

# TOWNHOMES

Redefine the way you live.

NOSTRA 



Stockland

MT. ATKINSON



## Experience attainable townhome living.



  
 2-3    1.5    1

Embark on the journey to your first home with confidence and redefine the way you live. These homes aim to set a new benchmark in flexible, light-filled and low maintenance living spaces.

As part of this vision, Nostra has partnered exclusively with Stockland Mt Atkinson to bring you a selection of 6 exceptionally priced turn-key homes where architectural style meets functionality. We invite you to embrace a fresh perspective on townhome living as you step into a world of seamless convenience and thoughtful design.

Featuring an attractive list of fixed price inclusions along with a modern and architecturally designed street appeal, these homes are the ultimate choice to take your first step into the property market.

“

The Nostra 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



## Belong to Melbourne's new west.

Mt. Atkinson offers a truly connected urban lifestyle. Where high walkability means employment, education, shopping, health services and parklands are closer than ever before, enabling a better quality of life. Mt. Atkinson will be a place to call home, this is where the west lives.



Future Westfield  
Town Centre



4.9km  
from Rockbank Train Station



50+ hectares  
Mt Atkinson reserve



25km  
from Melbourne's CBD



Proposed sports  
and recreation precinct



4,200+ families  
will call Mt. Atkinson home



# A thriving community.

Located in Truganina just 25km from Melbourne's CBD, Mt. Atkinson will have everything you need to live a connected and convenient life. A considered master-planned design creates a balance between modern infrastructure, transportation and beautiful natural surrounds.



**NOSTRA**

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



This masterplan is provided solely for the purpose of providing an impression of Stockland's Mt. Atkinson residential development, as well as the approximate location of existing and proposed third party facilities, services or destinations, and is not intended for any other purpose. Stockland does not make any representation or give any warranty in relation to the future development of the site, or the current or future amenity, location or existence of any facilities, services or destinations. This masterplan is based on the intention of, and information available to, Stockland at the time of creation (July 2023) and details may change due to future circumstances. Any indications of distance or size are approximate and for indicative purposes only and are not to scale. All distances and travel timeframes are estimates only, refer to distance or travel by car from the Sales & Information Centre (unless specified otherwise) and are based on information obtained from Google Maps. The masterplan is not a legally binding obligation on or warranty by Stockland. Stockland accepts no liability for any loss or damage arising as a result of any reliance on this masterplan or its contents.

