

**NOSTRA**  
HOMES

# TOWNHOMES

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**MT ATKINSON**  
COMO/TORO  
COLOUR GUIDE

A **seamless** colour selection experience.

The Nostra team and I are dedicated to deliver a premium level of service at every step of your Nostra journey, enhancing and maximising your home building experience.



*Anthony Caruana*  
Founder

The **Nostra** difference.

Delivering architecturally inspired design and craftsmanship.



Architecturally designed homes



Dedicated Customer Service Officer



12 Months RACV Home Assist



25 Year Structural Guarantee



Bespoke colour schemes



Trusted suppliers and construction method

**NOTE** All colours shown in this book are a guide only. Categories and colours are indicative and can be subject to change.

Built for **living.**



# A seamless process.

1



Select design, colours and upgrades and pay your initial deposits

\$3,000 build deposit  
\$1,000 land deposit

2



Sign contracts and pay full deposits

Build contract: balance of 5% deposit  
Land contract: balance of 5% or 10% deposit (project specific)

3



Welcome to Nostra

Nostra Customer Care Manager will contact you and provide you with access to your personal 24/7 online portal, keeping you updated with your build progress at all times

4



Construction

Construction of your new build takes place, featuring quality inspections at each milestone

5



Completion & move in

25 Year Structural Guarantee  
RACV Home Assist FREE for 12 months



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</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 or 2no. hooks (plan specific)
<b>Handles</b>	Designer pull handles (where applicable)

Australian Made Kitchen	
<b>Benchtops</b>	20mm edging benchtops (Mineral Crystalline Silica-Free Surface)
<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>	Technika 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>	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 2 coat wall & 2 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 (plan specific)

(All external works to builders discretion)

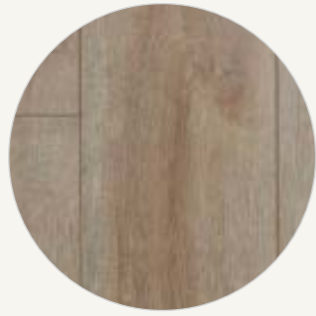
Please note	
	Nostra Homes and Developments Pty Ltd standard specifications are subject to change without notice and we reserve the right to substitute any items with equivalent products at anytime. Please note that various items that may be displayed in our homes may not be included in our standard 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.

**Inclusions.**



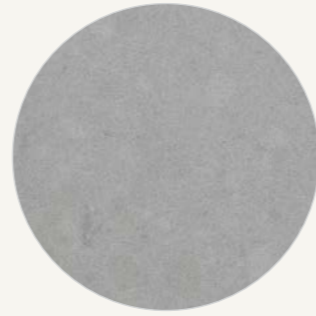
# Option 1. Mode



**Timber Laminate Flooring**  
Light Timberlook



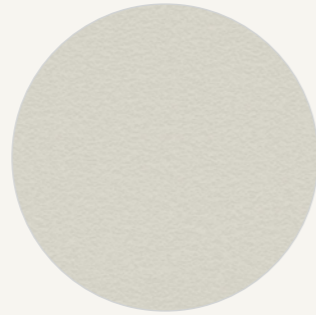
**Carpet**  
Light Grey (100% Polyester)



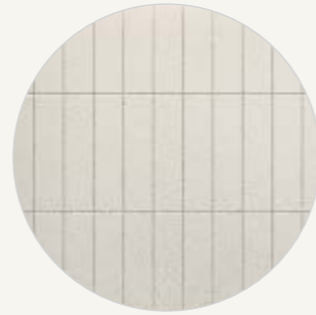
**Mineral Surface Benchtops**  
Kitchen  
20mm Edge - Light Grey



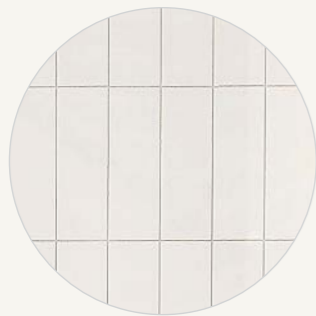
**Kitchen Overhead Cabinetry**  
Light Timberlook



**Kitchen Base Cabinetry**  
Light Grey



**Walls Tiles**  
Kitchen, Bathroom, Ensuite  
(behind mirror only)



**Wall Tiles**  
Laundry - White (Refer to plan  
for sizing)



**Wet Area Floor & Wall Tiles**  
Medium Grey



**Paint Colour**  
White

## Mode.

A light and soothing sanctuary.



