



TOWNHOMES



NOSTRA
HOMES

Architectural designs,
built with purpose.

Welcome to Townhome Living at Atherstone.

The next-generation of contemporary homes at Atherstone aim to re-define the way you can live, setting a new benchmark in flexible, light-filled living environments.

As part of this vision, Nostra has partnered with Lendlease to bring you a selection of stunning 3 and 4 bedroom homes that provide a contemporary living solution for first home buyers, downsizers or someone looking for a low maintenance, modern lifestyle.

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

Become part of Melbourne's pre-eminent master-planned community.

“

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



Anthony Caruana
Founder

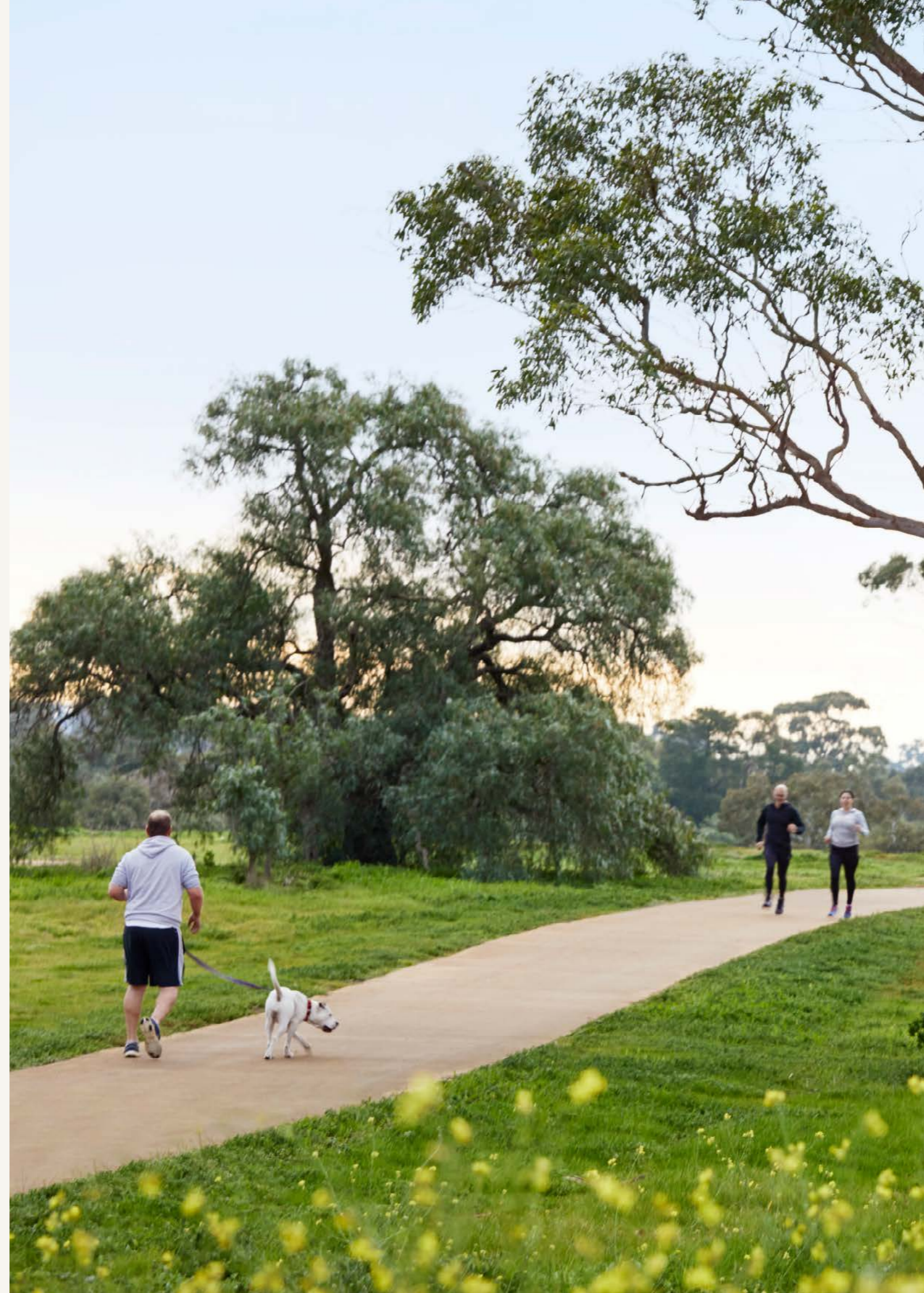




Everything's closer at **Atherstone**.

