5m

7.5m

Lope Street

 Plain concrete

For illustrative purposes only.



Lot 424

12sq

3 2 2



Lot 425

SOLD!

3 2 2



Lot 426

SOLD!

3 2 2



Lot 427

SOLD!

3 2 2



Lot 428

11sq

3 2 2



Lot 429

11sq

3 2 2



Lot 430

11sq

3 2 2



Lot 431

12sq

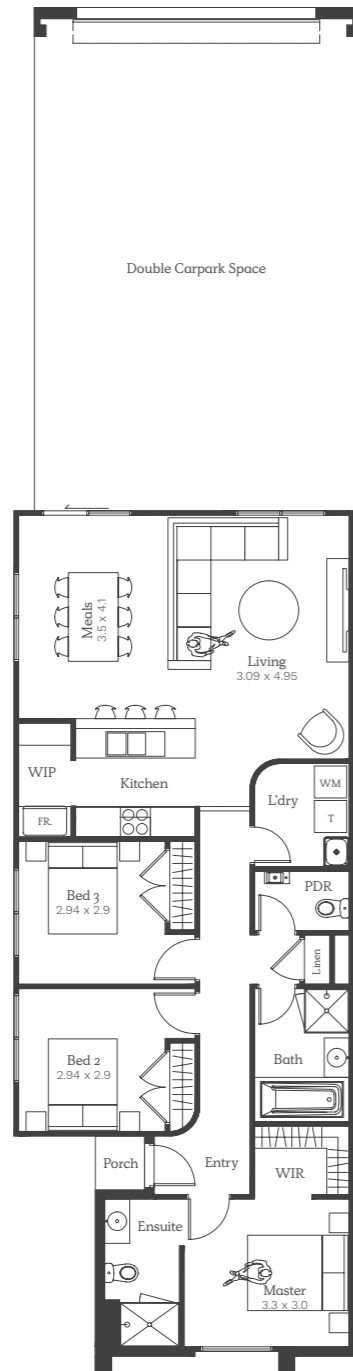
3 2 2



Pietro 12

Lot 424
House Size 12sq

3 2 2

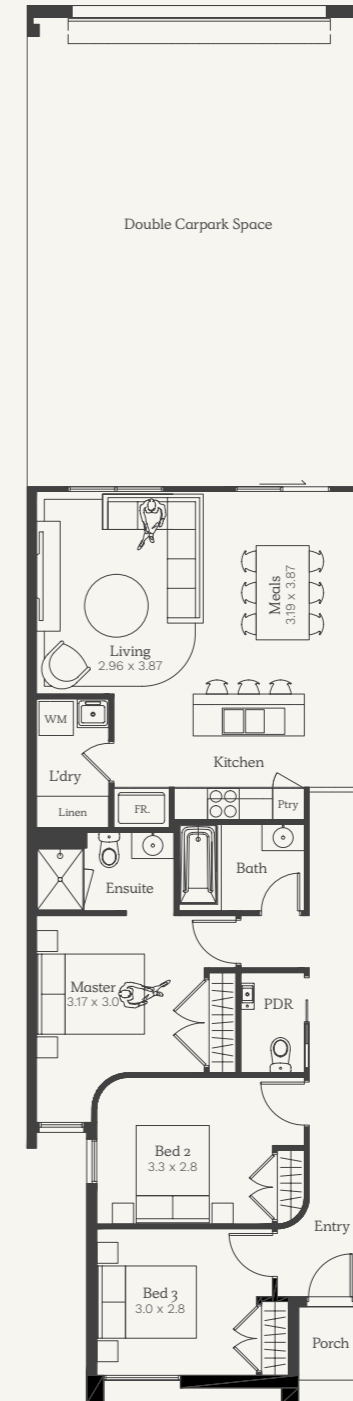


NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation and final layout.

