

# TOWNHOMES

Redefine the way you live.

NOSTRA



Stockland

MT. ATKINSON



## Discover the charm of townhome living in Mt Atkinson.



2 & 4    2    1-2

The next-generation of contemporary homes in Mt Atkinson aim to redefine the way you live, setting a new benchmark in flexible, light-filled and low maintenance living spaces.

As part of this vision, Nostra has partnered with Stockland Mt Atkinson to bring you a selection of stunning 2 and 4 bedroom turn-key homes that provide a contemporary living solution for first home buyers, downsizers or someone looking for a low maintenance, modern lifestyle.

Featuring an attractive list of fixed price inclusions along with a modern and architecturally designed street appeal, these homes are the perfect choice.

“

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.



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



- Shopping and Amenities**
  - Killara Cafe
  - Proposed Local Convenience Centre
  - Future Westfield Town Centre
  - Caroline Springs Square - 7.5km
- Transport Connections**
  - Community Bus Service
  - Proposed Train Station
  - Rockbank Train Station - 4.9km
  - Caroline Springs Railway Station - 6.6km
  - Melbourne Airport - 24.7km
  - Melbourne CBD - 25km
- Leisure and Sporting Clubs**
  - Proposed Indoor Recreation Centre
  - Proposed Sports and Recreation Precinct
  - Proposed Playing Fields
  - Mount Cottrell Recreation Reserve - 5.5km
- Early Education and Schools**
  - Mt. Atkinson Kindergarten
  - Future Private Primary School
  - Future Private Secondary School
  - Future Government Primary School
- Community Centres**
  - Mt. Atkinson Children's & Community Centre
  - Mt. Atkinson Community Centre by Edmund Rice Services
- Parks and Open Spaces**
  - Proposed Bike Paths and Walkways
  - Grizzly Bear Park
  - Mt. Atkinson Reserve
  - Western Grasslands Nature Reserve
  - Conondale Park
- Medical Centres**
  - Melton Health - 13.2km
  - Sunshine Hospital - 13.6km
- Sales & Information Centre**
- Display Village**

- Legend**
- Future Residential Townhomes
  - Education
  - Proposed Community Centre
  - Proposed Retail/Commercial/Business
  - Proposed Mixed Use
  - Sold
  - Existing Train Line
  - Overhead Power Easement

