



# TOWNHOMES

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PREMIUM COLOUR GUIDE

## A seamless colour selection experience.

The Nostra Homes team and I are dedicated to deliver a premium level of service at every step of your Nostra Homes 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

25 Year Structural Guarantee



Bespoke colour schemes



Trusted suppliers and construction method

Built for living.

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



# 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 Homes

Nostra Homes 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>Single Storey</b>	2700mm high ceilings
<b>Double Storey</b>	2590mm high ceilings to ground floor and 2400mm 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>Roof Pitch Materials</b>	Concrete roof tiles. Note: Certain designs are zinc flat deck specific
	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>Gas Hot Water System</b>	Gas solar hot water unit (note: when an estate requires recycled water connection, a gas continuous flow hot water unit will be supplied)

Garage	
<b>Garage Door</b>	Panel lift Garage door with 2 hand held and 1 wall mounted remote control

Staircase	
<b>Stairs</b>	MDF treads and risers with carpet (plan specific)

Doors/Furniture	
<b>Entry</b>	Solid core door with digital entrance 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
	Gas ducted heating with thermostat (number of points and unit size are floorplan specific) <b>Note: Subject to gas availability. If no gas is available, heating panels will be provided.</b>
<b>Ducted Heating (Pitched Roof)</b>	

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

Bathroom and Ensuite	
<b>Cabinetry</b>	Laminate cabinets
<b>Benchtops</b>	20mm edging to stone benchtops
<b>Basin/Tapware</b>	Vitreous china designer basins with chrome flick mixers
<b>Bath</b>	White acrylic bath with chrome outlet and tap set (floorplan specific)
<b>Mirror</b>	Polished edge mirrors (size is width of vanities)
<b>Shower Base</b>	Pre-formed 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 shelves
<b>Shelving</b>	Feature shelves above bench
<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>	Stainless steel 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
<b>Bath</b>	Ceramic wall tiles bath edge to floor and above bathtub

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 and rear landscaping with plants, pebbles and mulch
<b>Fencing</b>	Fixed fencing to all boundaries to developers requirements (refer to plans)
<b>Letterbox</b>	Pre-formed letterbox
<b>Clothesline</b>	Folding clothesline

(All external works to builders discretion)

<b>Please note</b>	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.
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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.**



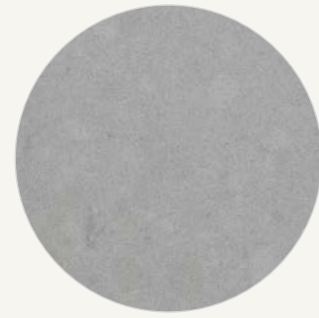
# Option 1. Mode



**Timber Laminate Flooring**  
Light Timberlook



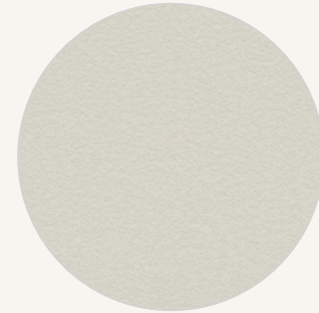
**Carpet**  
Light Grey (100% Polyester)



**Stone Benchtops**  
Kitchen, Bathroom, Ensuite  
20mm Edge - Light Grey



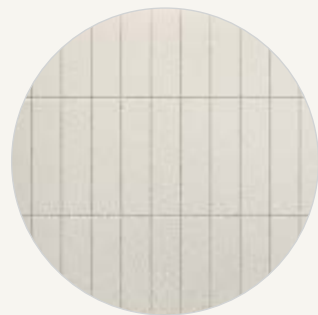
**Kitchen Overhead Cabinetry**  
Light Timberlook



**Kitchen Base Cabinetry**  
Light Grey



**Bathroom & Ensuite Base Cabinetry**  
Light Timberlook



**Walls Tiles**  
Kitchen, Bathroom, Ensuite,  
Laundry - White (Refer to plan  
for sizing)



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



**Paint Colour**  
White



**Bath Hob**  
Medium Grey

## Mode.

A light and soothing sanctuary.



# Option 1. Mode

Kitchen & Dining featuring the timber look laminate flooring option.

LED downlights throughout

Overhead cupboards including feature open shelves

Lofty High Ceilings

20mm Stone Benchttop

Timber Laminate to main living areas



# Option 1. Mode



Designer Basins & Tapware

Full Floating Laminate Cabinets

20mm Stone 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.