Pietro 11

Lot 428
House Size 11sq




3 2 2

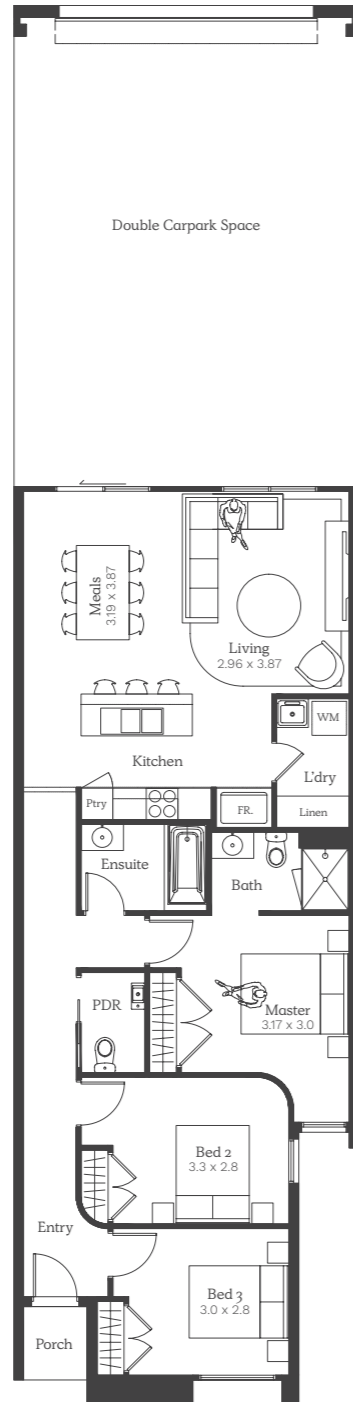


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Pietro 11

Lot 429
House Size 11sq



  
3 2 2

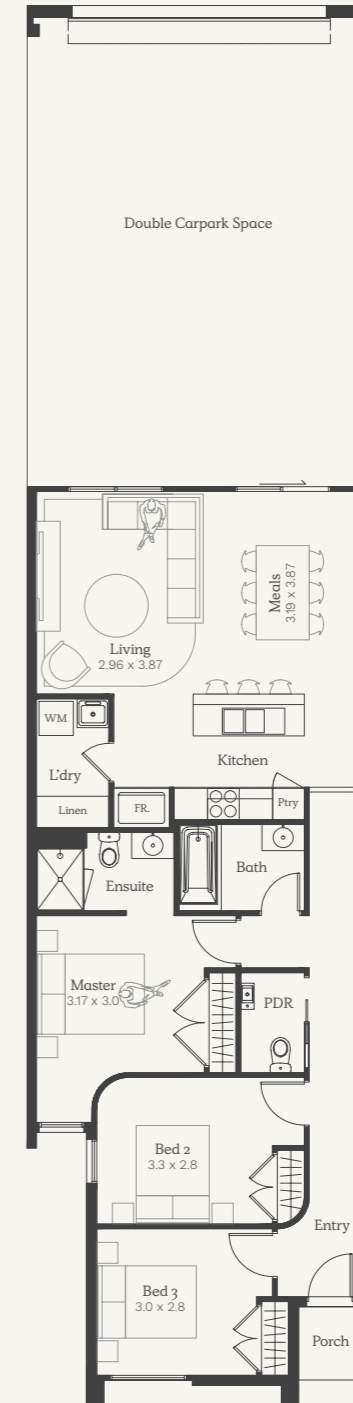


NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation and final layout.

Pietro 11

Lot 430
House Size 11sq




  
3 2 2



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

Pietro 12

Lot 431
House Size 12sq

		
3	2	2



NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation and final 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	
Ceiling Heights	2700mm high ceilings
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)