Atherstone is a thriving masterplanned community on the doorstep of the emerging Cobblebank CBD in Melbourne's booming west. Created by Lendlease, it's a tight-knit neighbourhood that has everything your family needs close at hand.

A place where convenience meets comfort and style, Cobblebank CBD is set to be the biggest retail, commercial and entertainment precinct in Melbourne's west. And there's even more to come.



Masterplan.

Nostra's release of architecturally inspired turn-key homes are located within the Atherstone estate.

Your new home will be located within easy reach of everything that Atherstone has to offer including:

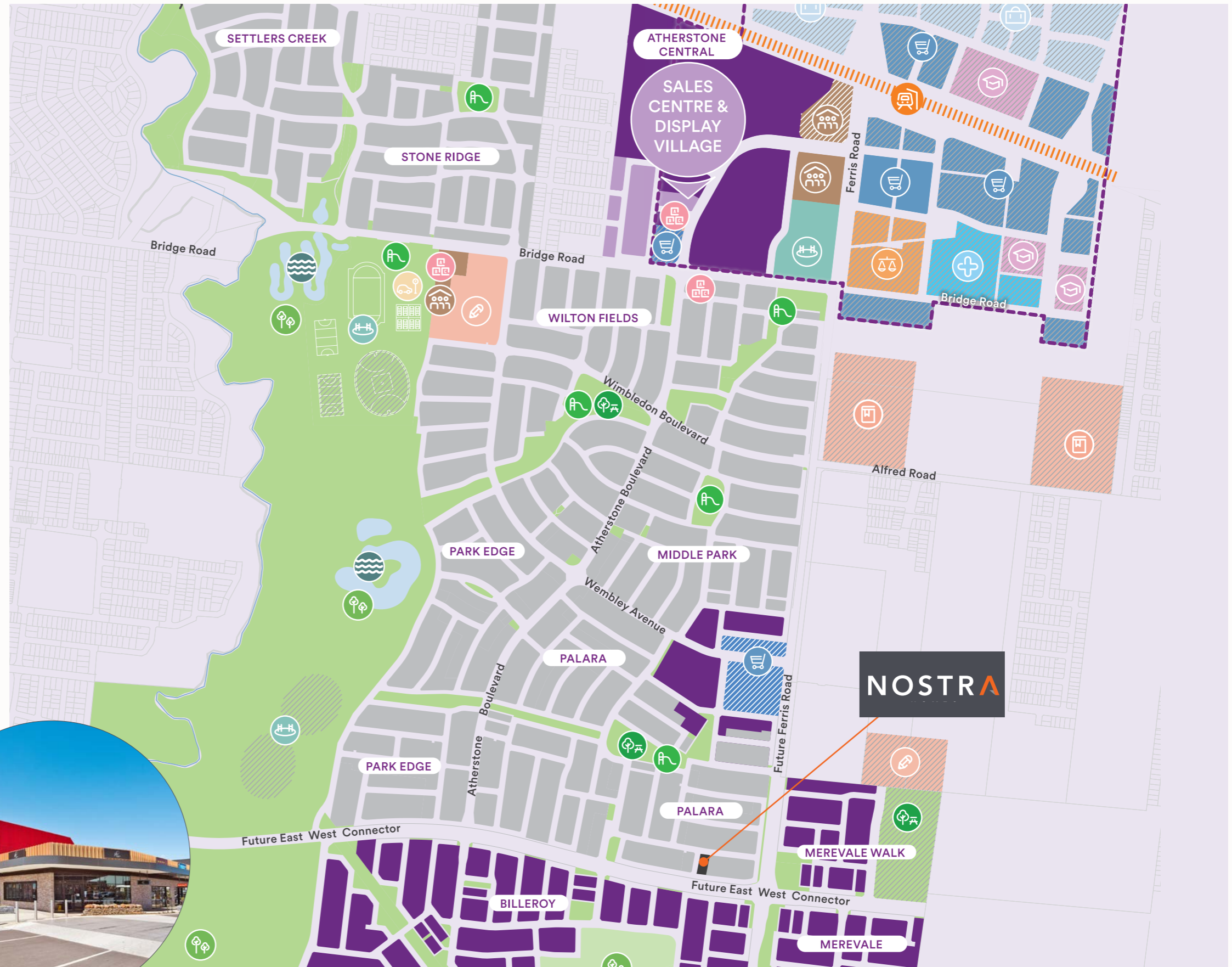
Cobblebank Village which is now open featuring Coles supermarket and more.

