

NOSTRA  
HOMES



THE MAPLES

# TOWNHOMES

Redefine the way you live.

PASK

Places for generations

Artist Impression



## Discover the charm of townhome living at The Maples.

The next-generation of contemporary townhomes at The Maples aim to redefine the way you can live setting a new benchmark in flexible, light-filled living environments.

As part of this vision, Nostra has partnered with Pask to bring you a selection of stunning 4 bedroom homes that provide a contemporary living solution for first home buyers, downsizers or those looking for a low maintenance, modern lifestyle.

Featuring an enviable list of fixed price inclusions along with modern and architecturally designed street appeal, these homes are sure to impress.

“

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





## A connected life.

Situated just over 26km from Melbourne's CBD is the thriving community of Greenvale. Steeped in a rich and diverse history, Greenvale has seen generations choose this beautiful location for their new home. The Maples is Greenvale's next inspiring chapter. Residents of The Maples will have access to an enviable network of nearby established amenities, including -



Neighborhood shopping precincts inclusive of major supermarkets and specialty retailers.



A selection of great primary and secondary schools and childcare.



Extensive parklands, picnic areas and walking & cycling trails.



An abundance of sporting clubs and recreational facilities.



Convenience of two train stations and proximity to major freeway arterials.





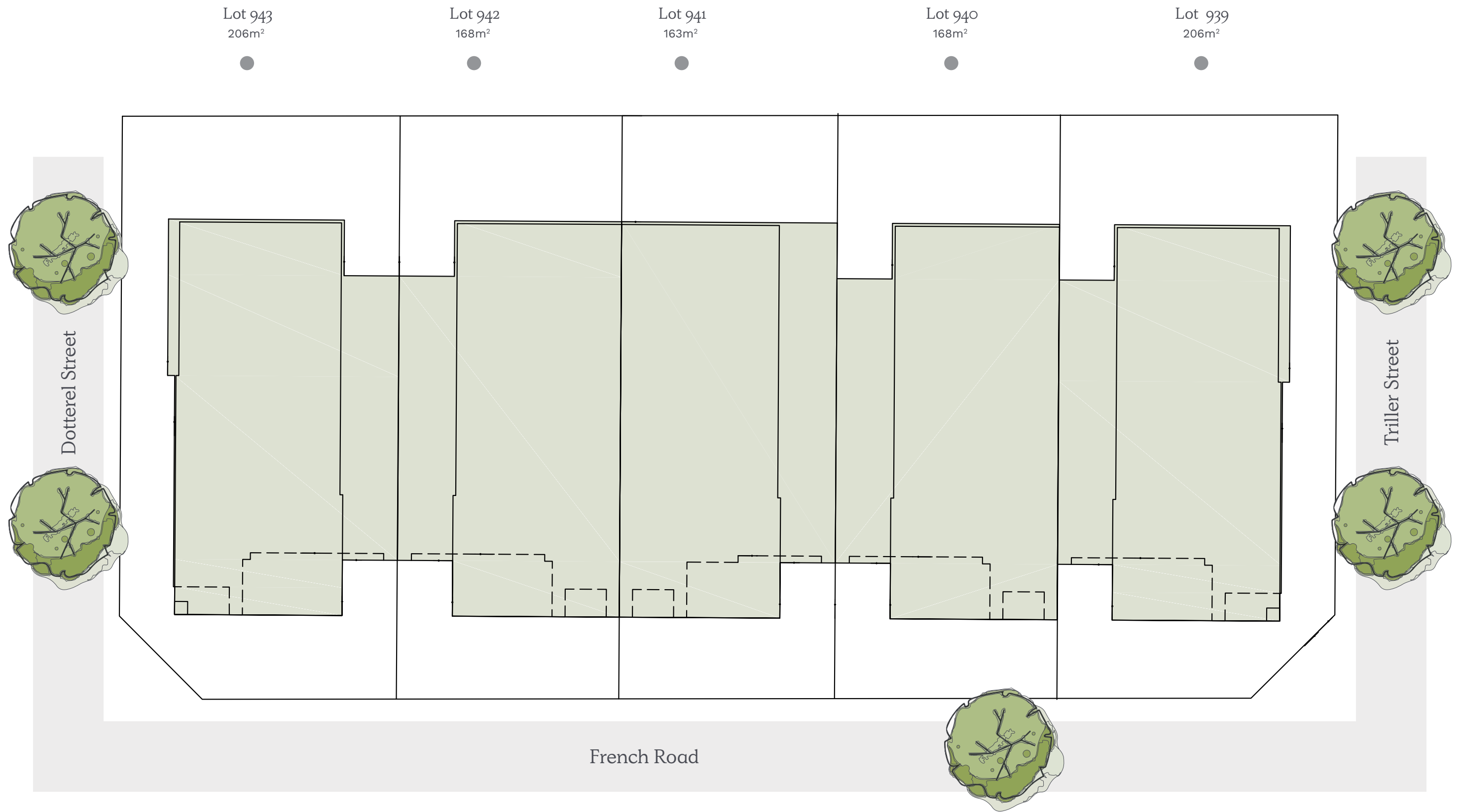
# A connected life.