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 30545  
157m<sup>2</sup>

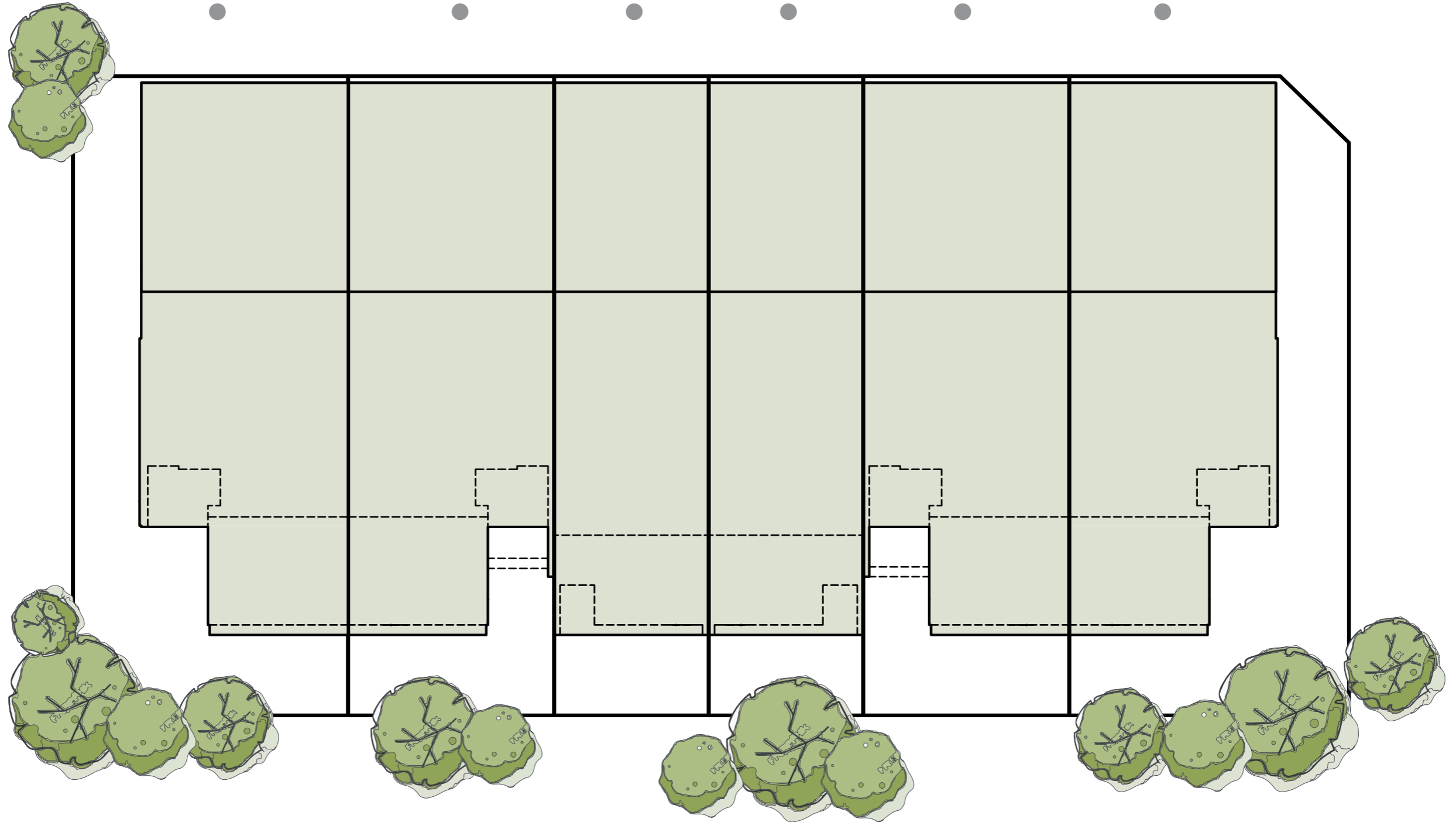
Lot 30546  
115m<sup>2</sup>

Lot 30547  
87m<sup>2</sup>

Lot 30548  
87m<sup>2</sup>

Lot 30549  
115m<sup>2</sup>

Lot 30550  
154m<sup>2</sup>



For illustrative purposes only.



