

CONTEMPORARY LIVING

BY **NOSTRA**

INCLUSIONS & COLOUR SELECTION



Built for living.

Contemporary Living by Nostra has been created to make your home buying journey easy, convenient and fun!

THE NOSTRA DIFFERENCE:

- ✓ Architecturally designed homes
- ✓ Building contracts within 7 days of deposit
- ✓ Dedicated Customer Service Officer
- ✓ 12 Months RACV Home Assist
- ✓ 25 Year Structural Guarantee
- ✓ Colour options selected by Interior Designer
- ✓ High quality products and construction method

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

A SIMPLE PROCESS.



1.

CHOOSE YOUR HOME, COLOURS AND UPGRADES AND PAY YOUR INITIAL DEPOSITS

1. \$3,000 build deposit
2. \$1,000 land deposit



2.

SIGN CONTRACTS AND PAY FULL DEPOSITS

1. Build contract: balance of 5% deposit
2. Land contract: balance of 5% or 10% deposit (project specific)



3.

WELCOME TO NOSTRA

1. Nostra Customer Care Manager will contact you



4.

BUILDING PERIOD

1. Construction of your new build takes place



5.

COMPLETION & MOVING IN!

1. 25 Year Structural Guarantee
2. RACV Home Assist FREE for 12 months

YOUR STANDARD INCLUSIONS

GENERAL

- ▶ 25 year structural guarantee
- ▶ Dwelling constructed independently

CONNECTIONS

- ▶ Garden tap
- ▶ Stormwater drains
- ▶ Sewer drains
- ▶ Electricity, gas and water connections
- ▶ Fibre Optic provisions (does not include installation of Hub or final connections)
- ▶ All connections exclude consumer connection fees and utility account opening fees

FOUNDATIONS

- ▶ 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.
- ▶ Engineered concrete slab

FRAMING

- ▶ Stabilised pine or steel wall frames
- ▶ 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
- ▶ Keyed Locks to all windows

FACADE

- ▶ Facade as noted in approved architectural drawings

EXTERNAL CLADDING

- ▶ VBA compliant cladding

ROOF PLUMBING/TILES

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

INSULATION/6 STAR

- ▶ Sisalation wall wrap
- ▶ Wall batts to external walls
- ▶ 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 in lieu of a gas solar hot water unit)

GARAGE

- ▶ Panel lift Garage door

STAIRS

- ▶ MDF treads and risers with carpet (plan specific)

DOORS/FURNITURE

- ▶ Entry: 2040mm x 820mm Solid core door with Trilock entrance set
- ▶ Internal: 2040mm high Flush panel doors with 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 Electrical Plans)
- ▶ 1 x Television and phone point (refer to Electrical Plans)

HEATING

Flat Roof Design (Refer To Project Plans)

- ▶ Heating panels to all bedrooms and main living area

Pitched Roof Design (Refer To Project Plans)

- ▶ Gas ducted heating with thermostat (number of points and unit size are floorplan specific)

TOILETS

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

BATHROOM/ENSUITE

- ▶ 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 width of vanities)
- ▶ Pre-formed shower base to all showers (refer to plans for size)
- ▶ Framed pivot door screen to all showers
- ▶ Wall mounted shower on rail with chrome mixer
- ▶ Double towel rail holder
- ▶ Designer pull handles

KITCHEN

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

APPLIANCES

- ▶ 600mm stainless steel Technika:
 - ▶ Built-in Oven
 - ▶ Gas Cooktop
 - ▶ Rangehood
 - ▶ Dishwasher

LAUNDRY

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

FLOOR COVERINGS

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

WALL TILES

Ceramic wall tiles to:

- ▶ Above kitchen bench including behind feature shelving
- ▶ 2000mm to shower walls
- ▶ Bath edge to floor and above bathtub

PAINT

- ▶ 2 coat wall & 2 coat ceiling paint system
- ▶ High Gloss Enamel to all interior wood work and doors
- ▶ 2 coats to all exterior claddings

EXTERNAL

- ▶ Concrete driveway (as per plan)
- ▶ Full front and rear landscaping with plants, pebbles and mulch
- ▶ Fixed fencing to all boundaries to developers requirements (refer to plans)
- ▶ Letterbox
- ▶ Clothesline (All external works to builders discretion)