To live at The Maples is to live a truly connected life. Everything you could want is within easy reach.



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For illustrative purposes only.



# Choose your design.

Find the perfect home that aligns with your lifestyle and budget.



Lot 943  
19.86sq

4

2

2



Lot 942  
19.69sq

4

2

2



Lot 941  
19.46sq

4

2

1



Lot 940  
19.69sq

4

2

2



Lot 939  
19.86sq

4

2

2





Capri 19c

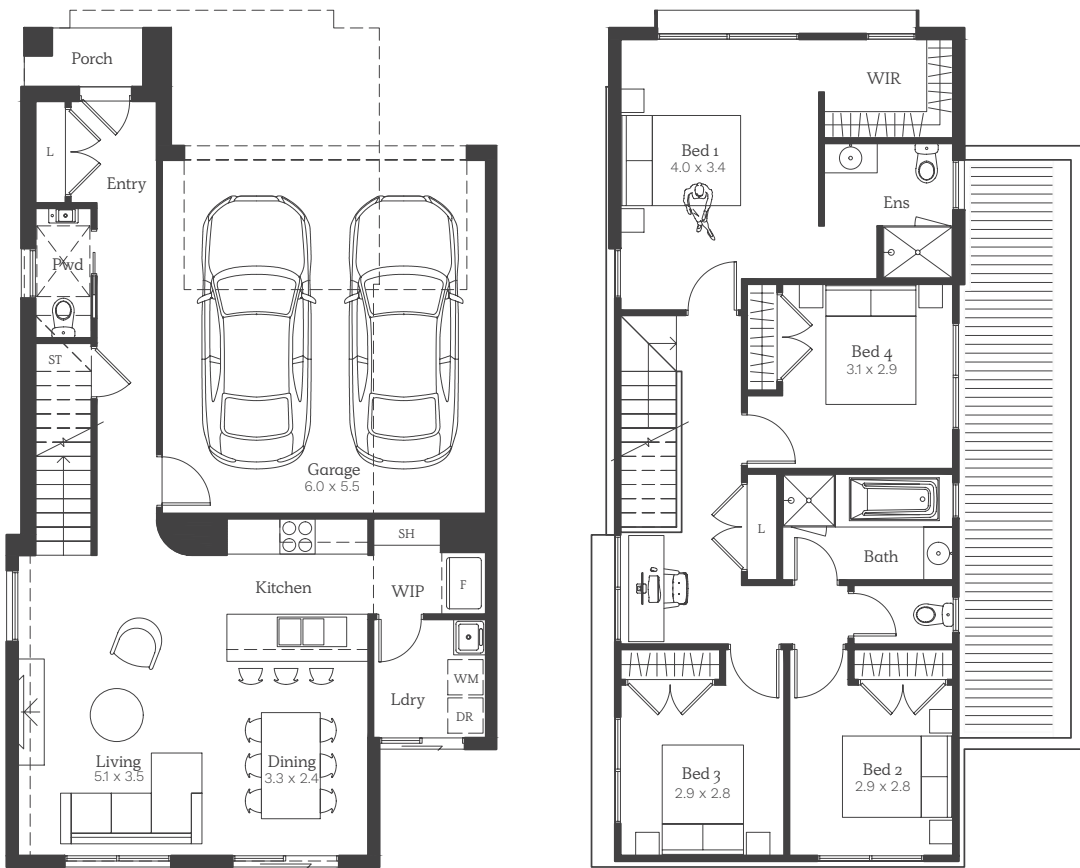
Lot 939, 943

House Size 19.86sq

  
4

  
2

  
2



GROUND FLOOR

FIRST FLOOR

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

Capri 19

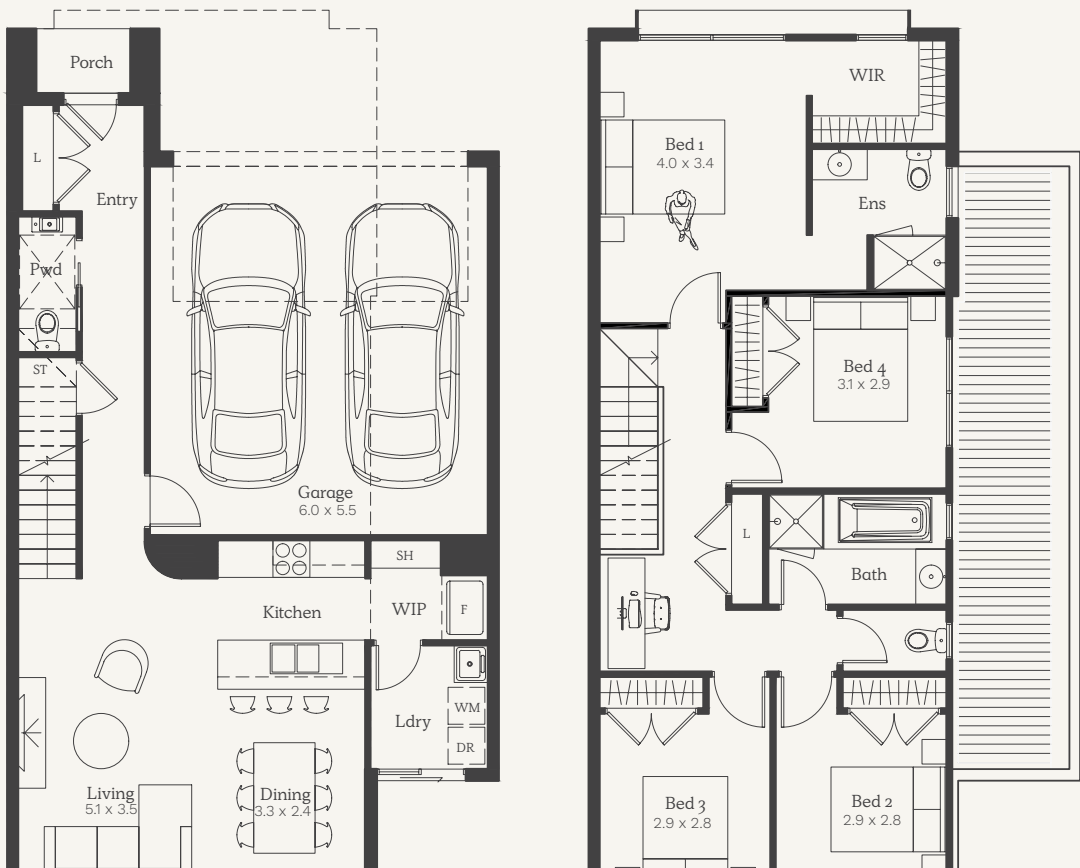
Lot 940, 942

House Size 19.69sq

  
4

  
2

  
2



GROUND FLOOR

FIRST FLOOR

NOTE: Floorplan displayed is for illustrative purposes only.  
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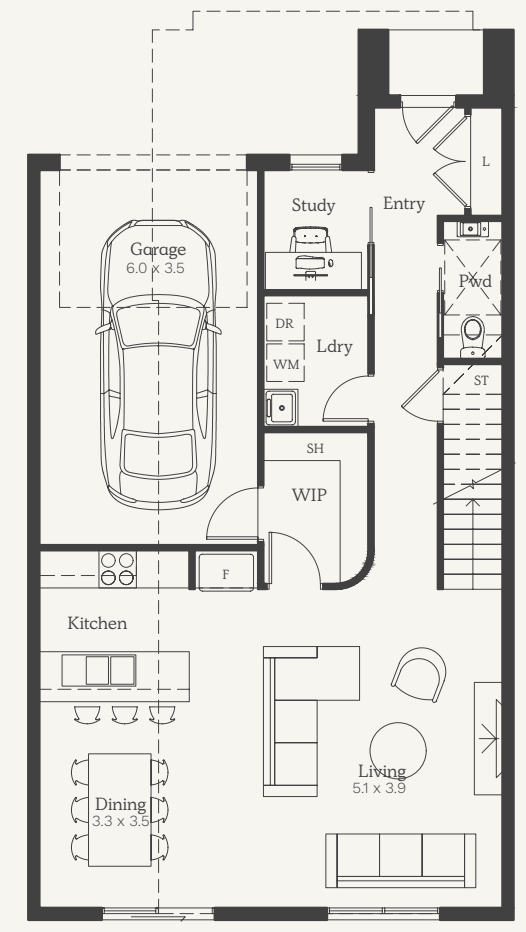


