



PROTEA
RELEASE

TOWNHOMES



CONTEMPORARY
LIVING
BY NOSTRA

PROTEA

RELEASE

WELCOME TO CONTEMPORARY LIVING -
The Protea Release at Savana



Artist Impression

DOUBLE STOREY FIXED PRICE HOMES

3  2  2 

The next generation of contemporary homes at Savana, Wyndham Vale are the perfect choice.

Introducing **The Protea Release** - a collection of stunning 3 bedroom turn-key homes by Nostra Homes in partnership with AVID Property Group.

These homes feature an enviable list of fixed price inclusions along with a modern street appeal. Packed with style and convenience these homes impress from the outset with their architectural facades and easy living.

Become part of a thriving and growing community where everything you need is in abundance.

Living at Savana.

Savana brings you closer to everything you need; to the region's, top schools, healthcare, shopping centres, entertainment, the great outdoors, the rich history of the area at Werribee Mansion and so much more.

Savana is a boutique village address offering an ideal location, convenience and connectivity to all life's essentials.

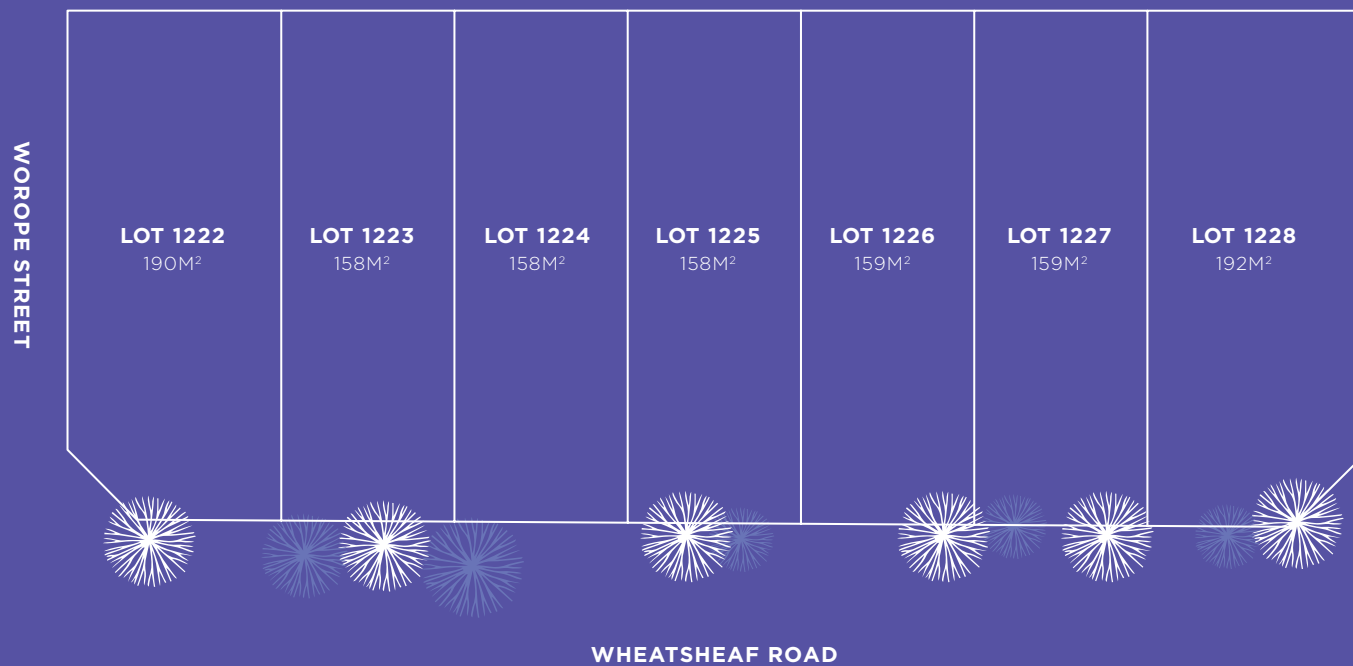
There's a sense of belonging at Savana. The park becomes your garden. Your neighbours get closer. The community becomes your family. That's the spirit of Savana; where neighbourhood spirit is very much a way of life.



