
COLOUR GUIDE

Contemporary Living By Nostra

Kickstart Specification

Williams Walk

NOSTRA

Architectural designs,
built with purpose.

A NOTE.

A **seamless** colour selection experience.

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



Anthony Caruana
Founder

A **Nostra** 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



Bespoke 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.**

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	
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	2040mm x 820mm Solid core door with satin chrome lock
Internal	2040mm high 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)

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

Bathroom and Ensuite	
Benchtops	20mm edging to stone benchtops
Cabinetry	Laminate cabinetry
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

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 2000mm 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)

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.

Inclusions.

Trusted Suppliers.

Our trusted partners.

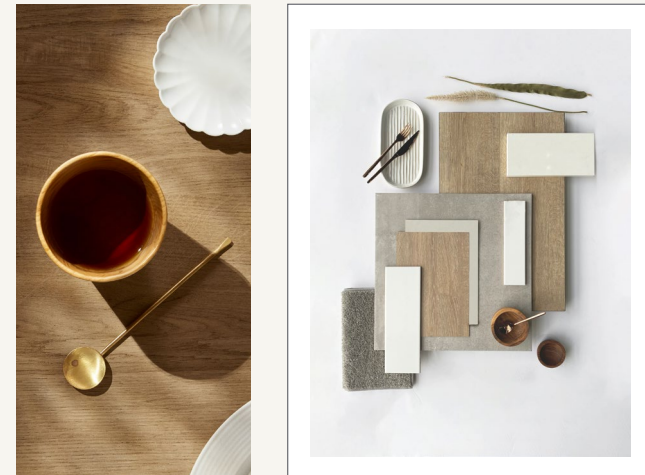
The integrity of our company and the homes we build is underpinned by the best and most recognised Australian companies within the building industry.

Our trusted partners provide you peace of mind and satisfaction by knowing you have the right choice.

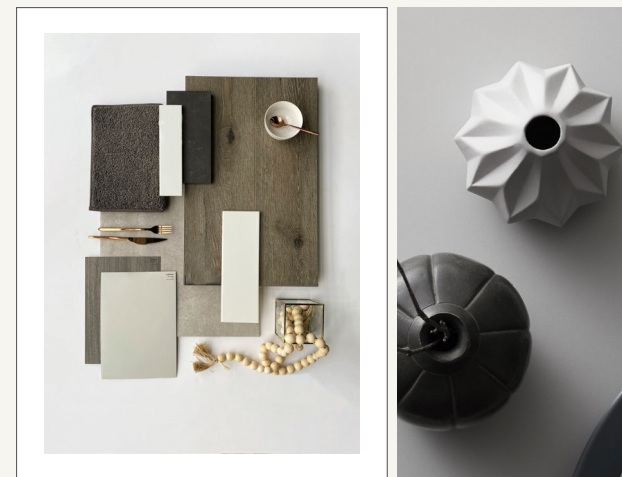


A bespoke interior solution.

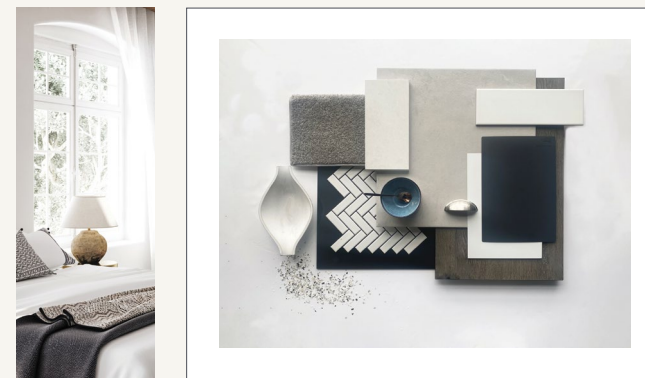
Carefully curated for your selection.