Included

Only at Carolina

- ✓ LED downlights to main living area
- ✓ 20mm stone to kitchen
- ✓ Garage door remote (x3) and motor to panel lift

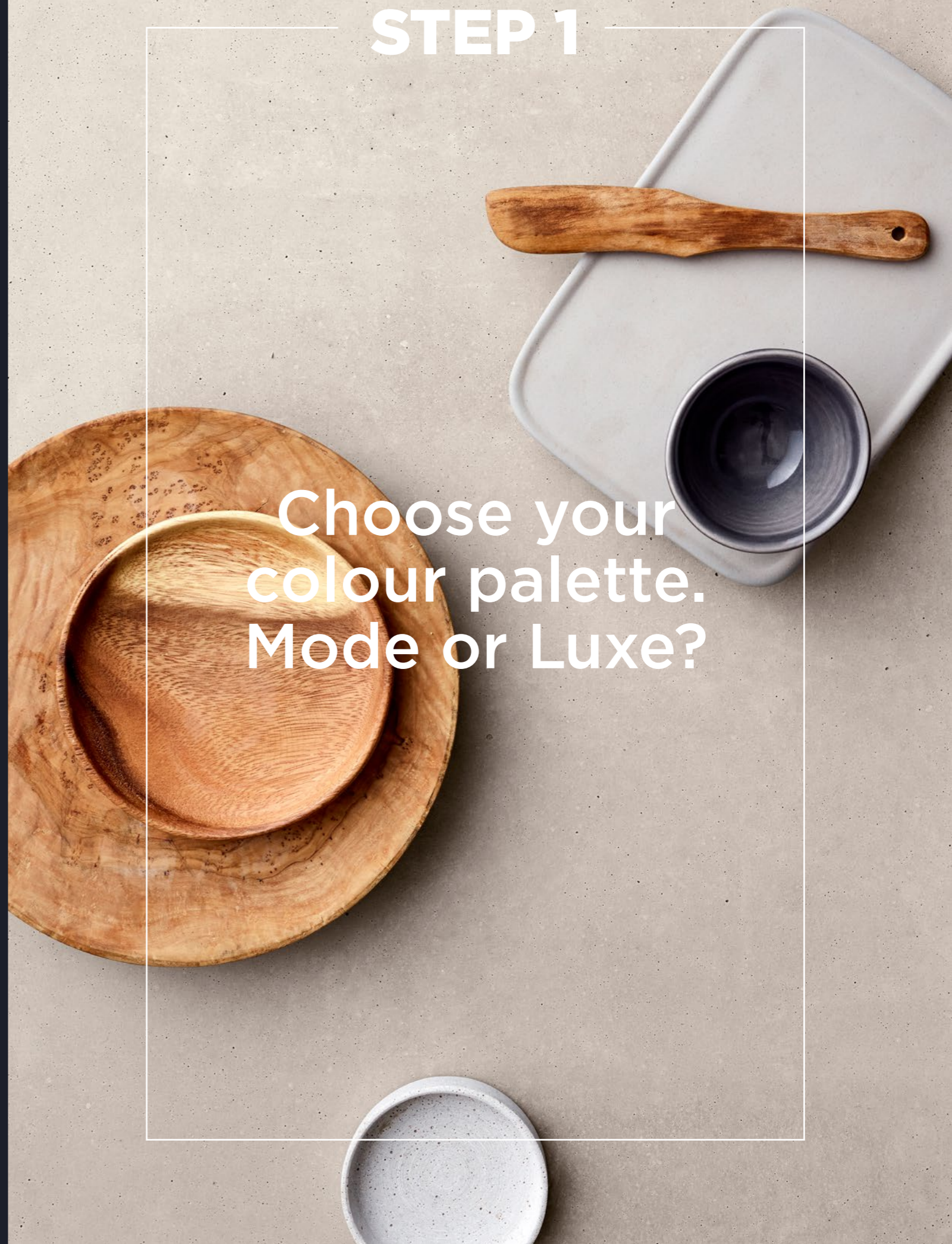
Live contemporary with our town living range.