# Option 2. Luxe



**Timber Laminate Flooring**  
Dark Timberlook



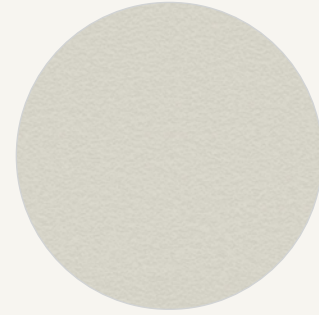
**Carpet**  
Medium/Dark Grey  
(100% Polyester)



**Stone Benchtops**  
Kitchen, Bathroom, Ensuite  
20mm Edge - White



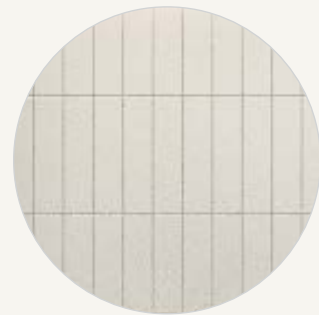
**Kitchen Overhead Cabinetry**  
Dark Timberlook



**Kitchen Base Cabinetry**  
Light Grey



**Bathroom & Ensuite Base Cabinetry**  
Dark Timberlook



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



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



**Paint Colour**  
White



**Bath Hob**  
Medium Grey

## Luxe.

A moody and dramatic space.





# Option 2. Luxe

Kitchen & Dining featuring the timber look laminate flooring option.

Overhead cupboards including feature open shelves

Lofty High Ceilings

LED downlights throughout



20mm Stone 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 Stone Benchtop

Oversized floor tiles



# Option 3. Coastal



**Timber Laminate Flooring**  
Dark Timberlook



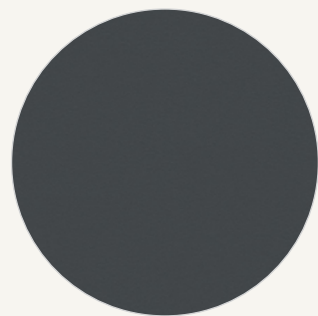
**Carpet**  
Light Grey (100% Polyester)



**Stone Benchtops**  
Kitchen, Bathroom, Ensuite  
20mm Edge - White



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



**Kitchen, Bathroom, Ensuite  
& Laundry 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)

## Coastal.

A calming retreat.



# Option 3. Coastal

Kitchen & Dining featuring the timber look laminate flooring option.