Mode



Luxe



Coastal

Step 1. Colour scheme

Option 1. Mode



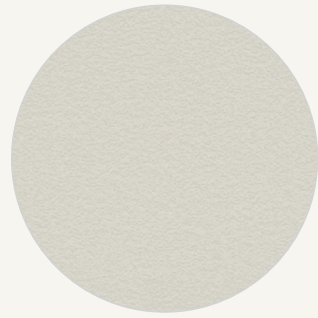
Timber Laminate Flooring
Light Timberlook



Carpet
Light Grey (100% Polyester)



Kitchen, Bathroom & Ensuite Stone Benchtops
Light Grey



Kitchen Base Cabinetry
Light Grey



Bathroom & Ensuite Base Cabinetry
Light Timberlook



Paint Colour
White



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



Wet Area Tiles
450x450
Medium Grey



Bath Hob
Belga Grey Glazed Porcelain
450x450mm



Blinds
Earth - Chalk



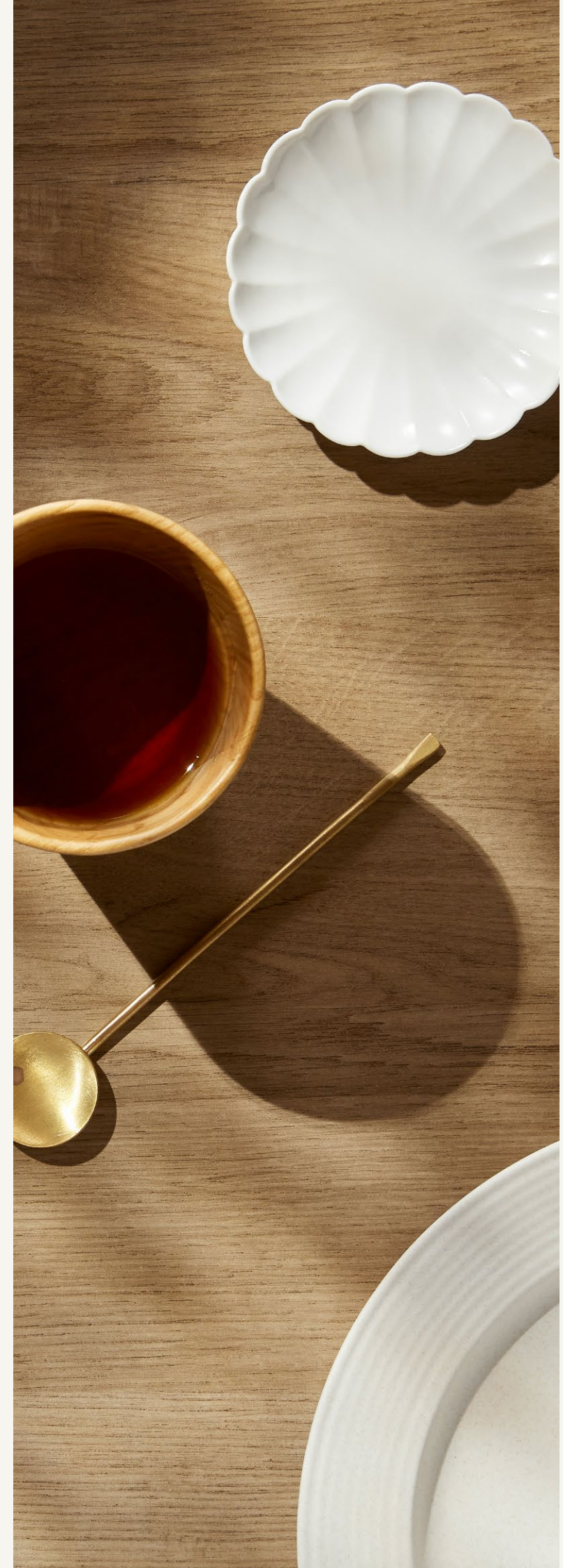
Kitchen Mosaic Tiled Splashback
Mono Hexagonal - White



Carpet
Grey (100% Nylon)



Kitchen Overhead Cabinetry
Light Timberlook



Option 1. Mode



Artist Impression – Black tapware, gas cooktop, overhead cabinetry, square set cornices, pendant light, LED stripe light, furniture not included and can be added as an upgrade if included on product upgrade list.

Mode Interior

Kitchen & Dining featuring the timber look laminate flooring option.

Option 1. Mode



Artist Impression - Black tapware, freestanding bath, oval mirror with LED light, black shower screen, tiled shower base, and floor to ceiling tiles and furnishing not included and can be added as an upgrade if included on product upgrade list.

Mode Interior
Bathroom option.