Lot 30539  
152m<sup>2</sup>

Lot 30540  
114m<sup>2</sup>

Lot 30541  
86m<sup>2</sup>

Lot 30542  
86m<sup>2</sup>

Lot 30543  
114m<sup>2</sup>

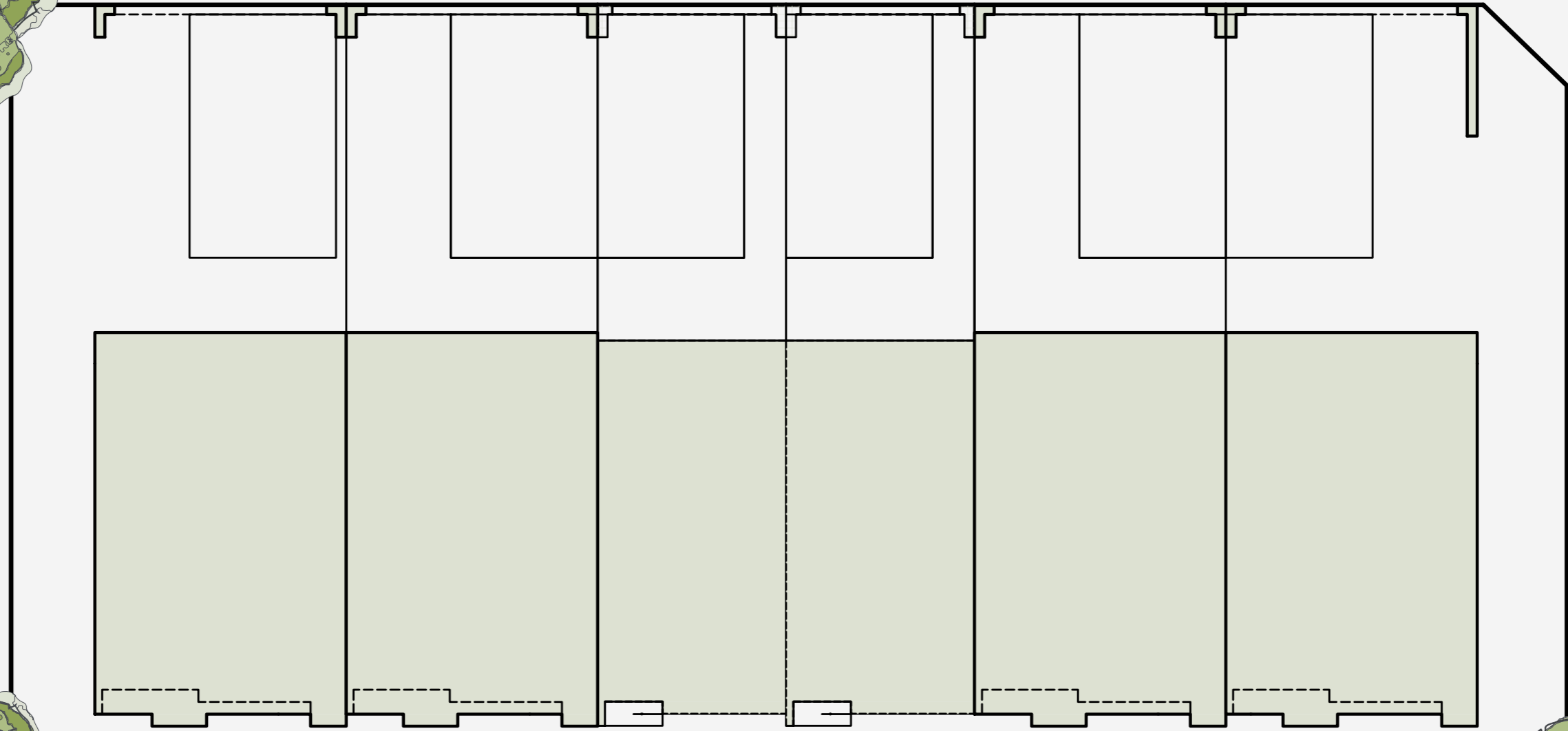
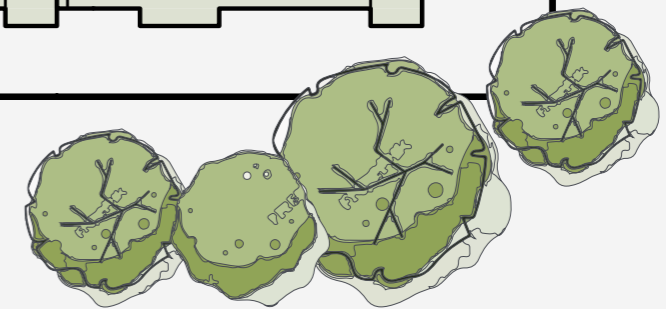
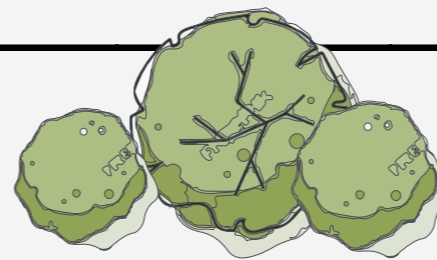
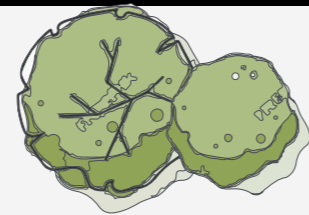
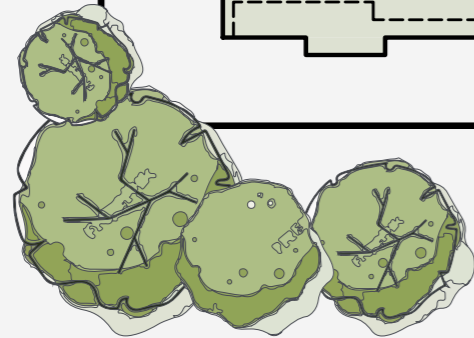
Lot 30544  
151m<sup>2</sup>

Residential

Tottori Road

For illustrative purposes only.