CONTEMPORARY LIVING BY NOSTRA



STEP 1

Choose your colour palette.
Mode or Luxe?



MODE STANDARD INCLUSIONS.

Standard Internal Inclusions



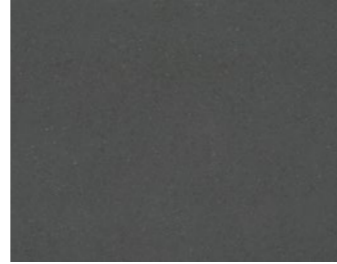
Floor Tiles
Medium Grey
450x450mm



Timber Laminate Flooring
Light Timberlook



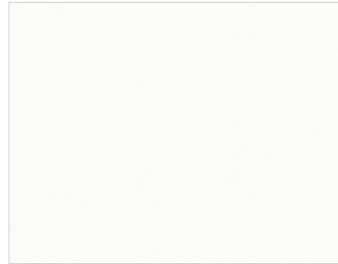
Carpet
Light Grey



Stone Benchtops
Kitchen
20mm Edge - Dark Grey Stone



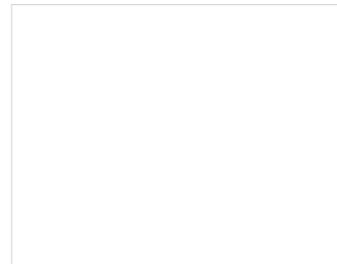
Laminate Benchtops
Bathroom & Ensuite
New Graphite



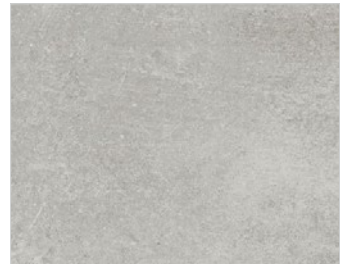
Kitchen Base & Fridge Cabinetry
White



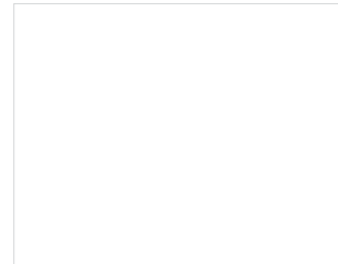
Bathroom & Ensuite Base Cabinetry
Light Timberlook



Kitchen, Laundry, Bathroom & Ensuite Wall Tiles
White

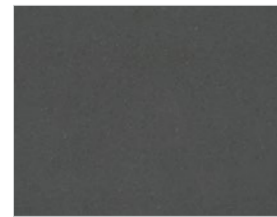


Bath Hob (if applicable)
Medium Grey
450x450mm



Paint Colour
White

Upgrade Internal Inclusions



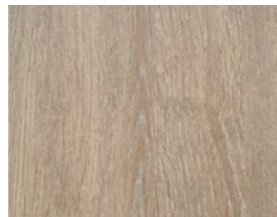
Stone Benchtops (Upgrade required)
Bathroom & Ensuite
20mm Edge - Raven



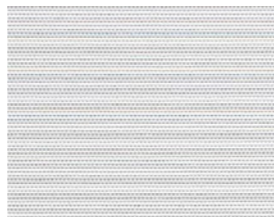
Kitchen Mosaic Tiled Splashback (Upgrade required)
Mono Hexagonal - White Matt



Carpet (Upgrade required)
Maslyn - Steeple Grey



Kitchen Overhead Cabinetry (Upgrade required)
Rural Oak - Natural Finish



Blinds
Earth - Chalk

Mode
Kitchen & Dining featuring the tiled flooring option.



ARTIST IMPRESSION

Mode
Kitchen & Dining featuring the timber look laminate flooring option.