Option 2. Luxe



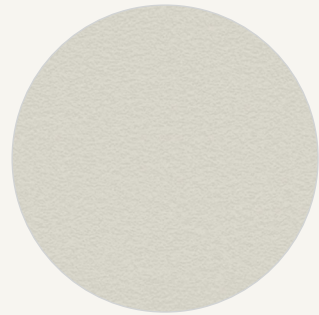
Timber Laminate Flooring
Dark Timberlook



Carpet
Medium/Dark Grey
(100% Polyester)



Kitchen, Bathroom & Ensuite Stone Benchtops
Snow



Kitchen Base Cabinetry
Light Grey



Bathroom & Ensuite Base Cabinetry
Dark Timberlook



Paint Colour
White



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



Wet Area Tiles
450x450
Medium Grey



Bath Hob
Belga Grey Glazed Porcelain
450x450mm



Blinds
Earth - Chalk



Kitchen Mosaic Tiled Splashback
Mono Hexagonal - White



Carpet
Dark Grey (100% Nylon)



Kitchen Overhead Cabinetry
Dark Timberlook



Option 2. Luxe



Artist Impression - Black tapware, gas cooktop, overhead cabinetry, square set cornices, pendant light, LED stripe light, furniture not included and can be added as an upgrade if included on product upgrade list.

Luxe Interior

Kitchen & Dining featuring the timber look aminate flooring option.

Option 2. Luxe



Artist Impression - Black tapware, freestanding bath, oval mirror with LED light, black shower screen, tiled shower base, and floor to ceiling tiles and furnishing not included and can be added as an upgrade if included on product upgrade list.

Luxe Interior
Bathroom option.

Option 3. Coastal Upgrade



Timber Laminate Flooring
Dark Timberlook



Carpet
Light Grey (100% Polyester)



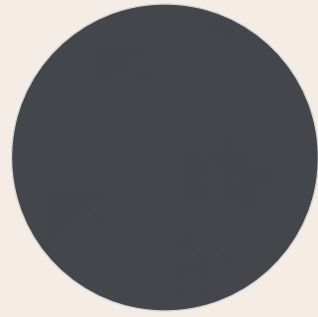
Stone Benchtops
Kitchen, Bathroom, Ensuite & Laundry 20mm Edge - White



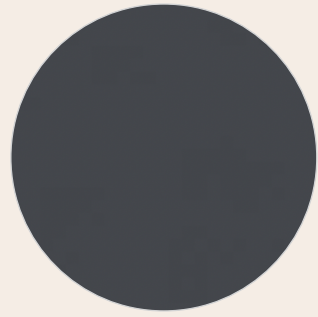
Cabinetry Handles - Doors
Satin Finish
(Includes Overhead Cabinetry)



Wet Area Tiles
450x450
Medium Grey



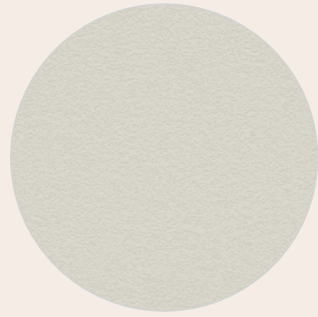
Kitchen Island Cabinetry
Dark Grey



Bathroom, Ensuite & Laundry Base Cabinetry
Dark Grey



Cabinetry Handles - Drawers
Satin Finish



Kitchen Overhead Cabinetry
Light Grey



Laundry Laminate Benchtop
White



Kitchen Wall Tiles
White



Bathroom, Ensuite & Laundry
White Satin Finish
(Brickbond layout, excludes bath hob)