Overhead cupboards including feature open shelves

Lofty High Ceilings

LED downlights throughout

20mm Stone 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

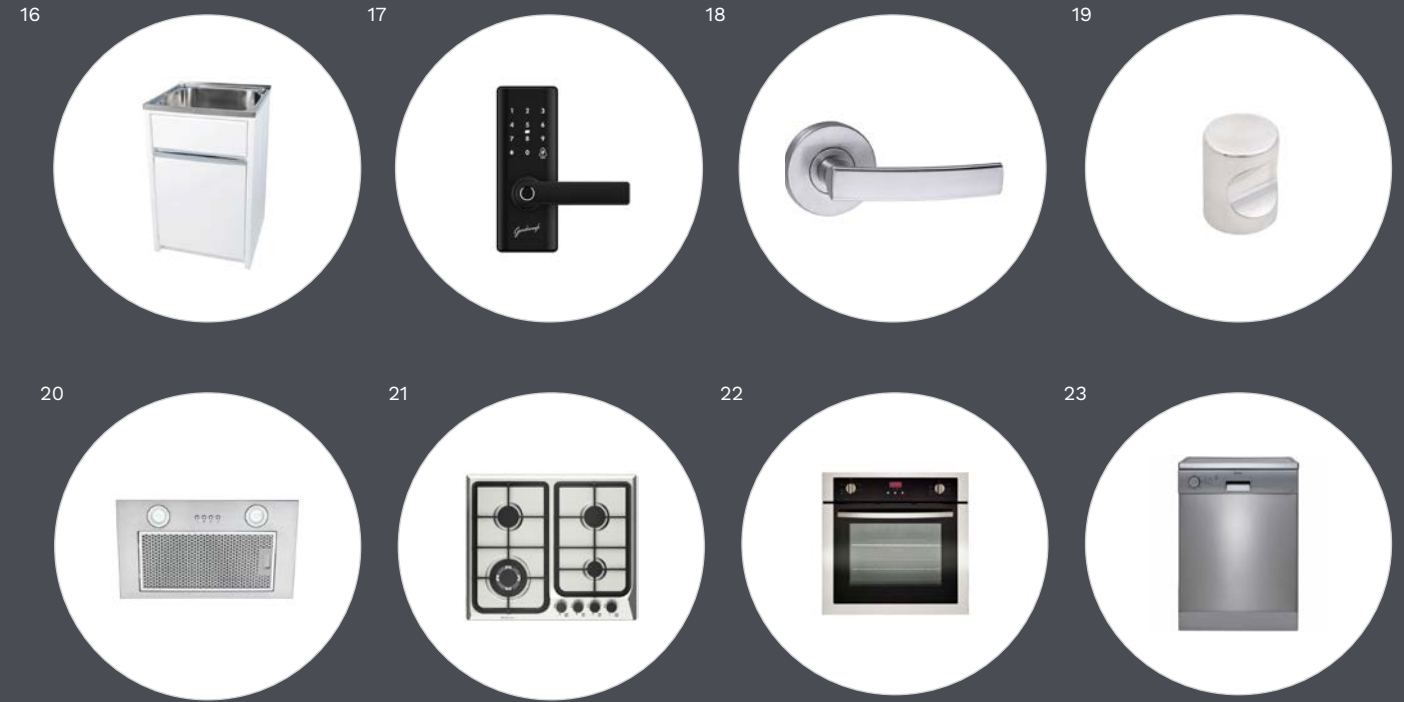
Full Floating Laminate Cabinets

20mm Stone 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.

# Standard Fittings & Fixtures.



### Standard Kitchen Tapware Inclusions

01	Sink Mixer	Chrome Gooseneck Mixer
02	Sink	Chrome Double Bowl Sink with Side Drainer

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

03	Basin Mixer	Chrome Vessel Mixer
04	Basin	White Round Above Counter basin (400mm)
05	Shower Outlet	Chrome Shower on Rail
06	Shower and Bath Mixer	Chrome Mixer
07	Bath Outlet	Chrome Wall Bath Outlet
08	Bath	White Acrylic Tub (1525mm)
09	Shower Base	Preformed Shower Base
10	Vanity (Powder)	White Wall Basin
11	Toilet Suite	White Close Coupled Toilet Suite
12	Towel Rail	Chrome 600mm Double Towel Rail
13	Toilet Roll Holder	Chrome Toilet Roll Holder
14	Robe Hook Round Plate	Chrome (if applicable)

### Standard Laundry Inclusions

15	Laundry Mixer	Chrome Mixer
16	Laundry Trough	Stainless Steel Freestanding

### Standard Internal Inclusions

17	Digital Entrance Lock	Black
18	Internal Door Handle	Brushed Chrome
19	Robe/ Linen Handle	Brushed Chrome

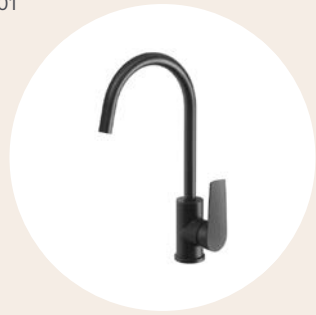
### Standard Appliance Inclusions

21	Rangehood	Tecknika Concealed Undermount Rangehood
21	Cooktop	Bellissimo 600mm Gas Cooktop
22	Oven	Bellissimo 600mm Built-in Oven
23	Dishwasher	Stainless Steel 600mm Underbench Dishwasher