# Capri 19.2

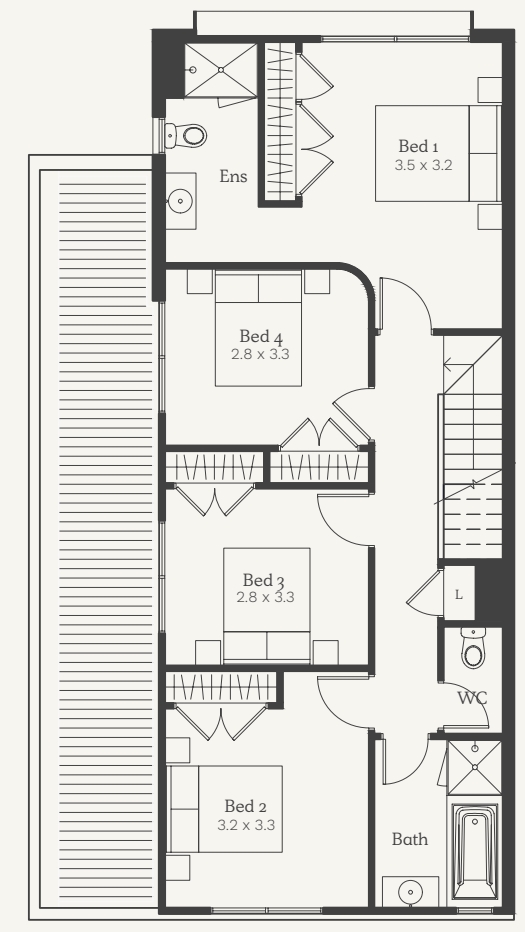
Lot 941

House Size 19.46sq

		
4	2	1



GROUND FLOOR



FIRST FLOOR

NOTE: Floorplan displayed is for illustrative purposes only. Refer to contract plans for orientation, facade 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	
Double Storey	2590mm high ceilings to ground floor and 2400mm to upper level
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	
Flat Roof Materials	Metal sheet roofing
	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)