# Option 1. Mode

Kitchen & Dining featuring the timber look laminate flooring option.

Lofty High Ceilings

Overhead cupboards including feature open shelf

LED downlights throughout

20mm Mineral Surface benchtop

Timber Laminate to main living areas



# Option 1. Mode



Designer Basins & Tapware

Full Floating Laminate Cabinets

20mm Mineral Surface benchtop

Oversized floor tiles

Artist Impression: Images used are for colour reference and material finish only, please refer to contract drawings. Items shown include upgrade options.  
Note: Freestanding bath, tiled shower base, tapware, wall tiles, square set ceiling are upgrade items.

# Option 2. Luxe



**Timber Laminate Flooring**  
Dark Timberlook



**Carpet**  
Medium/Dark Grey  
(100% Polyester)



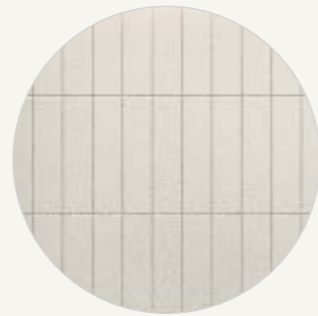
**Mineral Surface Benchtops**  
Kitchen  
20mm Edge - White



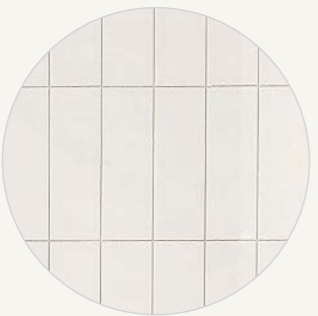
**Kitchen Overhead Cabinetry**  
Dark Timberlook



**Kitchen Base Cabinetry**  
Light Grey



**Wall Tiles**  
Kitchen, Bathroom, Ensuite  
(behind mirror only) & Laundry -  
White (Refer to plan for sizing)



**Wall Tiles**  
Laundry - White (Refer to plan  
for sizing)



**Wet Area Floor & Wall Tiles**  
Medium Grey



**Paint Colour**  
White

## Luxe.

A moody and dramatic space.





# Option 2. Luxe

Kitchen & Dining featuring the timber look laminate flooring option.

Lofty High Ceilings

Overhead cupboards including feature open shelf

LED downlights throughout

20mm Mineral Surface benchtop

Timber Laminate to main living areas

Artist Impression: Images used are for colour reference and material finish only, please refer to contract drawings. Items shown include upgrade options.

# Option 2. Luxe

Designer Basins & Tapware

Full Floating Laminate Cabinets

20mm Mineral Surface benchtop

Oversized floor tiles



# Option 3. Coastal



**Timber Laminate Flooring**  
Dark Timberlook



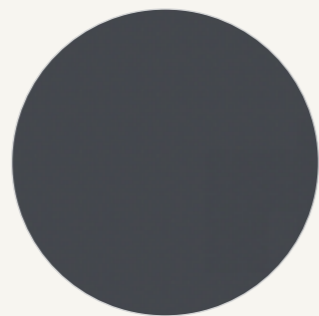
**Carpet**  
Light Grey (100% Polyester)