N



Lot 30539 | Como 12  
12sq

3 2 1



Lot 30540 | Como 12  
12sq

3 2 1



Lot 30541 | Toro 9  
9sq

2 2 1



Lot 30542 | Toro 9  
9sq

2 2 1



Lot 30543 | Como 12  
12sq

3 2 1



Lot 30544 | Como 12  
12sq




3 2 1

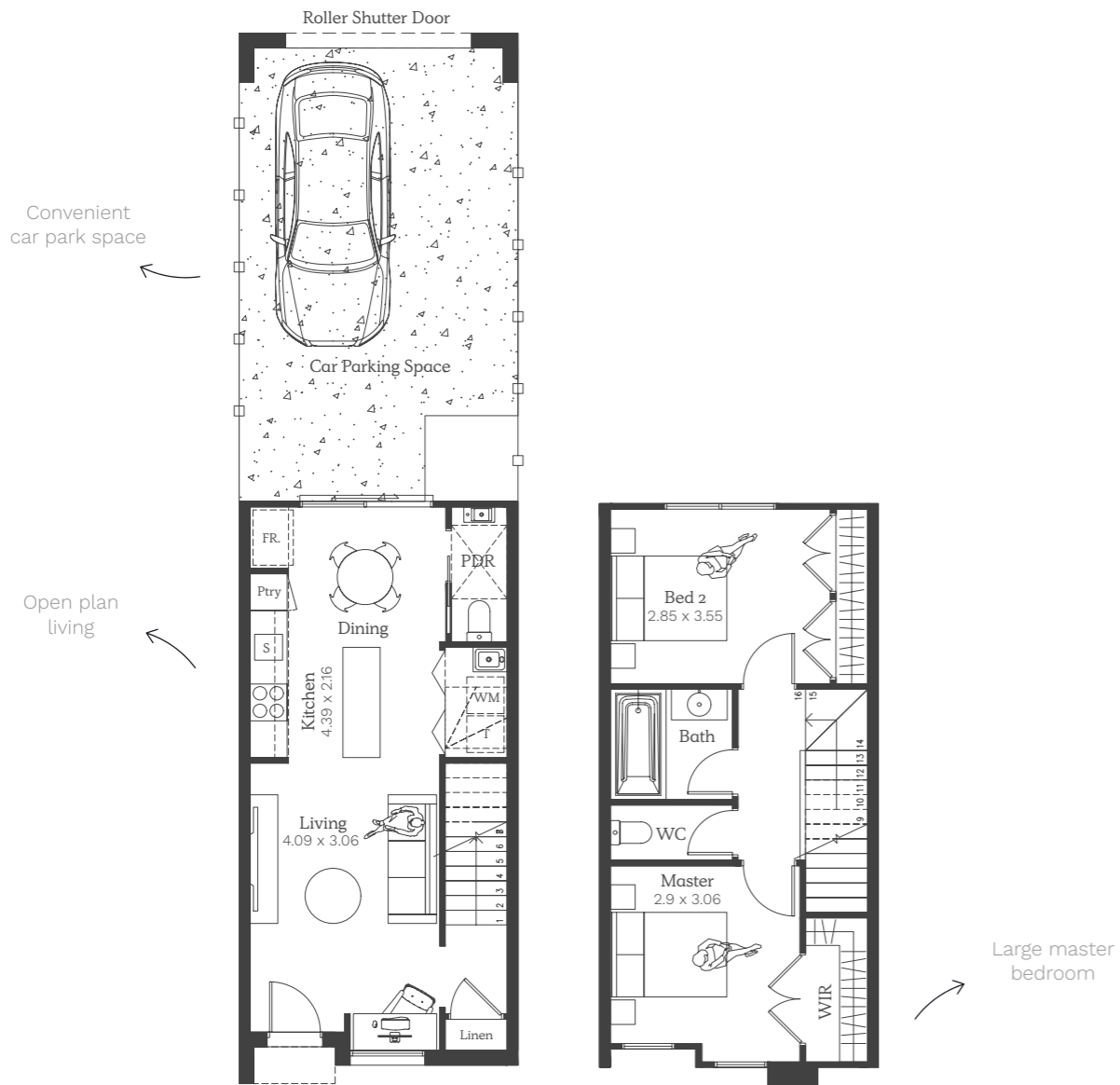


# Toro 9

Lot 30541-30542

House Size 9sq  
Land Area 85m<sup>2</sup>



  
 2    1.5    1



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

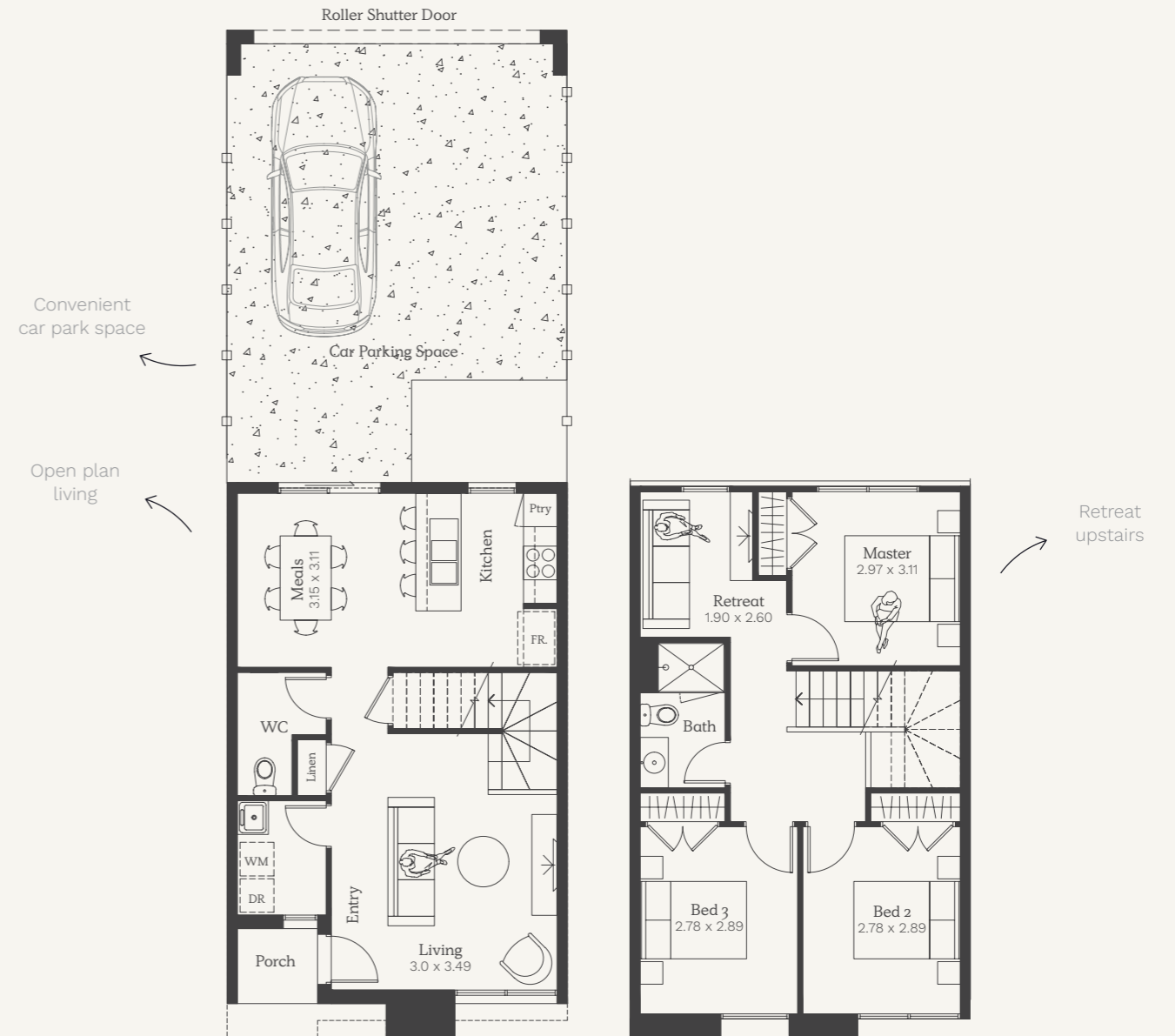
# Como 12

Lot 30539, 30540, 30543, 30544

House Size 12sq  
Land Area 114, 148, 152m<sup>2</sup>



  
 3    1.5    1



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>Double Storey</b>	2590mm high ceilings to ground floor and 2440mm 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>Flat Roof</b>	Metal sheet roofing 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>Electric Heat Pump</b>	Electric heat pump (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

Toilets	
<b>Toilet Suite</b>	Dual flush cisterns with Vitreous China pan
<b>Toilet Roll</b>	Toilet roll holders
<b>Basin</b>	Wall mounted basin with mirror to powder room (plan specific)

Bathroom and Ensuite	
<b>Basin/Tapware</b>	Vitreous china designer basins with chrome flick mixers
<b>Tiles</b>	Floor to ceiling tiles with square set plaster cornice
<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 shelf
<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>	Metal tub with cabinet and chrome mixer