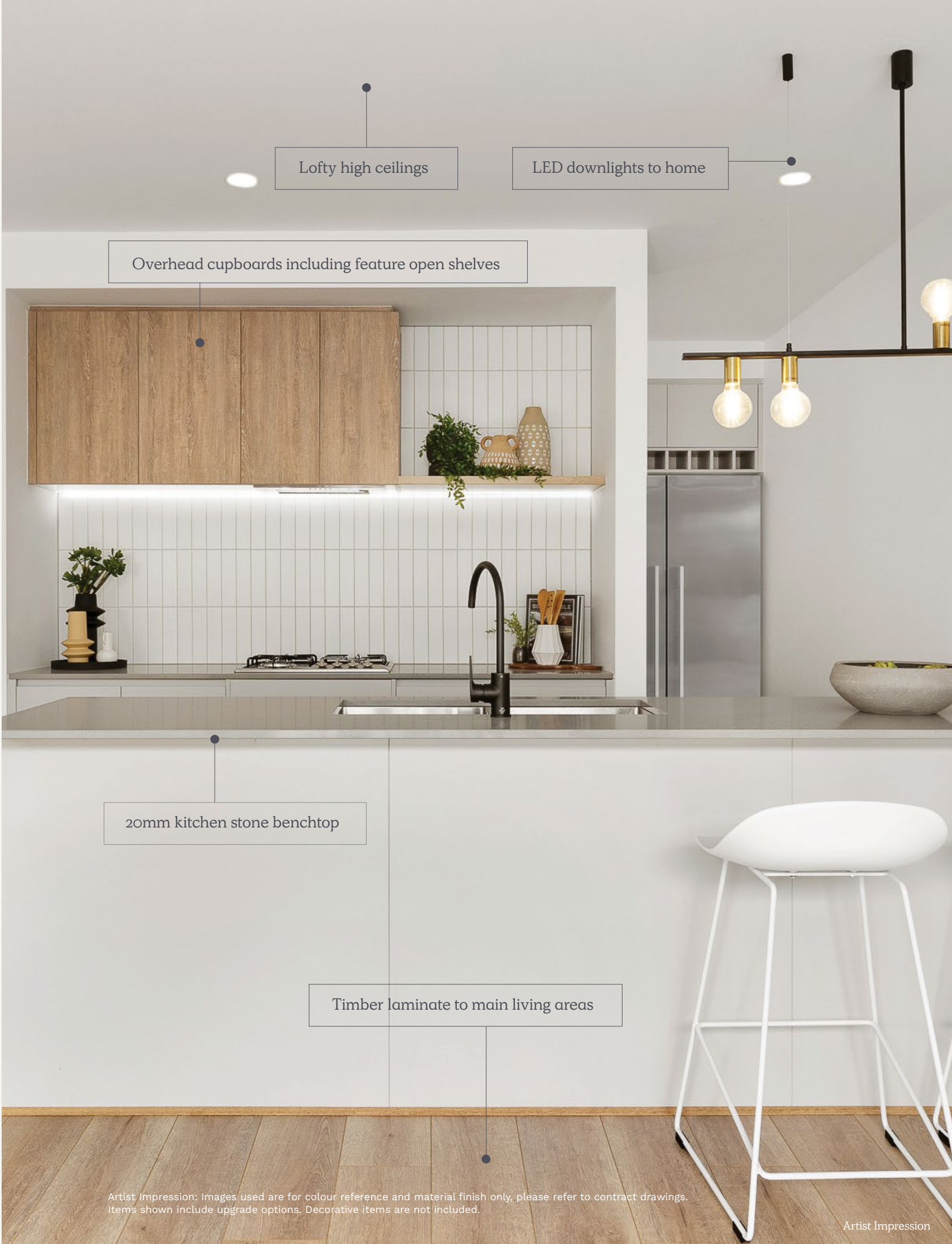
Doors/Furniture	
Entry	Solid core door with digital entrance lock
Internal	Flush panel doors with satin chrome passage handles and air cushioned door stops
Robes	Chrome knob to robe cupboards

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	
Heating (Flat Roof)	Wall panel heating



Artist Impression: Images used are for colour reference and material finish only, please refer to contract drawings. Items shown include upgrade options. Decorative items are not included.



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 (installed as per cabinet makers instruction)
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.	

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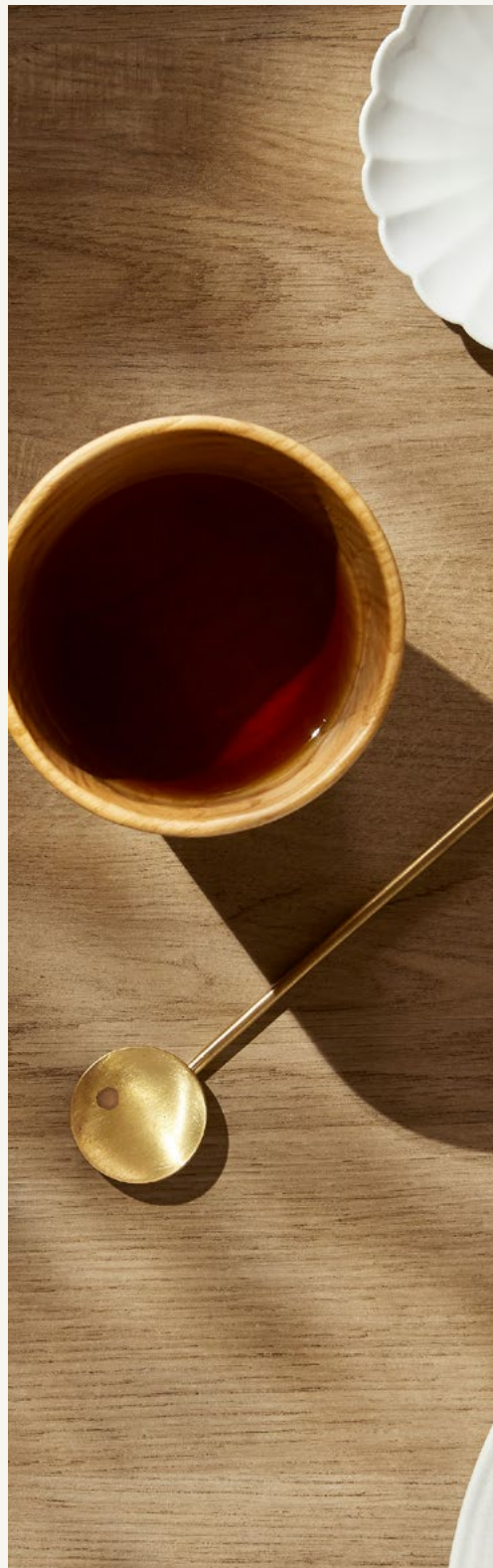