An easy 40 minute train ride into Melbourne's CBD via the nearby Cobblebank train station.

State-of-the-art sporting facilities and proposed open space, parks, gardens, waterways and hike and bike trails.

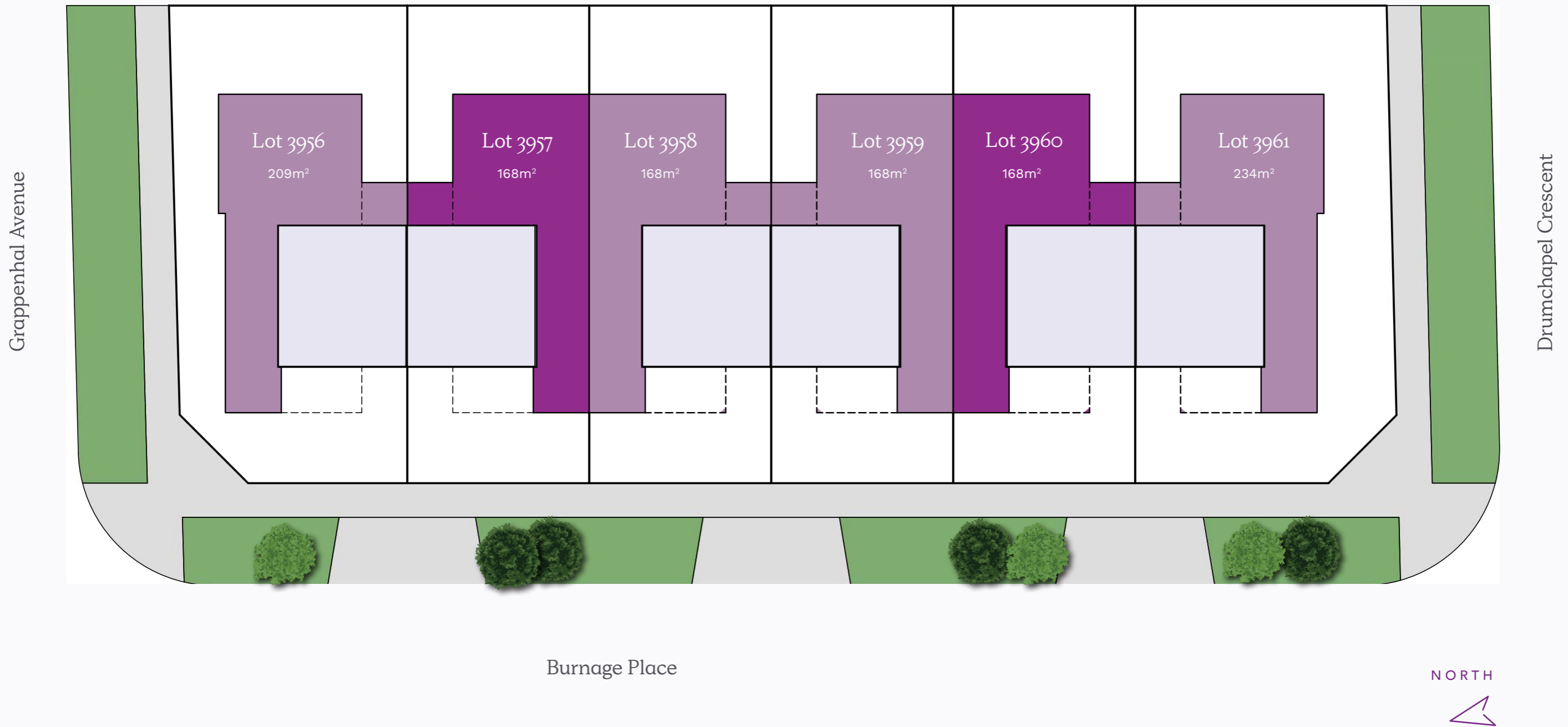
An enviable array of education options including two childcare centres, primary and secondary schools.