**Mineral Surface Benchtops**  
Kitchen  
20mm Edge - White



**Wet Area Floor & Wall Tiles**  
Medium Grey



**Kitchen Base Cabinetry**  
Dark Grey



**Kitchen Overhead Cabinetry**  
Light Grey



**Kitchen Wall Tiles**  
White



**Laundry**  
White Satin Finish



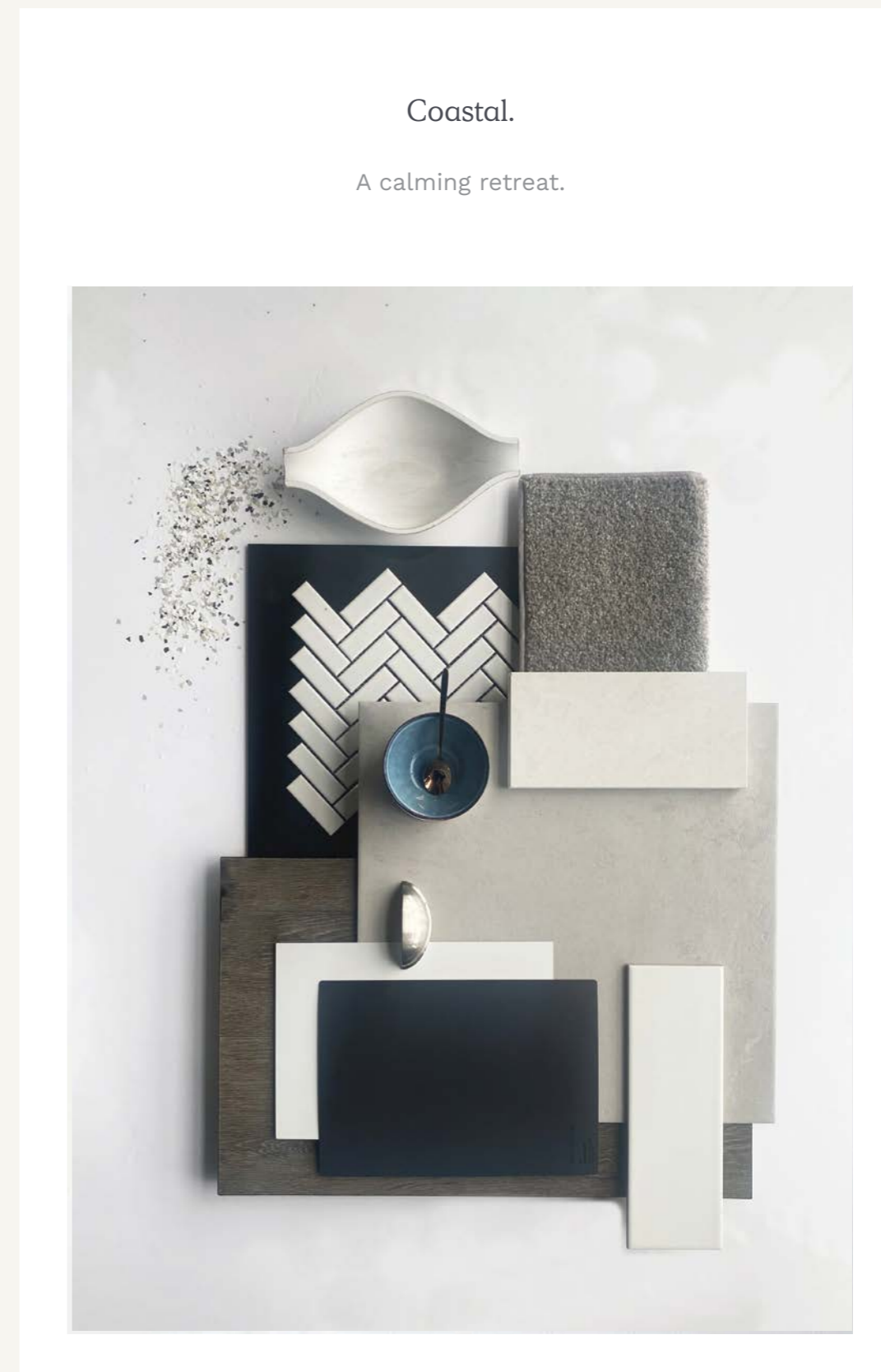
**Paint Colour**  
White



**Blinds**  
Blockout - White



**Cabinetry Handles**  
Cabinetry Doors & Drawers  
(Includes Overhead Cabinetry)



# Option 3. Coastal

Kitchen & Dining featuring the timber look laminate flooring option.

Overhead cupboards including feature open shelf

Lofty High Ceilings

LED downlights throughout

20mm Mineral Surface benchtop

Timber Laminate to main living areas

UPGRADE

Artist Impression: Images used are for colour reference and material finish only, please refer to contract drawings. Items shown include upgrade options.



# Option 3. Coastal

UPGRADE

Designer Basins & Tapware

Full Floating Laminate Cabinets

20mm Mineral Surface benchtop

Oversized floor tiles

Artist Impression: Images used are for colour reference and material finish only, please refer to contract drawings. Items shown include upgrade options.  
Note: Freestanding bath, tiled shower base, tapware, wall tiles, square set ceiling are upgrade items.