Image for illustrative purposes only

SITEPLAN The Protea Release

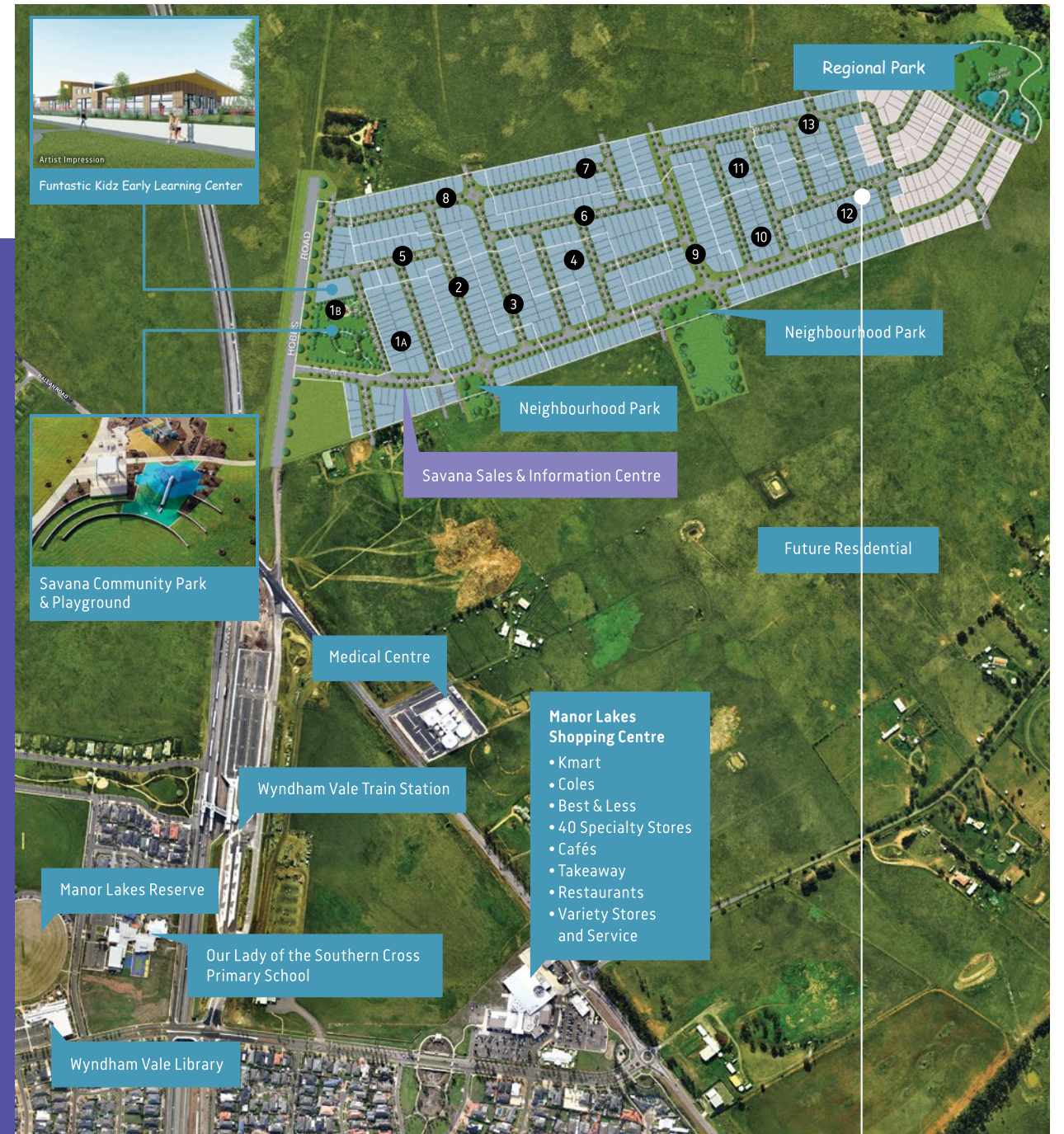
A collection of 7 turn-key homes with a stunning street appeal awaits.



CONTEMPORARY LIVING AT SAVANA

WOOLSPINNER CRESCENT

CONTEMPORARY LIVING AT SAVANA



PROTEA RELEASE

READY TO MOVE IN.



CONTEMPORARY LIVING AT SAVANA

CONTEMPORARY LIVING AT SAVANA

- Turn-key Inclusions
- Architecturally designed facades
- 2590mm high ceilings to ground floor
- Low maintenance landscaping
- Blinds and flyscreens included
- Flooring throughout the home
- Stainless steel appliances including dishwasher
- Fencing to all sides and rear boundaries
- Letterbox, clothesline and more!