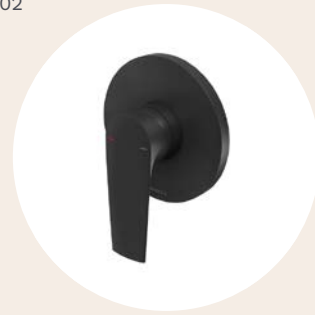


# Black Interior Upgrade Pack.

01



02



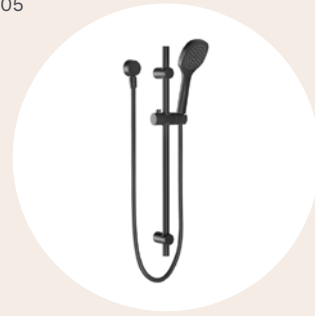
03



04



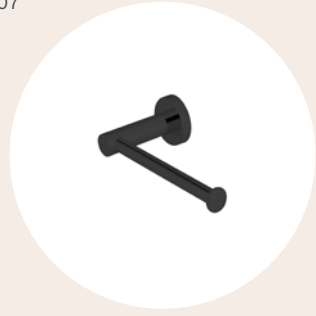
05



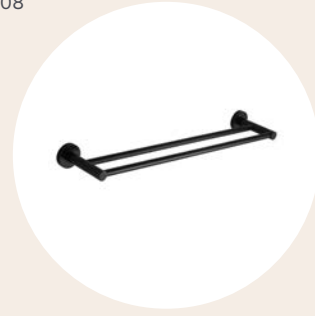
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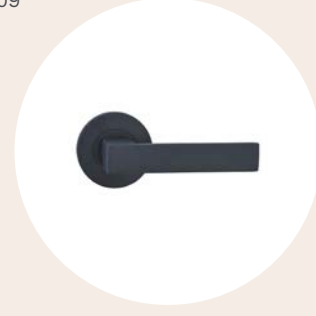
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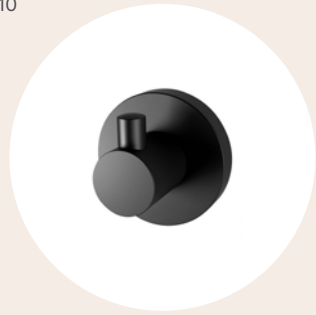
08



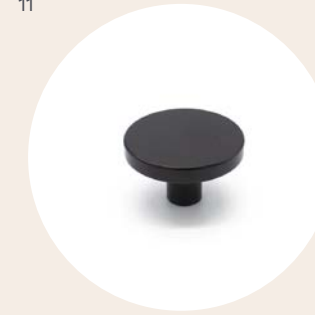
09



10



11



## Standard Black Kitchen Tapware Inclusions

01	Sink Mixer	Black Matte Gooseneck Mixer
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## Standard Black Bathroom, Ensuite, Powder-room Inclusions

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

## Standard Black Internal Inclusions

09	Internal Door Handle	Black Matte Handle
10	Robe Hook Round Plate	Black Matte (if applicable)
11	Robe/Linen Door Handle	Black Matte Knob



# Upgrade Options.

01



02



03



04



05



06



07



08



09



10



11



## Upgrade Kitchen Tapware Options

01	Sink Mixer	Chrome/Black Vezz Flexible Hose
02	Sink Mixer	Matte Black Vezz Flexible Hose
03	Undermount Sink	Matte Black Double Bowl
04	Undermount Sink	Chrome Double Bowl

## Upgrade Bathroom, Ensuite, Powder-room Options

05	Mirror	Pill shaped LED mirror
06	Cabinetry	Pill shaped Shaving Cabinet
07	Vanity (Powder)	White Wall Basin

## Upgrade Appliance Options

08-10	Appliances	Matte Black Smeg Appliances
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## Upgrade Lighting