Lot 30545 | Murano 19 c  
19sq

4 2 2

○

Lot 30546 | Murano 19  
19sq

4 2 2

○

Lot 30547 | Murano 16  
16sq

2 2 1

○

Lot 30548 | Murano 16  
16sq

2 2 1

○

Lot 30549 | Murano 19  
19sq

4 2 2

○

Lot 30550 | Murano 19c  
19sq

4 2 2

○






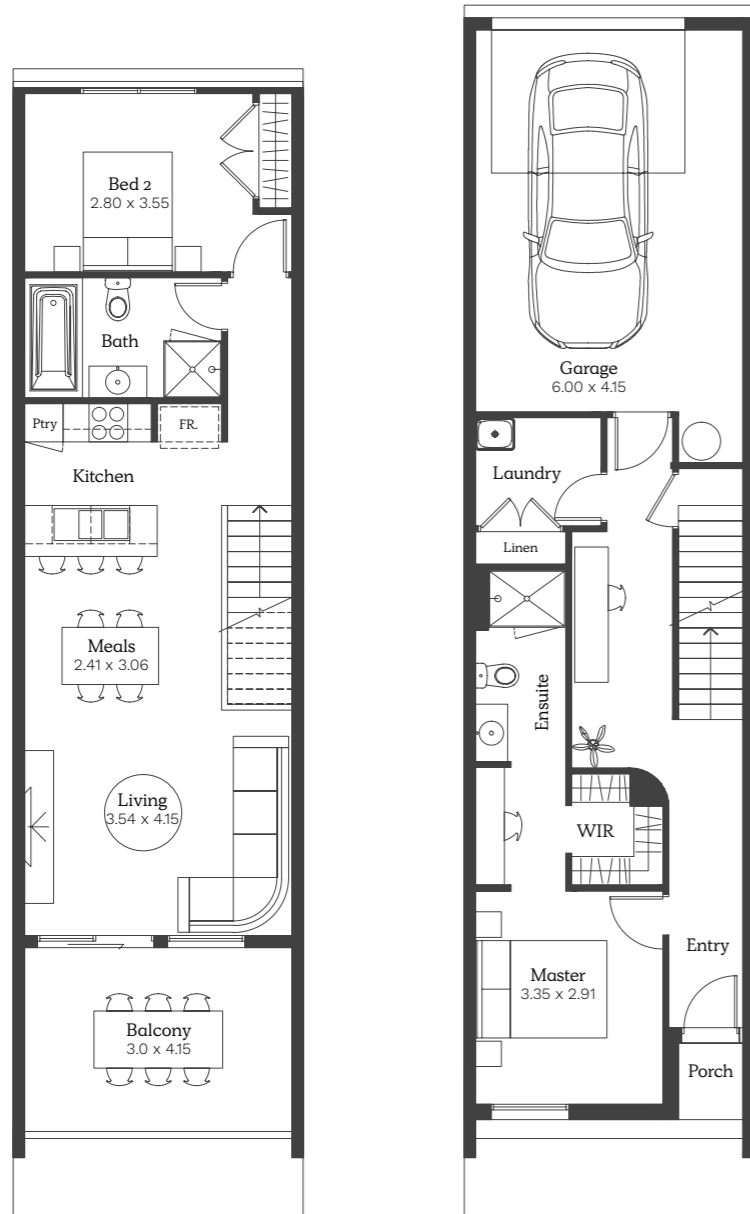
# Murano 16

Lot 30547-30548

House Size 16sq

Land Area 87m<sup>2</sup>

 2  
  2  
  1






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

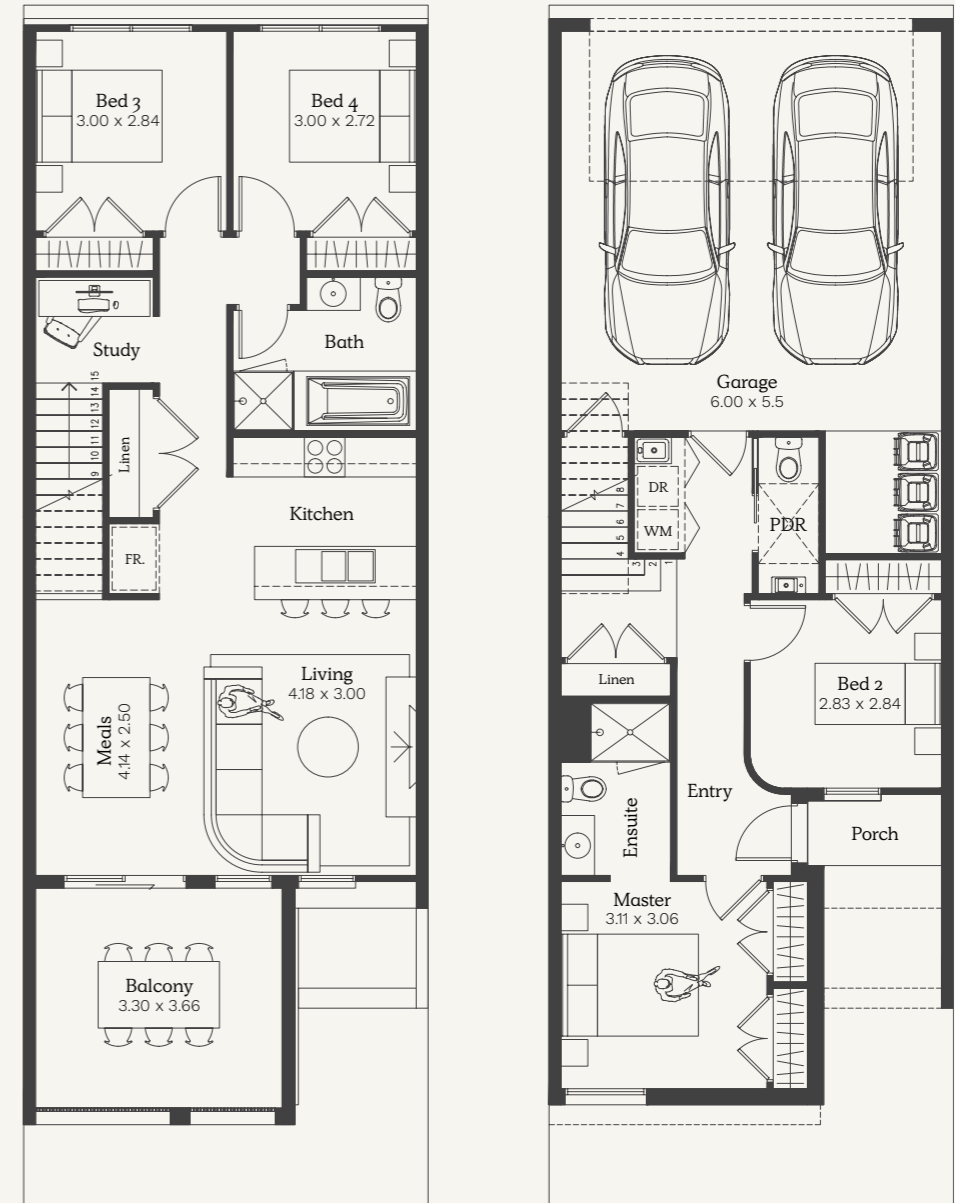
# Murano 19

Lot 30546, 30549

House Size 19sq

Land Area 115m<sup>2</sup>

 4  
  2  
  2



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



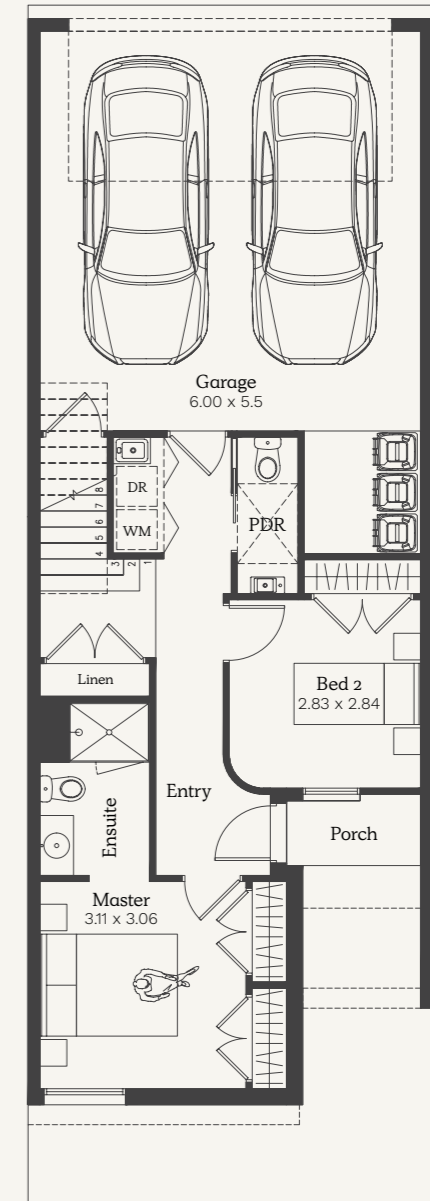
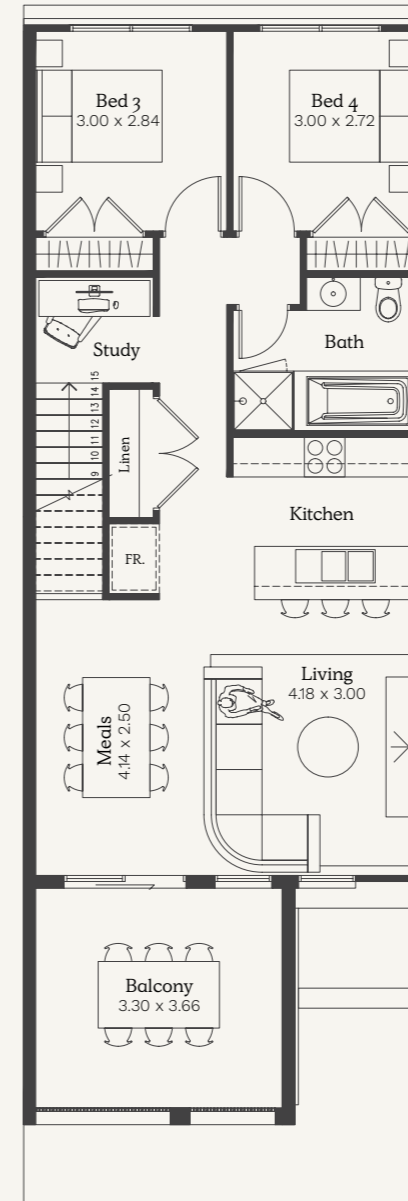
# Murano 19c

4 2 2

Lot 30545, 30550

House Size 19sq

Land Area 154, 157m<sup>2</sup>



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>Single Storey</b>	2740mm high 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
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## External Cladding

<b>Cladding</b>	VBA compliant cladding
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## Roof

<b>Roof Pitch Materials (Flat Roof)</b>	Metal sheet roofing
	Fascia, gutter, downpipes and cappings
<b>Roof Pitch Materials (Pitched Roof)</b>	Concrete roof tiles.
	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
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## Staircase

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



Lofty high ceilings

LED downlights to home

Overhead cupboards including feature open shelves

20mm Mineral Surface benchtop

Timber laminate to main living areas

## 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>Cabinetry</b>	Laminate cabinets
<b>Benchtops</b>	20mm edging to benchtops (Mineral Crystalline Silica-Free Surface)
<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 or 2no. hooks (plan specific)
<b>Handles</b>	Designer pull handles (where applicable)

## Australian Made Kitchen

<b>Benchtops</b>	20mm edging to 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>	Tecknika undermount rangehood
<b>Dishwasher</b>	600mm stainless steel dishwasher

## Laundry

<b>Trough</b>	Freestanding laundry trough with cabinet and chrome mixer
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## 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
<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 (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.