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



Turn-key homes.

A collection of 6 homes with 3 or 4 bedrooms and a stunning street appeal.





Lot 3956

Lot 3957

Lot 3958

Lot 3959

Lot 3960

Lot 3961

Inclusions.

Turn-key inclusions

20mm stone kitchen benchtops

Architectural facades

LED downlights to main living area

Stainless steel appliances

2590mm high ceilings

No body corporate

Low maintenance landscaping

Wattle

Lot 3956, 3961

4  2  2 

Frontage 8.0m | Total Area 180m²



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

Wattle

Lot 3957, 3960

4  2  2 

Frontage 8.0m | Total Area 177m²



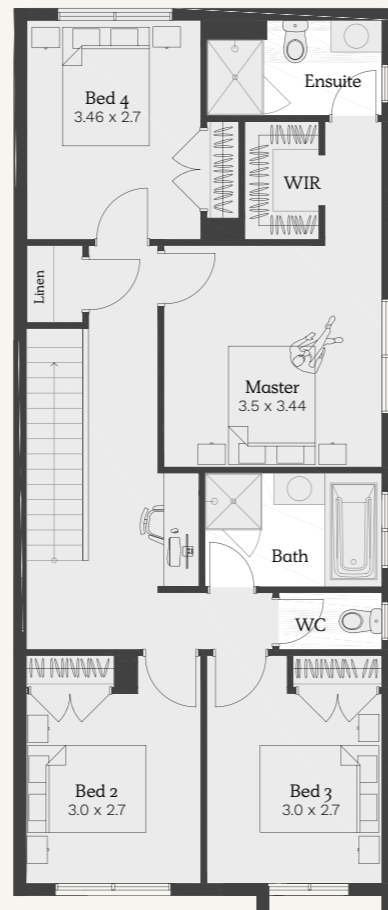
NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation and final landscaping layout.

Wattle

Lot 3958-3959

4  2  2 

Frontage 8.0m | Total Area 177m²



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



A lifetime of convenience
at Atherstone.



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 LVL lintels and beams
Ceiling	Engineered designed roof trusses

Ceilings	
Height	2590mm height for single storey and ground floor of double storey designs with 2400mm for upper levels
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)