Artist impression: Overhead cupboards inc wine rack, pendent lighting, finger pull cabinetry and doors not included and can be purchased as an upgrade. Furniture, decorations not included. Images included are from various floorplans in the Uplift Contemporary living range, final design and layout will be dependent on choice of floorplan and working drawings. Images used are for colour reference and material finish only.

FLOORPLANS

The Protea Release

Floorplan variation | Lot 1222 & 1228

3 2 2

REFER TO INDIVIDUAL FLOOR PLANS



CONTEMPORARY LIVING AT BLOOMDALE

Floorplan variation | Lot 1223-1227

3 2 2

REFER TO INDIVIDUAL FLOOR PLANS



CONTEMPORARY LIVING AT BLOOMDALE



Your Standard Inclusions

GENERAL

- ▶ 25 year structural guarantee
- ▶ Dwelling constructed independently

CONNECTIONS

- ▶ Garden taps/Front and rear
- ▶ Stormwater drains
- ▶ Sewer drains
- ▶ Electricity, gas and water connections
- ▶ Fibre Optic wiring - up to 2 data points to home for television, data and phone-points to central garage point (does not include installation of Hub or final connections)
- ▶ All connections exclude consumer connection fees and utility account opening fees

FOUNDATIONS

- ▶ Fixed Site Costs (Rock Included)
- ▶ Engineered minimum 25mpa concrete slab 400mm thick

FRAMING

- ▶ Stabilised pine (MGP10) wall frames with LVL lintels and beams
- ▶ Engineered designed roof trusses

CEILINGS

- ▶ 2590mm height for single storey and ground floor of double storey designs with 2400mm for upper levels
- ▶ 90mm cove cornice throughout

WINDOWS

- ▶ Aluminium windows with clear glazing
- ▶ Keyed Locks to all windows
- ▶ Flyscreens to all openable windows
- ▶ Holland Blinds to all Windows (excludes doors and fixed windows)

FACADE

- ▶ Facade as noted in approved architectural drawings

EXTERNAL CLADDING

- ▶ Combination of render, light-weight lining boards, polystyrene panels. (Plans specific).

ROOF PLUMBING/TILES

- ▶ COLORBOND fascia, gutter, downpipes and cappings with concrete roof tiles
Note: Certain designs are zinc flat deck specific

INSULATION/6 STAR

- ▶ Sisalation wall wrap
- ▶ R1.5 wall batts to external walls
- ▶ R2.5 insulation wool to ceiling cavity of living areas
- ▶ Gas solar hot water unit (note: when an estate requires recycled water connection a Gas continuous flow hot water unit will be supplied.)

GARAGE

- ▶ Panel lift COLORBOND Garage door

STAIRS

- ▶ Half Height plastered wall Balustrade
- ▶ MDF treads and risers with carpet

EXTERNAL BALUSTRADE

- ▶ Refer to working drawings for balcony detail

DOORS/FURNITURE

- ▶ Entry: 2040mm x 820mm Solid core door with Trilock entrance set
- ▶ Internal: 2040mm high Flush panel doors with Gainsborough (Brushed Chrome) passage handles and air cushioned door stops
- ▶ Chrome knob to robe cupboards

SKIRTING/ARCHITRAVES

- ▶ 67mm x 18mm Primed MDF skirting and architraves
- ▶ Tiled Skirting 100mm to wet areas

SHELVING

- ▶ Robes: x 1 shelf with chrome hanging rails
- ▶ Pantry: x 4 shelves
- ▶ Linen: x 3 shelves

ELECTRICAL

- ▶ Safety switches (residual current devices)
- ▶ Direct wired smoke detectors
- ▶ Batten holders throughout
- ▶ 1 x Rear flood light
- ▶ Exhaust fans to areas with no openable window
- ▶ 1 x Double powerpoint to each room (Refer to Standard Plans)
- ▶ 1 x Television and phone point (Refer to Standard Plans)

HEATING AND COOLING

- ▶ 1.2kw electric heating panels to all bedrooms
- ▶ 1.5kw electric heating panel to second living area (floorplan specific)