Designer basins & tapware

20mm Mineral Surface benchtop

Full floating laminate cabinets

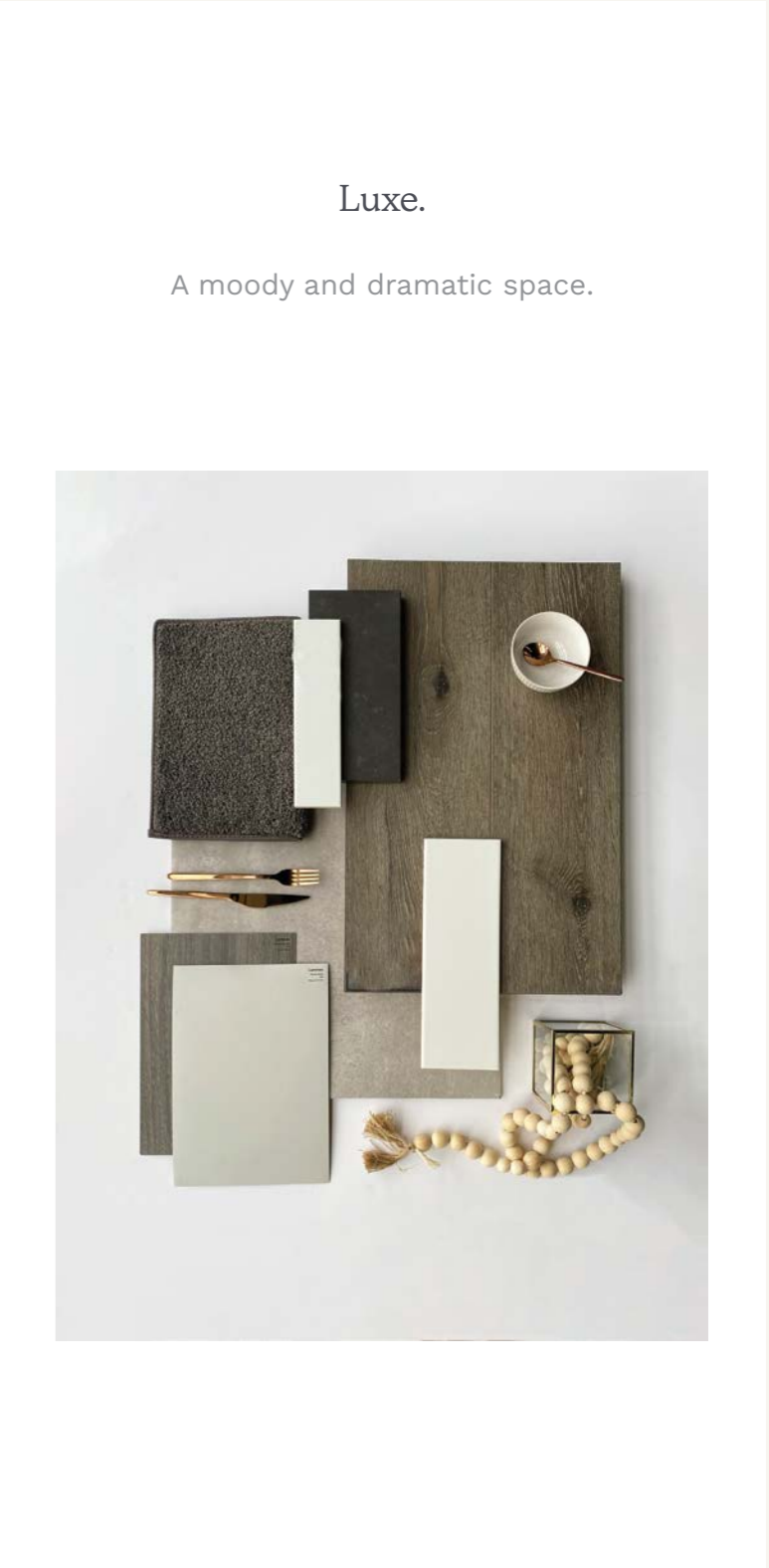
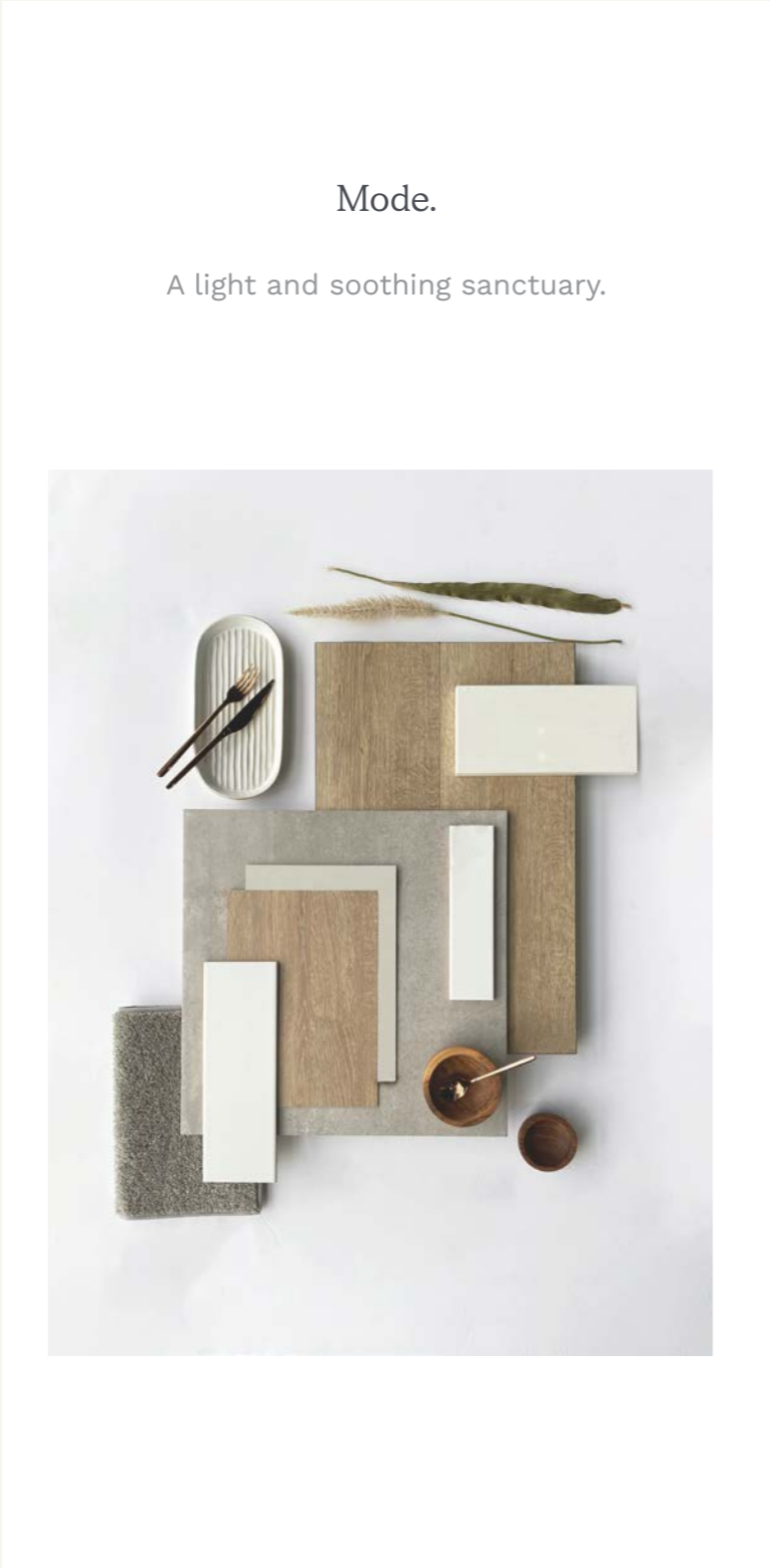
Oversized floor tiles