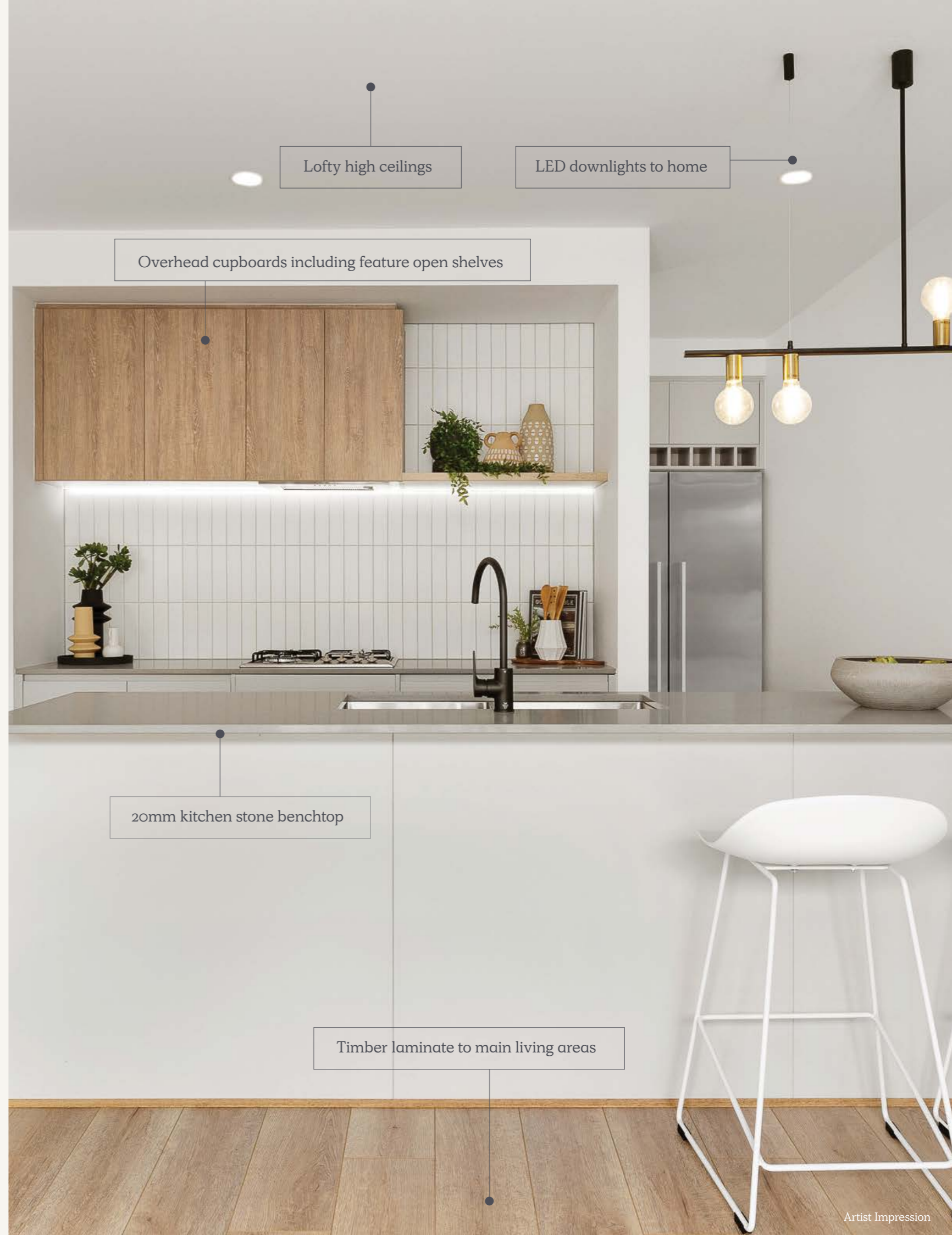
Doors/Furniture	
Entry	Solid core door with digital entrance lock
Internal	Flush panel doors with satin chrome passage handles and air cushioned door stops
Robes	Chrome knob to robe cupboards

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	
Ducted Heating (Pitched Roof)	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.



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
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
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.



Luxe.

A moody and dramatic space.