11	Kitchen Pendant	Upor 3
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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 40mm edging stone to bathroom and ensuite in lieu 20mm	\$620	<input type="radio"/>
3	Provide mirrored splashback to kitchen	\$1,940	<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 stainless steel undermount sink	\$1,220	<input type="radio"/>
7	Provide black undermount sink	\$1,440	<input type="radio"/>
8	Provide Kitchen Mosaic tiled splashback	\$850	<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 and bathroom/ ensuite	\$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 bathroom (three walls as per floor tiles with a white tile feature wall to rear/mirror location - refer to bathroom upgrade image)	\$2,600	<input type="radio"/>
16	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"/>
17	Provide floor to ceiling tiles to ensuite (three walls as per floor tiles with a white tile feature wall to rear/mirror location - refer to bathroom upgrade image)	\$2,600	<input type="radio"/>
18	Provide tiled shower bases to all showers	\$1,900	<input type="radio"/>
19	Provide semi frameless shower screens throughout	\$980	<input type="radio"/>
20	Provide freestanding bathtub to bathroom in lieu of standard	\$2,400	<input type="radio"/>
21	Provide capped water point to kitchen fridge space	\$490	<input type="radio"/>
22	Black Interior Pack	\$2,700	<input type="radio"/>
23	Kitchen Vezz flexible hose sink mixer   <b>Chrome or black</b>	\$425	<input type="radio"/>
24	LED pill shaped mirror with full tiling on wall of mirror only   <b>\$1,950 each</b>   <b>Qty:</b> <b>Location:</b>	\$	<input type="radio"/>
25	Pill shaped shaving cabinet with 1 row of tiles   <b>\$840 each</b>   <b>Qty:</b> <b>Location:</b>	\$	<input type="radio"/>
26	Black Smeg appliance package (includes dishwasher) <b>Note: Item 8 must be selected</b>	\$1,790	<input type="radio"/>
27	Coastal interior design scheme	\$6,999	<input type="radio"/>
<b>INTERNAL UPGRADES</b>			
28	Provide sliding flush panel robe doors to bedrooms in lieu of standard hinged to all bedroom robes <b>Bedroom 2 &amp; 3 - \$900   Bedroom 2, 3 &amp; 4 - \$1300</b>	\$	<input type="radio"/>
29	Provide framed mirrored sliding robe doors in lieu of standard hinged to all bedroom robes <b>Bedroom 2 &amp; 3 - \$1,600   Bedroom 2, 3 &amp; 4 - \$2,400</b>	\$	<input type="radio"/>
30	Provide mesh flydoor to rear sliding door   <b>\$590 each</b>   <b>Qty:</b>	\$	<input type="radio"/>
31	Provide KDHW timber staircase in lieu of standard (clear finish only) - floorplan specific	\$5,600	<input type="radio"/>
32	Provide laminate benchtop and cupboard to laundry	\$1,120	<input type="radio"/>
33	Provide tiles to living areas in lieu of timber laminate	\$1,800	<input type="radio"/>
34	Provide tiles/floorboards to living area in lieu of carpet (plan specific refer to plan)	\$950	<input type="radio"/>
35	Provide upgrade carpet (Dark Grey - 100% Nylon) with 10mm carpet underlay	\$3,470	<input type="radio"/>
36	Provide Belray suntube (500mm diameter) to bathroom/ensuite   <b>\$1520 each</b>   <b>Qty:</b> <b>Location:</b>	\$	<input type="radio"/>
37	Provide hinged door to master bedroom robe or ensuite (plan specific)   <b>\$590</b>   <b>Qty:</b> <b>Location:</b>	\$	<input type="radio"/>
38	Provide square set cornices to ground floor only	\$2,200	<input type="radio"/>

39	Provide square set cornices to first floor only	\$2,620	<input type="radio"/>
40	Provide blinds and flyscreens throughout	\$4,900	<input type="radio"/>
41	Provide blind to sliding door   <b>\$410 each</b>   <b>Qty:</b> <b>Location:</b>	\$	<input type="radio"/>
42	Provide manual roller door to rear of garage (floorplan specific)	\$3,400	<input type="radio"/>
<b>ELECTRICAL UPGRADES</b>			
43	Provide a 32amp circuit to garage for future electric car charging point installation (Includes 3 Phase power upgrade and 8mm core cable)	\$2,700	<input type="radio"/>
44	Provide split system to living area	\$3,750	<input type="radio"/>
45	Provide alarm system (back to base system with 3 detectors)	\$1,480	<input type="radio"/>
46	Provide light/fan/heater combo in lieu of exhaust fan to bathroom and ensuite	\$480	<input type="radio"/>
47	Provide LED strip light to kitchen (under rangehood and shelving)	\$590	<input type="radio"/>
48	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"/>
49	Provide feature pendent to kitchen (UPOR 3)	\$450	<input type="radio"/>
50	Provide Excel Life light switch range throughout dwelling in lieu of standard   <b>White or black</b>	\$660	<input type="radio"/>
51	Provide ceiling fan with light in lieu of downlight to bedroom   <b>\$700 each</b>   <b>Qty:</b>	\$	<input type="radio"/>
52	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"/>
53	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"/>
	multi head unit for 5 split systems (includes unit upgrade due to number of split systems - 4 upgraded units required)	\$6,700	<input type="radio"/>
54	Provide evaporative cooling to home (Applicable to pitched roof designs only Size, No. of points and outlets floorplan specific - to first floor of double storeys only)	\$5,600	<input type="radio"/>
<b>TOTAL</b>		<b>\$</b>	

Client Signature

Date

Client Signature

Date

# 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.

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