Artist Impression

Note: Freestanding bath, tiled shower base, tapware, wall tiles, square set ceiling are upgrade items.

# Interior styling that is easily accessible.

Your choice of three colour schemes.



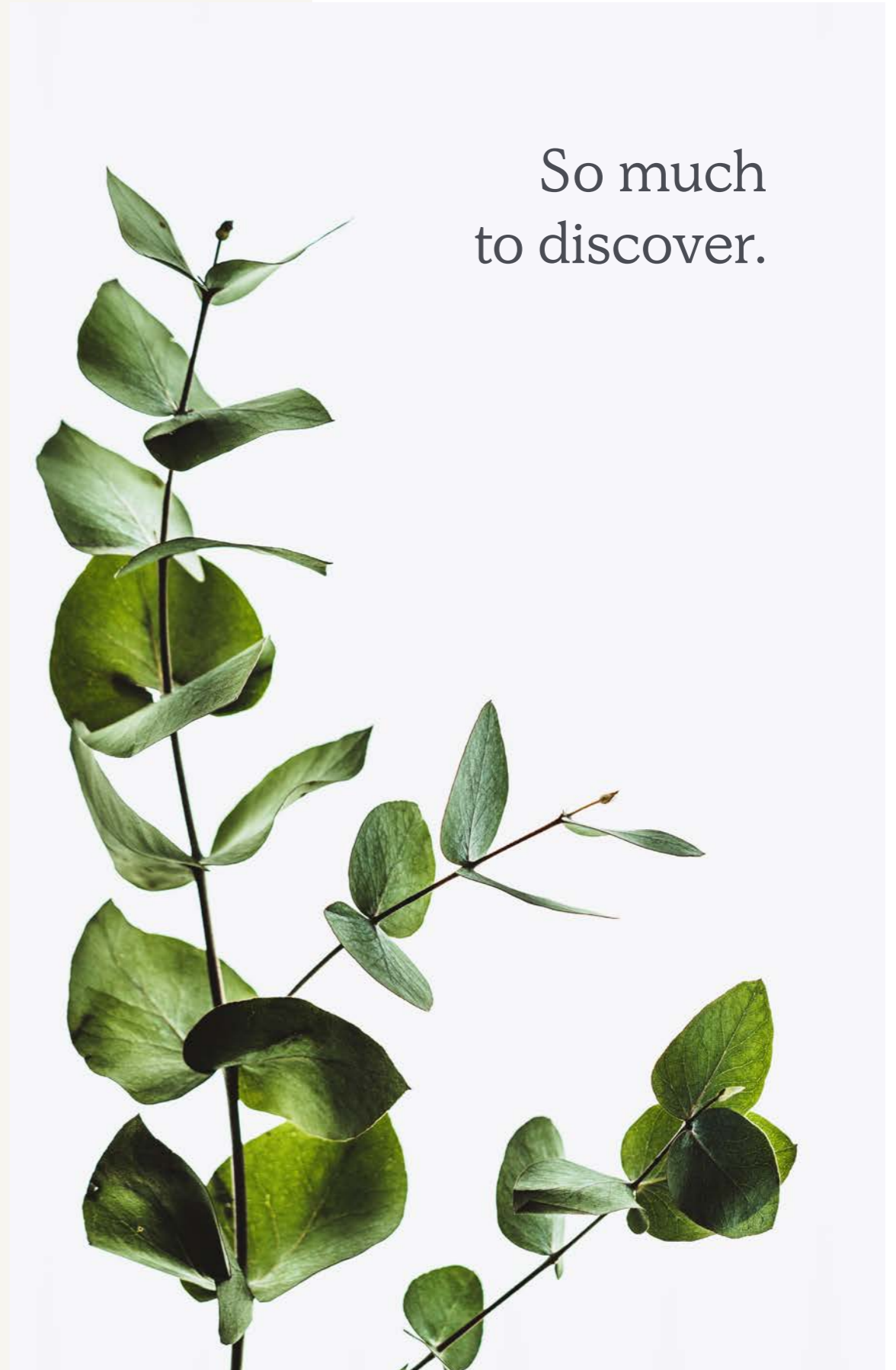


Coastal.

A calming retreat.



So much  
to discover.



## 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**  
H O M E S

 Stockland | **MT. ATKINSON**

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