# Standard Fittings & Fixtures.



## Standard Kitchen Tapware Inclusions

01	Sink Mixer	Chrome Gooseneck Mixer
02	Sink	Chrome Single Bowl Sink

## Standard Bathroom, Ensuite, Powder-room Inclusions

03	Basin Mixer	Chrome Vessel Mixer
04	Basin	White wall mounted basin
05	Shower Outlet	Chrome Shower on Rail
06	Shower Mixer	Chrome Mixer
07	Shower Base	Tiled Shower Base
08	Toilet Suite	White Close Coupled Toilet Suite
09	Towel Rail	Chrome 600mm Double Towel Rail
10	Toilet Roll Holder	Chrome Toilet Roll Holder
11	Robe Hook Round Plate	Chrome (if applicable)

## Standard Laundry Inclusions

12	Laundry Mixer	Chrome Mixer
13	Laundry Trough	Stainless Steel Freestanding

## Standard Internal Inclusions

14	External Door Handle	Brushed Chrome
15	Internal Door Handle	Brushed Chrome
16	Robe/ Linen Handle	Brushed Chrome

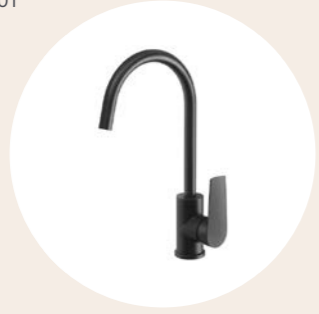
## Standard Appliance Inclusions

17	Rangehood	Tecknika Concealed Undermount Rangehood
18	Cooktop	Bellissimo 600mm Gas Cooktop
19	Oven	Bellissimo 600mm Built-in Oven
20	Dishwasher	Stainless Steel 600mm Underbench Dishwasher



# Black Interior Upgrade Pack.

01



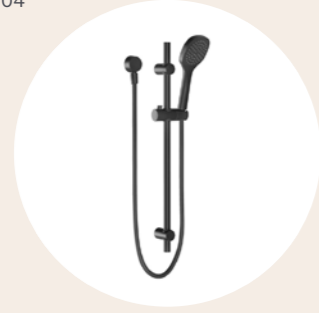
02



03



04



05



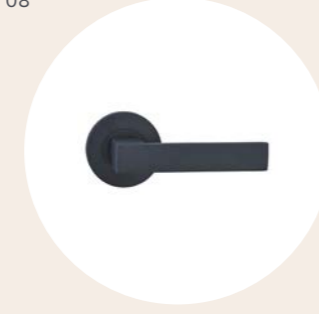
06



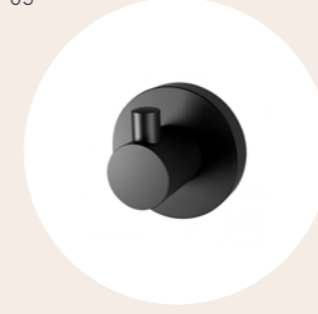
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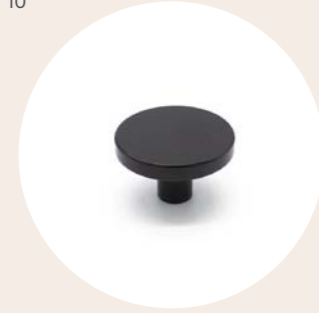
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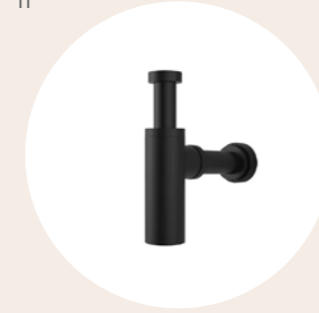
09



10



11



12



## Standard Black Kitchen Tapware Inclusions

01 Sink Mixer Black Matte Gooseneck Mixer

## Standard Black Bathroom, Ensuite, Powder-room Inclusions

02 Shower Black Matte Vessel Mixer  
 03 Basin Mixer Black Matte Mixer  
 04 Shower Outlet Black Matte Shower on Rail  
 05 Framed Shower screen Black Matte Framed Shower Screen  
 06 Toilet Roll Holder Black Matte Toilet Roll Holder  
 07 Towel Rail Black Matte 600mm Double Towel Rail

## Standard Black Internal Inclusions

08 Internal Door Handle Black Matte Handle  
 09 Robe Hook Round Plate Black Matte (if applicable)  
 10 Robe/Linen Door Handle Black Matte Knob  
 11 Bottle Triap Black Matte 40mm  
 12 Dual Flush Plate & Buttons Black Matte