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# Interior styling that is easily accessible.

Your choice of three colour schemes.



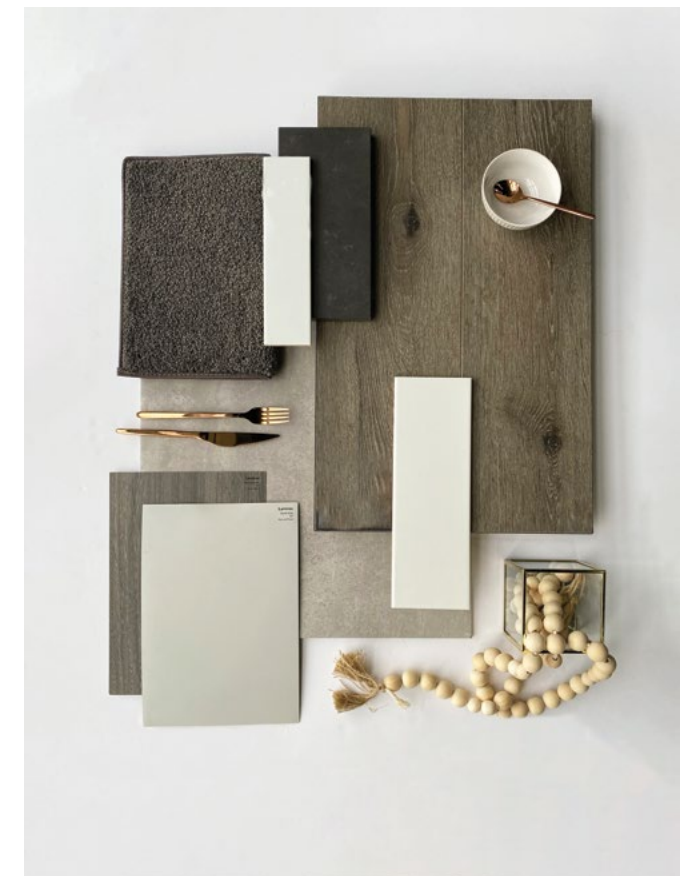
## Mode.

A light and soothing sanctuary.



## Luxe.

A moody and dramatic space.







Coastal.

A calming retreat.



The future is  
even brighter.





# 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 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.



## 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.



Places for generations

## DEVELOPER

Established for over 50 years and with a proud legacy of over 100 successful developments, Pask’s reputation is built on consistently delivering quality projects in both Victoria and Queensland.

The Maples forms part of Pask’s Communities Collection; landmark greenfield residential developments which are designed and built in close collaboration with the industry’s leading consultants, builders and contractors. Delivering generational communities

which embody innovative and sustainable planning, landscaping and engineering design, we strive to establish communities which will thrive today and tomorrow. As a family business, Pask has stayed true to the vision of its founder, Nev Pask, fostering a culture that promotes excellence and enabling our customers to buy with confidence, knowing that over half a century of experience is invested in every project to fulfil its enduring commitment to create places for generations.



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

The Maples Sales Office

980 Mickleham Road, Greenvale 3059 VIC

Open 7 days | 11am - 5pm

03 9684 8118

themaples@oliverhume.com.au

Build with property  
experts you can trust.

Proudly built and developed by

**NOSTRA**  
HOMES

**PASK**  
Places for generations

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