Upgrade



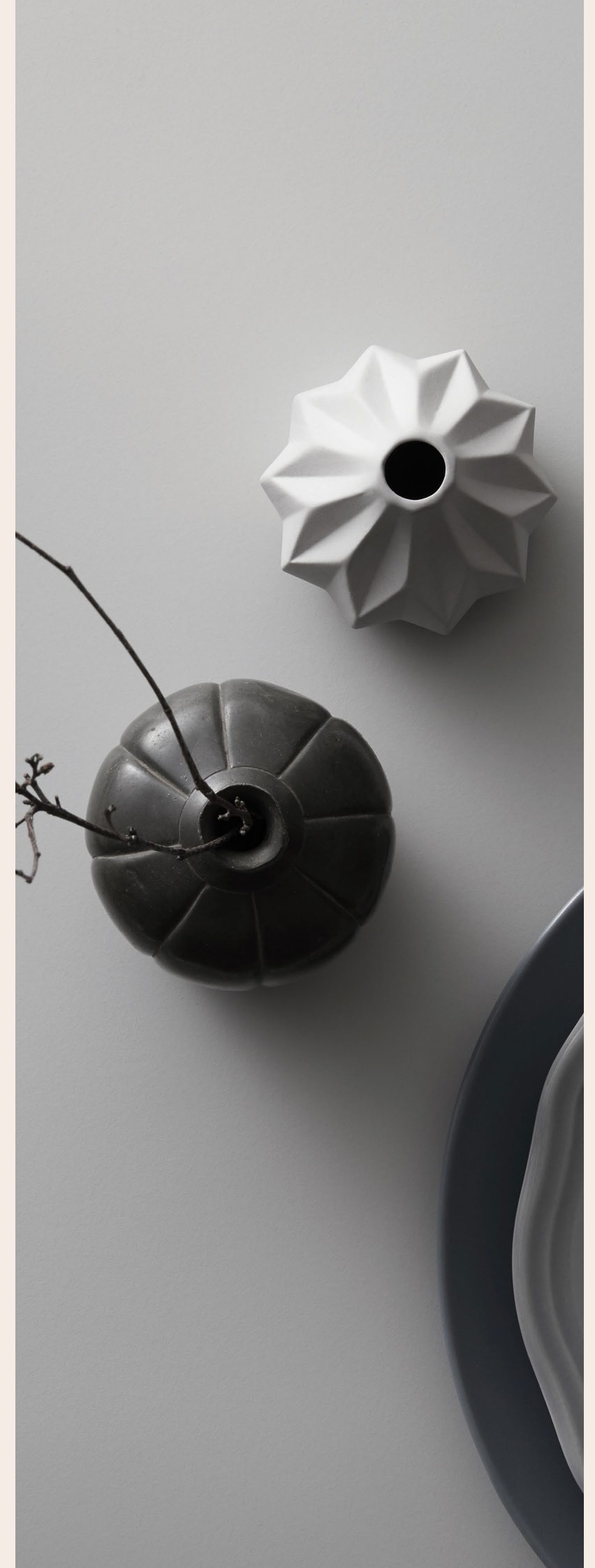
Blinds
Earth - Chalk



Carpet
Dark Grey (100% Nylon)



Paint Colour
White



Option 3. Coastal Upgrade



Artist's Impression

Coastal Interior

Kitchen & Dining featuring the timber look laminate flooring option.