# Upgrade Options.

01



02



03



04



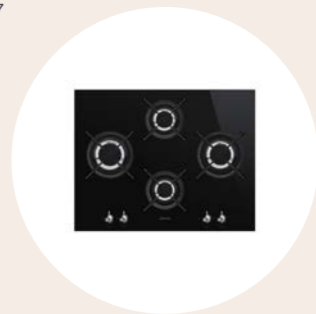
05



06



07



08



09



10



## Upgrade Kitchen Tapware Options

01	Sink Mixer	Chrome/Black Vezz Flexible Hose
02	Sink Mixer	Matte Black Vezz Flexible Hose
03	Above mount Sink	Matte Black
04	Undermount Sink	Chrome Single Bowl

## Upgrade Bathroom, Ensuite, Powder-room Options

05	Flush Plate	Chrome
06	Concealed toilet sistern	White

## Upgrade Appliance Options

07-09	Appliances	Matte Black Smeg Appliances
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## Upgrade Lighting

10	Kitchen Downlight	White Round
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# Step 2. Upgrades

#	Item	Price (inc. Gst)	
<b>KITCHEN/BATHROOM/PDR UPGRADES</b>			
1	Provide 40mm edging stone to kitchen bench in lieu 20mm	\$920	<input type="radio"/>
2	Provide mirrored splashback to kitchen	\$2,600	<input type="radio"/>
3	Provide stainless steel undermount sink	\$1,220	<input type="radio"/>
4	Provide overhead cupboard to kitchen in lieu of open shelf	\$960	<input type="radio"/>
5	Provide overhead cupboard to fridge space with wine rack in lieu of open space	\$1,200	<input type="radio"/>
6	Provide black undermount sink	\$1,440	<input type="radio"/>
7	Provide Kitchen Mosaic tiled splashback	\$850	<input type="radio"/>
8	Provide semi inter-grated dishwasher in lieu of standard	\$990	<input type="radio"/>
9	Provide 900mm Bellissimo appliances in lieu of standard	\$1,920	<input type="radio"/>
10	Provide 600mm Smeg appliances   <b>\$3,500</b>   Provide 900mm Smeg appliances   <b>\$4,900</b>   <b>Size:</b>	\$	<input type="radio"/>
11	Provide electric induction cooktop in lieu of ceramic cooktop <b>Note: If gas isn't available</b>	\$740	<input type="radio"/>
12	Provide finger pull cabinetry and doors to kitchen	\$740	<input type="radio"/>
13	Provide privacy snib to powder/bathroom/ensuite door handles	\$390	<input type="radio"/>
14	Provide soap niche (400mm x 400mm) to bathroom or ensuite   <b>\$600 each</b>   <b>Qty:</b> <b>Location:</b>	\$	<input type="radio"/>
15	Provide floor to ceiling tiles to powder (three walls as per floor tiles with a white tile feature wall to toilet wall)	\$1,800	<input type="radio"/>
16	Provide semi frameless shower screens throughout	\$980	<input type="radio"/>
17	Provide concealed toilet cistern in lieu of close coupled suite	\$750	<input type="radio"/>
18	Provide capped water point to kitchen fridge space	\$490	<input type="radio"/>
19	Black Interior Pack	\$2,700	<input type="radio"/>
20	Kitchen Vezz flexible hose sink mixer   <b>Chrome or black</b>	\$425	<input type="radio"/>
21	Provide additional ensuite & relocated linen	\$9,200	<input type="radio"/>
22	Black Smeg appliance package (includes dishwasher) <b>Note: Item 8 must be selected</b>	\$1,790	<input type="radio"/>
23	Coastal interior design scheme	\$6,999	<input type="radio"/>
<b>INTERNAL UPGRADES</b>			
28	Provide sliding flush panel robe door to bedroom in lieu of standard hinged to bedroom robe <b>\$660 each</b>   <b>Qty:</b> <b>Location:</b>	\$	<input type="radio"/>
29	Provide framed mirrored sliding robe door in lieu of standard hinged to bedroom robe <b>\$990 each</b>   <b>Qty:</b> <b>Location:</b>	\$	<input type="radio"/>
26	Provide mesh flydoor to rear sliding door   <b>\$590 each</b>   <b>Qty:</b>	\$	<input type="radio"/>
27	Provide KDHW timber staircase in lieu of standard (clear finish only) - floorplan specific	\$5,600	<input type="radio"/>
28	Provide laminate benchtop and cupboard to laundry	\$1,120	<input type="radio"/>
29	Provide tiles to living areas in lieu of timber laminate	\$1,800	<input type="radio"/>
30	Provide tiles/floorboards to living area in lieu of carpet (plan specific refer to plan)	\$950	<input type="radio"/>
31	Provide upgrade carpet (Dark Grey - 100% Nylon) with 10mm carpet underlay	\$3,470	<input type="radio"/>
32	Provide Belray suntube (500mm diameter) to bathroom/ensuite   <b>\$1520 each</b>   <b>Qty:</b> <b>Location:</b>	\$	<input type="radio"/>
33	Provide hinged door to master bedroom ensuite (plan specific)   <b>\$590</b>   <b>Qty:</b> <b>Location:</b>	\$	<input type="radio"/>
34	Provide square set cornices to ground floor only	\$2,200	<input type="radio"/>