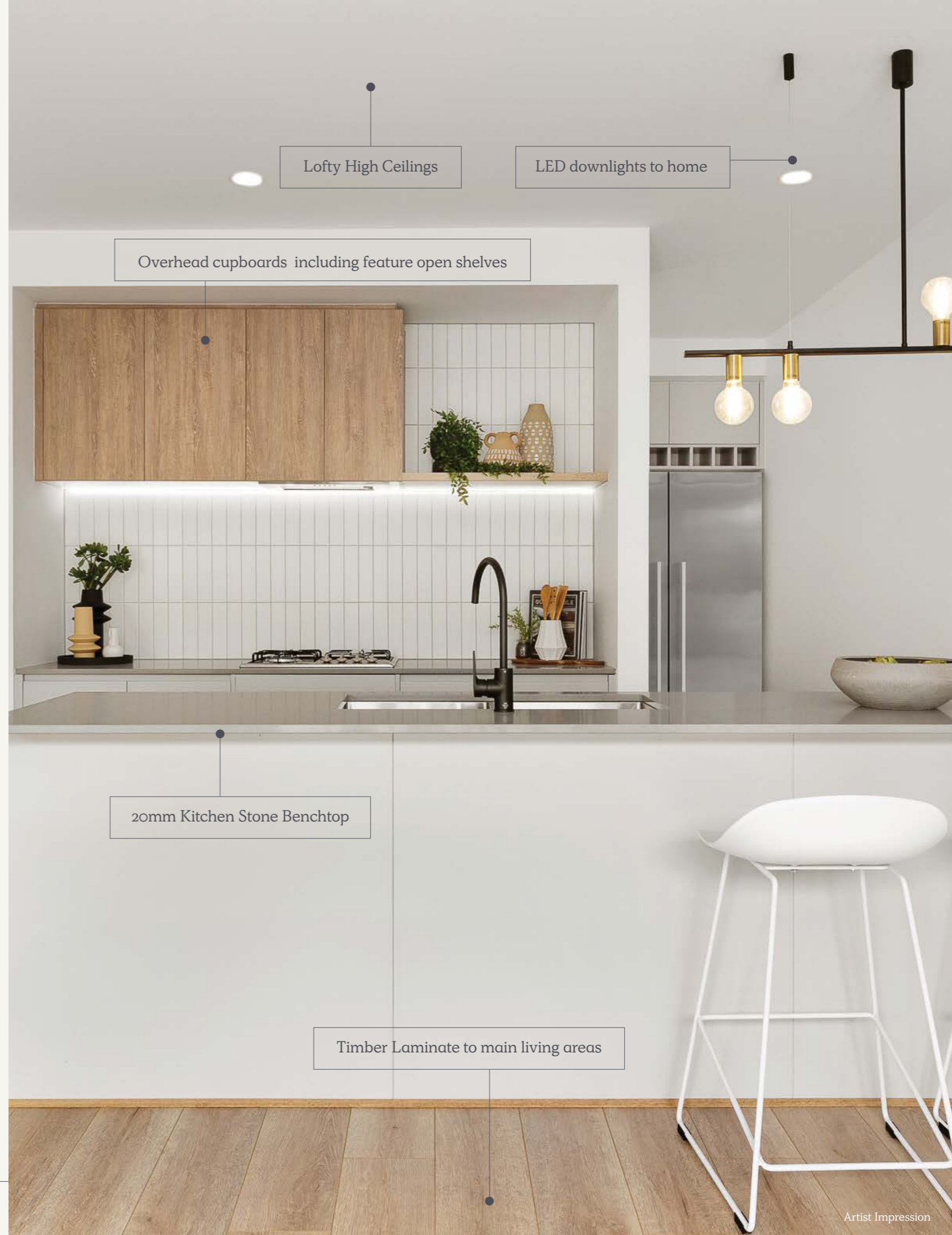
Doors/Furniture	
Entry	Solid core door with satin chrome lock
Internal	Flush panel doors with satin chrome passage handles and air cushioned door stops
Robes	Chrome knob to robe cupboards

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
Pantry	x 4 melamine shelves
Linen	x 3 melamine shelves

Electrical	
Safety Switches	Safety switches (residual current devices)
Smoke Detector(s)	Direct wired smoke detectors
Internal Light Points	LED downlights to main living areas (as per plan) with batten holder lights to remainder of the home
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 Panels	Flat roof Design (Refer To Project Plans) Heating panels to all bedrooms and living
	Pitched roof Design (Refer To Project Plans)
Ducted Heating	Gas ducted heating with thermostat (number of points and unit size are floorplan specific)



Lofty High Ceilings

LED downlights to home

Overhead cupboards including feature open shelves

20mm Kitchen Stone Benchtop

Timber Laminate to main living areas

Toilets

Toilet Suite	Dual flush cisterns with Vitreous China pan
Toilet Roll	Toilet roll holders

Bathroom and Ensuite

Cabinetry/Benchtops	Laminate cabinets and 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
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, cooktop and no provision for gas connection.



Designer Basins & Tapware

20mm Stone Benchtop

Full Floating Laminate Cabinets

Oversized floor tiles

Interior styling at your fingertips.

Your choice of three colour schemes.



Mode.

A light and soothing sanctuary.



Luxe.

A moody and dramatic space.