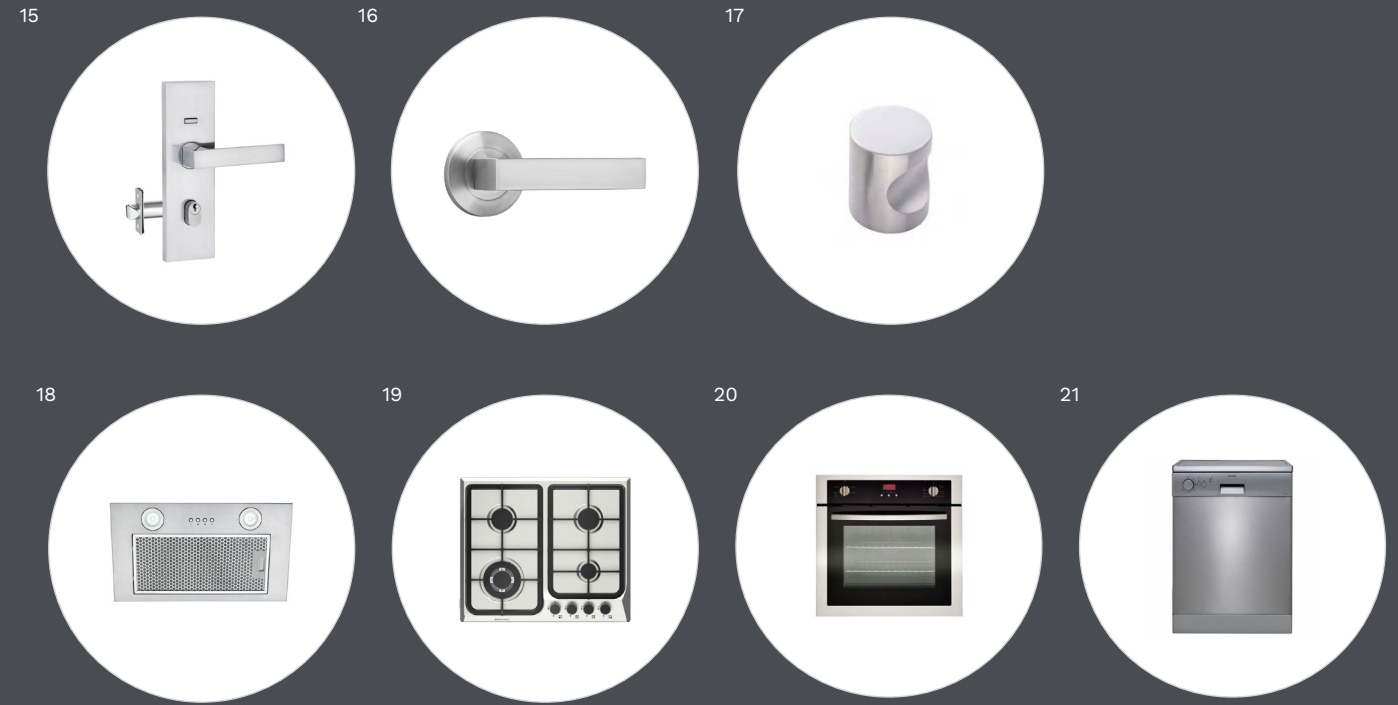
Option 3. Coastal Upgrade



Artist's Impression

Coastal Interior
Bathroom option.

Standard Fittings & Fixtures.



Standard Kitchen Tapware Inclusions

01	Sink Mixer	Chrome Gooseneck Mixer
02	Sink	Chrome 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	Polymarble Shower Base
10	Toilet Suite	White Close Coupled Toilet Suite
11	Towel Rail	Chrome 600mm Double Towel Rail
12	Toilet Roll Holder	Chrome Toilet Roll Holder

Standard Laundry Inclusions

13	Laundry Mixer	Chrome Mixer
14	Laundry Trough	Stainless Steel Freestanding

Standard Internal Inclusions

15	External Door Handle	Satin Chrome
16	Internal Door Handle	Satin Chrome
17	Robe/ Linen Handle	Brushed Chrome

Standard Appliance Inclusions

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

Step 2. Upgrades

#	Item	Price (inc. Gst)	
KITCHEN/BATHROOM/ PDR UPGRADES			
1	Provide 60mm edging to stone to bathroom and ensuite in lieu of 20mm	\$1,100	○
2	Provide mirrored splashback to kitchen	\$1,940	○
3	Provide stainless steel undermount sink	\$990	○
4	Provide black undermount sink	\$1,210	○
5	Provide Kitchen Mosaic tiled splashback	\$850	○
6	Provide 900mm Bellissimo appliances in lieu of standard	\$1,920	○
7	Provide Smeg appliances ILO Bellissimo	\$3,500	○
8	Provide overhead cupboard with wine rack above fridge space	\$990	○
9	Provide overhead cupboards above kitchen in lieu of feature open shelves	\$1,300	○
10	Provide finger pull cabinetry and doors to kitchen and bathroom/ ensuite	\$740	○
11	Provide privacy snib to powder/bathroom/ensuite door handles	\$390	○
12	Provide soap niche (400mm x 400mm) to bathroom or ensuite \$600 each Qty..... Location.....	\$	○
13	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	○
14	Provide floor to ceiling tiles to powder (three walls as per floor tiles with a white tile feature wall to toilet wall)	\$1,800	○
15	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	○
16	Provide tiled shower bases to all showers (note: if bathroom has no shower, only 50% charge)	\$1,980	○
17	Provide freestanding bathtub to bathroom in lieu of standard bathtub if applicable	\$2,400	○
18	Provide semi frameless showerscreens throughout	\$980	○
19	Provide wall mounted basin and mirror to ground floor powder room (plan specific)	\$1,480	○
20	Provide capped water point to kitchen fridge space	\$490	○
21	Black Interior Pack (refer to page 16)	\$2,700	○
22	Kitchen Vezz flexible hose sink mixer Chrome or black	\$425	○
23	LED pill shaped mirror with full tiling on wall of mirror only \$1,950 each Qty..... Location.....	\$.....	○
24	Pill shaped shaving cabinet with 1 row of tiles \$750 each Qty..... Location.....	\$.....	○
25	Black Smeg appliance package (includes dishwasher)	\$1,790	○
26	Coastal design colour scheme	\$4,999	○
INTERNAL UPGRADES			
27	Provide sliding flush panel robe doors to bedrooms in lieu of standard hinged to all bedroom robes Bedroom 2 & 3 - \$900 Bedroom 2, 3 & 4 - \$1300	\$.....	○
28	Provide framed mirrored sliding robe doors in lieu of standard hinged to all bedroom robes Bedroom 2 & 3 - \$1,600 Bedroom 2, 3 & 4 - \$2,400	\$.....	○
29	Provide mesh flydoor to rear sliding door \$590 each Qty.....	\$.....	○
30	Provide KDHW timber staircase in lieu of standard (clear finish only) - floorplan specific	\$5,200	○
31	Provide laminate benchtop and cupboard to laundry (same colour as base kitchen cupboards) in lieu of standard	\$1,120	○
32	Provide tiles/floorboards to family area in lieu of carpet (plan specific refer to plan)	\$950	○
33	Provide tiles to living areas in lieu of timber laminate	\$1,800	○