35	Provide square set cornices to first floor only	\$2,620	<input type="radio"/>
36	Provide blinds and flyscreens throughout	\$4,900	<input type="radio"/>
37	Provide blind to sliding door   <b>\$410 each</b>   <b>Qty:</b> <b>Location:</b>	\$	<input type="radio"/>
38	Provide banquet seating with grey upholstery to dining (plan specific)	\$3,300	<input type="radio"/>
39	Provide James Hardie sycon linea feature boards behind banquet seating in dining	\$990	<input type="radio"/>
<b>ELECTRICAL UPGRADES</b>			
40	Provide split system to living area in lieu of heating wall panel	\$3,750	<input type="radio"/>
41	Provide alarm system (back to base system with 3 detectors)	\$1,480	<input type="radio"/>
42	Provide light/fan/heater combo in lieu of exhaust fan to bathroom and ensuite	\$480	<input type="radio"/>
43	Provide LED strip light to kitchen (under rangehood and shelving)	\$590	<input type="radio"/>
44	Provide electrical package to home including: 10 pack of additional double powerpoints to home (locations as per GPO upgrade standard plan), TV point to master bedroom and second living (floorplan specific), 1 additional data point, 1 additional phone point (locations as per data upgrade standard plan)	\$1,420	<input type="radio"/>
45	Provide surface mounted feature lights above island bench (x3)	\$675	<input type="radio"/>
46	Provide Excel Life light switch range throughout dwelling in lieu of standard   <b>White or black</b>	\$660	<input type="radio"/>
47	Provide ceiling fan with light in lieu of downlight to bedroom   <b>\$700 each</b>   <b>Qty:</b>	\$	<input type="radio"/>
48	Provide 2.5kW split system to bedroom in lieu of standard electric panel heating <b>Note:</b> the condensers to be located externally to the ground floor in builders preferred location   <b>\$2,800 each</b>   <b>Qty:</b>		<input type="radio"/>
49	Provide an upgrade to a multi head condenser in lieu of standard (condenser per split system): multi head unit for 2 split systems (1 upgraded unit required)	\$2,800	<input type="radio"/>
	multi head unit for 3 split systems (2 upgraded units required)	\$3,800	<input type="radio"/>
	multi head unit for 4 split systems (3 upgraded units required)	\$4,400	<input type="radio"/>
<b>TOTAL</b>		<b>\$</b>	

<b>Client Signature</b>	<b>Date</b>
<b>Client Signature</b>	<b>Date</b>

# Your selection.

- 1 Mode
- 2 Luxe
- 3 Coastal (Upgrade)

Total value of upgrade selection \_\_\_\_\_

Sales Consultant \_\_\_\_\_

Customer name \_\_\_\_\_

Property address \_\_\_\_\_

Customer signature \_\_\_\_\_

Date \_\_\_\_\_

STEP ONE

STEP TWO

STEP THREE

**NOSTRA**  
HOMES

Architectural designs, built with purpose.

**Disclaimer** The information contained in this booklet to be used as a guide only. The booklet was completed prior to the engineering and construction of the particular home designs therefore design, engineering, dimensions, fittings and specifications are subject to change and will be specified in the final purchase and/or construction contract. The booklet includes features not supplied by Nostra Homes including without limitation landscaping, concrete driveways, fencing, water features and furniture. This booklet does not constitute part of an offer or contract. Prospective purchasers should rely on their own enquiries, legal advice and the contract of sale. Please contact our office if you have any questions regarding the property. © Nostra Homes and Developments.