ARTIST IMPRESSION

Mode
Bathroom



ARTIST IMPRESSION

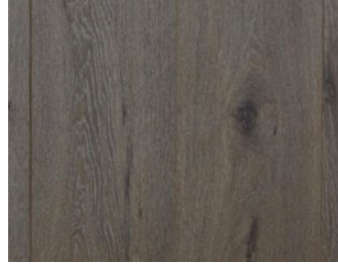
Artist's impression: Images used are for colour reference and material finish only, please refer to 2D elevations for final cabinetry layout. Pendant lighting, square set ceilings, finger pull cabinetry, overhead cupboards, stone benchtops and doors may not be included in the package price and can be purchased as an upgrade option at an additional cost. Please refer to project inclusions list for full inclusions. Home decorator items, other furnishings, curtains are not included in purchase price or as an upgrade option. Images included are from various floorplans in the Contemporary Living Range, final design and layout will be dependent on choice of floorplan and working drawings. Upgraded shower-base is for ground floor only and if any shower base is located on the 1st floor this will be constructed as tiled with a hob or flush finish (at the builders discretion)

LUXE STANDARD INCLUSIONS.

Standard Internal Inclusions



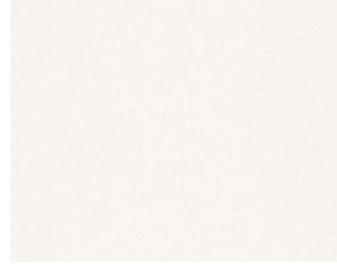
Floor Tiles
Porcelain Grey
450x450mm



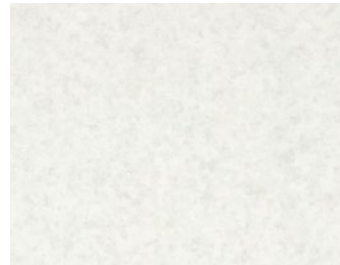
Timber Laminate Flooring
Dark Timberlook



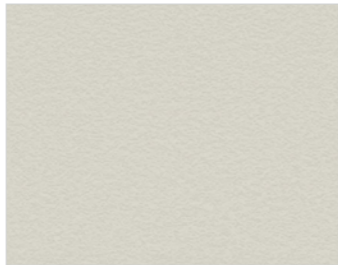
Carpet
Medium/Dark Grey



Stone Benchtops
Kitchen
20mm Edge - White



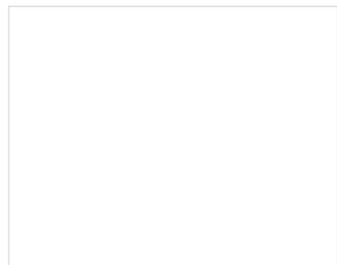
Laminate Benchtops
Bathroom & Ensuite
- Fresh Snow



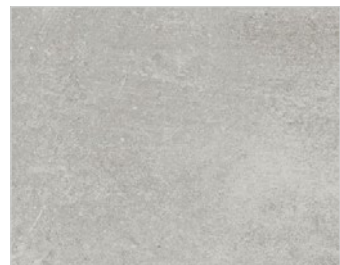
Kitchen Base & Fridge Cabinetry
Light Grey



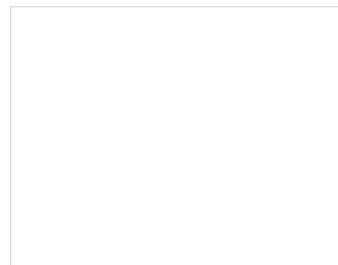
Bathroom & Ensuite Base Cabinetry
Dark Timberlook



Kitchen, Laundry, Bathroom & Ensuite Wall Tiles
White

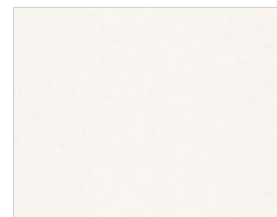


Bath Hob (if applicable)
Medium Grey
450x450mm



Paint Colour
White

Upgrade Internal Inclusions



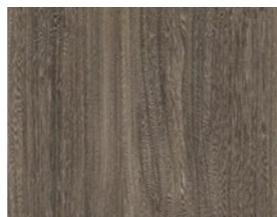
Stone Benchtops (Upgrade required)
Bathroom & Ensuite
20mm Edge - Snow



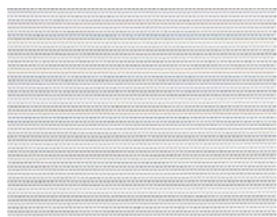
Kitchen Mosaic Tiled Splashback (Upgrade required)
Mono Hexagonal - White Matt



Carpet (Upgrade required)
Maslyn - Pewter Illusion



Kitchen Overhead Cabinetry (Upgrade required)
Blackened Elm - Natural Finish



Blinds
Earth - Chalk

Luxe
Kitchen & Dining
featuring the tiled
flooring option.