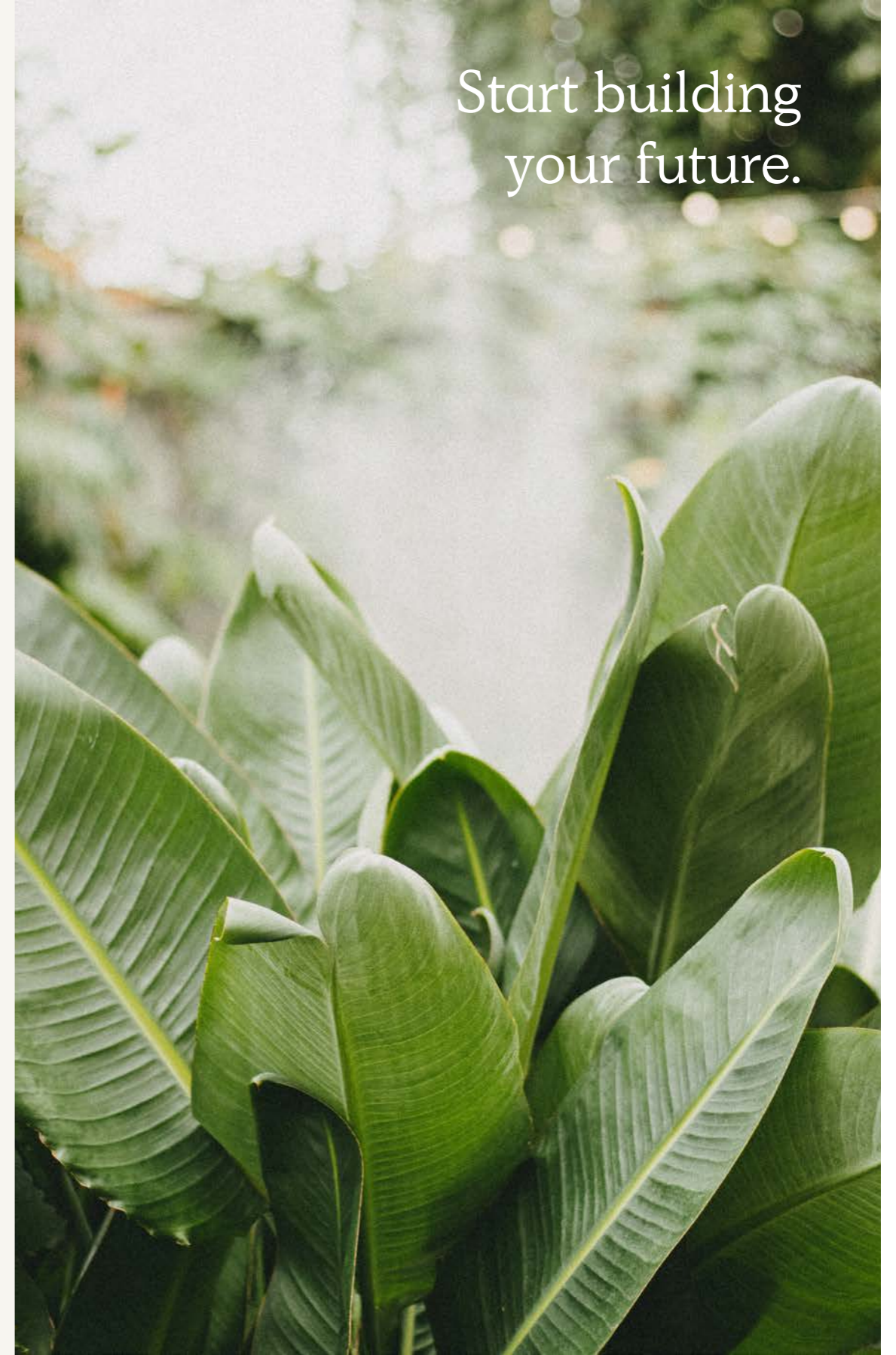


Coastal.

A calming retreat.



Start building
your future.



A Nostra 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.

Built for living.

BUILDER

NOSTRA
HOMES

Specialising in modern turn-key living, Nostra have been building outstanding homes throughout Melbourne suburbs since 2006. Nostra maintains a focus on creating affordable homes that exceed the industry standard using only quality products that stand the test of time. With a high level of standard finishes, Nostra's Contemporary Living options stand out for value without compromising on quality.

DEVELOPER

 **lendlease** living

Lendlease was born out of a vision to create a company that could successfully combine the disciplines of construction, development, and investment. Lendlease creates communities that help people thrive. We employ our decades-long experience, bold thinking and global expertise to shape cities all over the world, delivering innovative, sustainable places for people to call home.

A strong partnership.

For more **information**

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