34	Provide tiles/floorboards to study area in lieu of carpet (plan specific refer to plan)	\$950	○
35	Provide upgrade carpet (Dark Grey - 100% Nylon) with 10mm carpet underlay	\$3,470	○
36	Provide capped gas point to rear external wall	\$490	○
37	Provide Dome skylight reflective shaft (550mm diameter) to bathroom/ensuite \$1280 each Qty..... Location.....	\$.....	○
38	Provide hinged door to master bedroom robe (plan specific)	\$390	○
39	Provide wash & wear anti-bacterial paint (mould/bacteria resistant; reducing allergies and asthma)	\$1,280	○
40	Provide blinds and flyscreens to all openable windows	\$4,900	○
41	Provide square set cornices to ground floor only (excludes garage and robes)	\$2,200	○
42	Provide square set cornices to first floor only (excludes garage and robes)	\$2,620	○
43	Provide blind to sliding door \$410 each Qty..... Location.....	\$.....	○
44	Provide manual roller door to rear of garage (floorplan specific)	\$3,400	○
45	Provide brick to rear of garage with external hinged door (floorplan specific)	\$4,600	○
46	Provide 3 coat paint system to walls in lieu of 2 coats (doesn't include ceiling)	\$1,800	○
ELECTRICAL UPGRADES			
47	Provide a 32amp circuit to garage for future electric car charging point installation (Includes 3 Phase power upgrade and 8mm core cable)	\$2,700	○
48	Provide LED downlights in lieu of batten holder lights to remainder of home (locations as per LED upgrade standard plan)	\$2,500	○
49	Provide split system to living area (to suppliers recommendation)	\$3,500	○
50	Provide alarm system (back to base system with 3 detectors)	\$1,480	○
51	Provide colour video intercom system	\$1,340	○
52	Provide light/fan/heater combo in lieu of exhaust fan to bathroom and ensuite	\$480	○
53	Provide LED strip light to kitchen (under rangehood and shelving)	\$590	○
54	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)	\$990	○
55	Provide feature pendent to kitchen (UPOR 3)	\$450	○
56	Provide iconic light switch range throughout dwelling in lieu of standard - White or black	\$660	○
57	Provide ceiling fan with light in lieu of batten light to bedroom \$700 each Qty.....	\$.....	○
58	Provide 2.5kW split system to bedroom in lieu of standard electric panel heating Note: the condensers to be located externally to the ground floor in builders preferred location \$2,600 each Qty.....		○
59	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	○
	multi head unit for 3 split systems (2 upgraded units required)	\$3,800	○
	multi head unit for 4 split systems (3 upgraded units required)	\$4,400	○
	multi head unit for 5 split systems (includes unit upgrade due to number of split systems - 4 upgraded units required)	\$6,700	○
60	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	○
61	Provide personalised colour selection appointment in lieu of standard colour schemes	\$2,800	○
TOTAL		\$	

Client Signature

Date

Client Signature

Date

Upgrade Options.