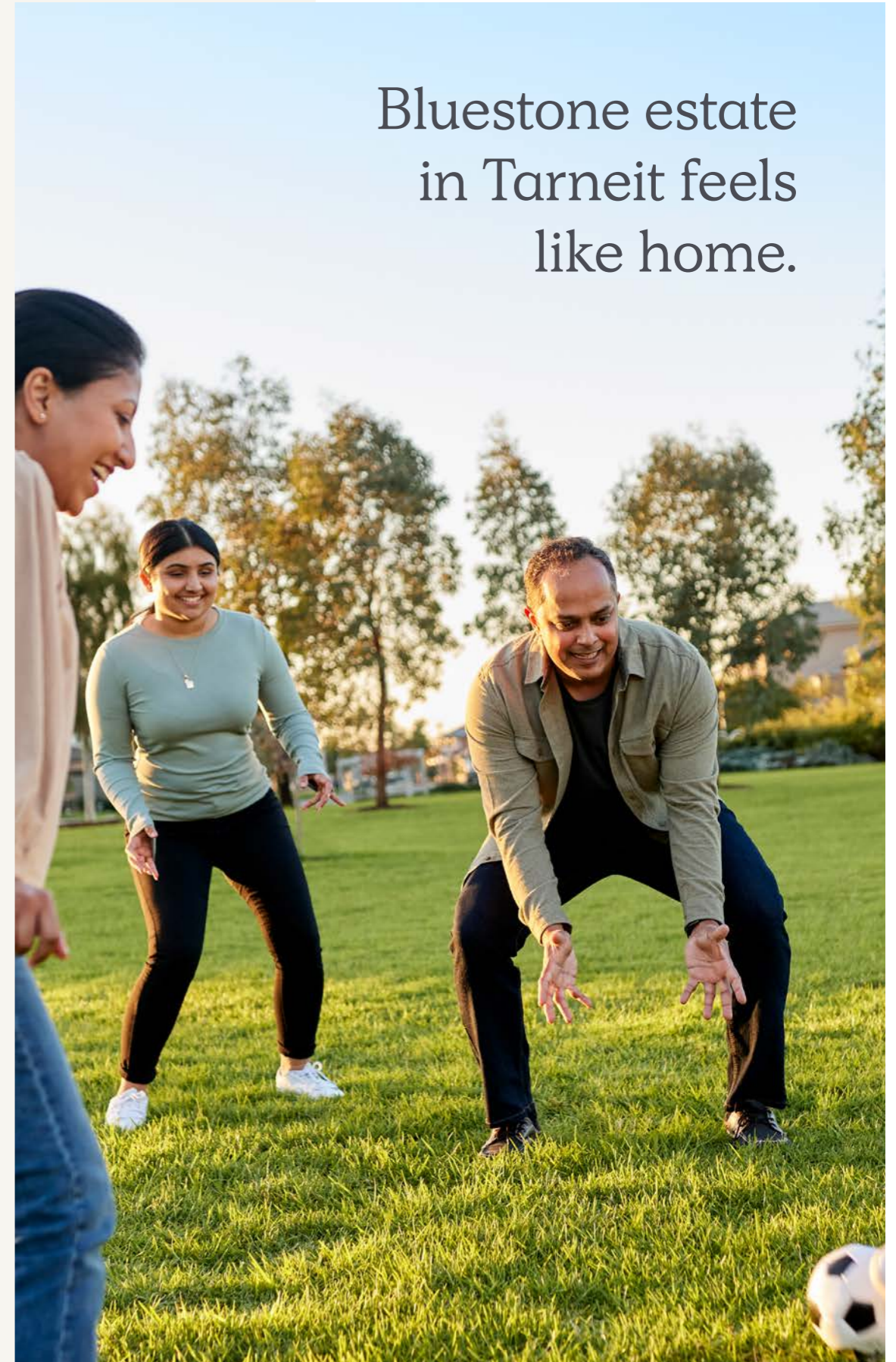


Coastal.

A calming retreat.



Bluestone estate
in Tarneit feels
like home.



Nostra Homes' 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.

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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.

 **SATTERLEY**

DEVELOPER

Satterley is Australia's largest private residential land developer and is a major employer in the Australian land development industry. Satterley is a company built on trust and has been operating for more than 40 years. Satterley master-planned communities are developed close to public transport routes, employment hubs and when fully developed boast a range of schools, shopping, parks and playgrounds.

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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 **SATTERLEY**

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