TOILETS

- ▶ Dual flush cisterns with Vitreous China pan
- ▶ Toilet roll holders

BATHROOM/ENSUITE

- ▶ Full laminate cabinets and benchtops
- ▶ Vitreous china designer basins with chrome flick mixers
- ▶ White acrylic bath tub with chrome outlet and tap set with shower head and shower screen (floorplan specific)
- ▶ Polished edge mirrors (size is width of vanities x 950mm high)
- ▶ Ensuite/bathroom: Pre-formed shower base sized as per plans
- ▶ Semi framed pivot door screen to all showers
- ▶ Wall mounted shower set on rail with chrome mixer
- ▶ Double towel rail holder

KITCHEN

- ▶ Australian made kitchen
- ▶ Laminate panels, doors and benchtops
- ▶ Double end bowl stainless steel sink with chrome mixer
- ▶ Designer pull handles

APPLIANCES

- ▶ 600mm Technika appliances:
- ▶ Built-in Oven
- ▶ Gas Cooktop

- ▶ Concealed Undermount Rangehood
- ▶ Dishwasher

LAUNDRY

- ▶ 45L stainless steel tub with acrylic cabinet and chrome mixer

FLOOR COVERINGS

- ▶ Ceramic floor tiles (450mm x 450mm) or timber laminate (please refer to standard floorplan for locations)
- ▶ Ceramic floor tiles (450mm x 450mm) to bathroom, toilet, ensuite and laundry
- ▶ Carpet to remainder (Refer to standard plans)

WALL TILES

Ceramic wall tiles to:

- ▶ 700mm above kitchen bench
- ▶ 2000mm to shower walls
- ▶ Bath edge to floor
- ▶ 400mm above bathtub

PAINT

- ▶ Dulux 2 coat Washable Low Sheen Acrylic to all Walls
- ▶ Dulux 2 coat Flat Acrylic to all Ceilings
- ▶ High Gloss Enamel to all interior wood work and doors
- ▶ Dulux Weather Shield to all exterior woodwork

EXTERNAL

- ▶ Coloured concrete driveway, plain concrete 800mm wide path (as per plan)
- ▶ Full front and rear landscaping with drought resistant plants x 10 with pebbles and mulch
- ▶ Fencing to all boundaries to developers requirements including wing gate where required (refer to plans)
- ▶ Letterbox
- ▶ Clothesline (All external works to builders discretion)

EXCLUSIVE OFFER - PROTEA RELEASE ADDITIONAL INCLUSIONS AT NO EXTRA COST

- ☑ 20mm stone to kitchen
- ☑ Provide LED downlights to main living areas
- ☑ Garage Door Remote (x3) and Motor to Panel Lift

Interior styling at your fingertips

Your choice from two
stunning colour schemes.



01

MODE COLOUR SCHEME

The Mode interior design scheme offers a neutral and earthy colour palette – designed to create a calm and relaxed space. Timber textures establish a unique and contemporary style, with warm and inviting undertones. The 'Mode' colour scheme becomes the perfect designer palette for any furniture and décor items for the home.

PREMIUM TEXTURES

Please refer to complete colour boards, inclusions and colour selection document for full details.



02

LUXE COLOUR SCHEME

With an array of muted and moody greys alongside white and natural timbers - The Luxe Interior design scheme creates a light, modern and timeless finish. Statement pieces such as; colourful artwork, ornaments and treasured possessions will assist in creating a unique and harmonious home design for years to come.

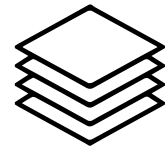
Why Nostra



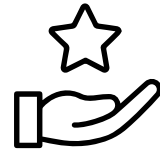
24/7 Service through our dedicated online client portal



24/7 Emergency RACV home assist for the first 12 months after you move in for further peace of mind



More timber in our frames and stronger slabs that exceed industry standard



High quality materials from trusted brands



A strong level of inclusions from the start



All backed by a 25 year structural guarantee!

A Joint Partnership

NOSTRA

BUILDER

NOSTRA

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.

savana

by AVID Property Group

DEVELOPER

AVID PROPERTY GROUP

AVID Property Group (AVID) is an award-winning Australian developer responsible for a diversified portfolio of residential communities. AVID creates communities that bring people together – to enhance their lives and the way they live. With a passion for sustainability, we deliver sustainable and progressive residential communities in key growth corridors across Australia.

PROTEA

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For more information contact, Nostra Property Group

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PROUDLY DEVELOPED BY

CONTEMPORARY
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by AVID Property Group

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