01



02



03



04



05



06



07



08



09



10



11



12

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
-------	------------	-----------------------------

Upgrade Lighting

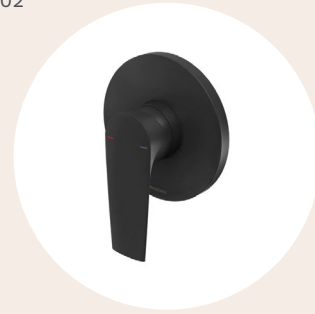
11	Kitchen Pendant	Upor 3
----	-----------------	--------

Black Interior Pack.

01



02



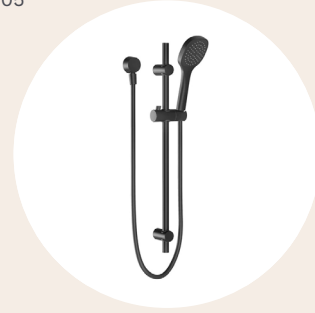
03



04



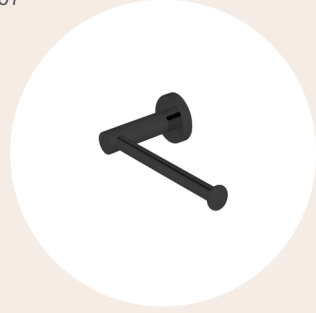
05



06



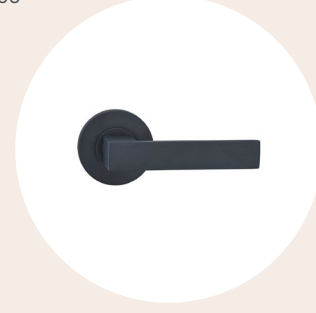
07



08



09



10



Standard Black Kitchen Tapware Inclusions

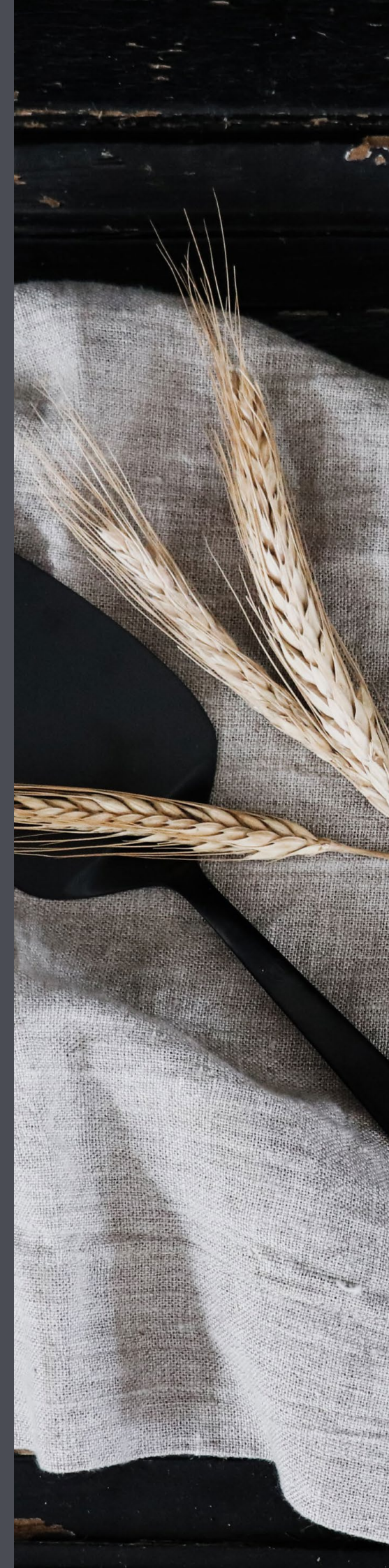
01	Sink Mixer	Black Matte Gooseneck Mixer
----	------------	-----------------------------

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/ Linen Door Handle	Black Matte Handle



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

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.