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

Paint	
<b>Ceiling</b>	Premium 3 coat wall & 3 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 roller shutter (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.





Are you still renting?  
We have the solution for you.

Buy your own home from  
just \$550 per week\*

In today's competitive property market, the idea of homeownership may seem out of reach. However our team of experts, including experienced finance brokers, are here to guide you through the process and demonstrate how buying can be a viable option instead of renting.

Buying with Nostra in Mt Atkinson means you can save on stamp duty and progress payments while you wait for your new home to be completed. This gives you the ability to continue to save and channel that investment into owning your own home.

You can secure a new home and take a significant step towards financial independence.

Let us connect you with our expert finance partner to get you one step closer to owning your first home.

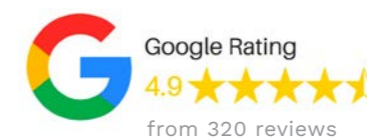
Mortgage Domayne's Director and Lead Broker, Mark, has worked exclusively in the construction finance field for over 15 years.

With access to over 45 lenders, competitive products and low rates, his experienced team will find the most suitable loan for you.



Mark Polatkesen  
Director

Get in touch with us  
for a referral.



# Interior styling that is easily accessible.

Your choice of three colour schemes.



Mode.  
A light and soothing sanctuary.

A collection of material swatches including wood, fabric, and metal, along with a small bowl and a branch. The swatches are arranged on a light background.

Luxe.  
A moody and dramatic space.

A collection of material swatches including wood, fabric, and metal, along with a small bowl and a branch. The swatches are arranged on a light background.



## Coastal.

A calming retreat.



# Introducing a new way of living.

- Smart designs that utilise space ✓
- Unbeatable turnkey prices ✓
- Convenient car spaces ✓



## Nostra's point of difference.

Motivated to deliver architecturally inspired design and craftsmanship.



Architecturally inspired 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

BUILDER

Specialising in turn-key townhome living, Nostra have been building homes across Melbourne since 2006. Nostra maintains a focus on creating affordable homes using only quality products. With a high level of standard finishes, Nostra's 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.




Shannon Playnsek  
Townhome Sales Consultant

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Build with property experts you can trust.

Proudly built and developed by

**NOSTRA**  
HOMES

 Stockland | **MT. ATKINSON**

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