ARTIST IMPRESSION

Luxe
Kitchen & Dining
featuring the timber
look laminate flooring
option.



ARTIST IMPRESSION

Luxe
Bathroom



ARTIST IMPRESSION

Artist's impression: Images used are for colour reference and material finish only, please refer to 2D elevations for final cabinetry layout. Pendant lighting, square set ceilings, finger pull cabinetry, overhead cupboards, stone benchtops and doors may not be included in the package price and can be purchased as an upgrade option at an additional cost. Please refer to project inclusions list for full inclusions. Home decorator items, other furnishings, curtains are not included in purchase price or as an upgrade option. Images included are from various floorplans in the Contemporary Living Range, final design and layout will be dependent on choice of floorplan and working drawings. Upgraded shower-base is for ground floor only and if any shower base is located on the 1st floor this will be constructed as tiled with a hob or flush finish (at the builders discretion)



Hamptons

INTERIOR DESIGN SCHEME



Floor Tiles
Maximo White Glazed Porcelain
450x450mm



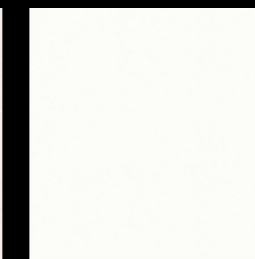
Timber Laminate Flooring
Aquatic Range - Abalone
1210x196x8mm



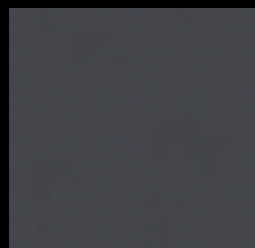
Carpet
Balance - Barmah



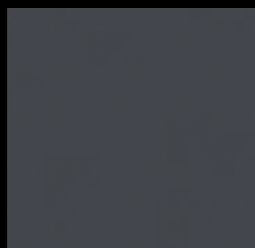
Stone Benchtops
Kitchen, Bathroom & Ensuite
20mm Edge - Organic White



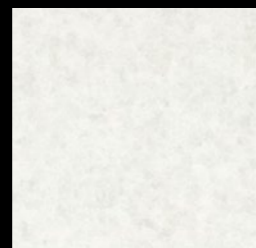
**Perimeter Base, Overhead & Fridge
Kitchen Cabinetry**
Calm White - Natural Finish



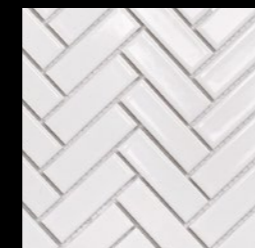
Kitchen Island Cabinetry
Charcoal - Natural Finish



**Bathroom, Ensuite & Laundry (if
applicable) Base Cabinetry**
Charcoal - Natural Finish



**Laundry Laminate Benchtop
(if applicable)**
Fresh Snow - Natural Finish



Kitchen Wall Tiles
Herringbone - White Gloss



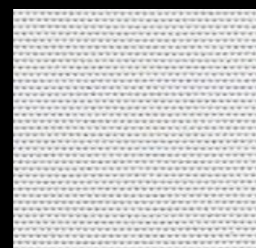
**Bathroom, Ensuite & Laundry
Wall Tiles Union - White Satin Finish**
75x300mm
(Brickbond layout, excludes bath hob)



Cabinetry Handles - Doors
Table Knob - Satin Nickel
(Includes Overhead Cabinetry)



Cabinetry Handles - Drawers
Crescent Finger Pull - Satin Nickel



Blinds
Earth - Chalk



Paint Colour
Builders White

ALL OF THIS FOR ONLY

\$4,999

TAPWARE STANDARD INCLUSIONS.

Standard Kitchen Tapware Inclusions



Sink Mixer
Gooseneck Mixer



Sink
Double Bowl Sink with Side Drainer

Standard Bathroom, Ensuite, Powder-room Inclusions



Basin Mixer
Mixer



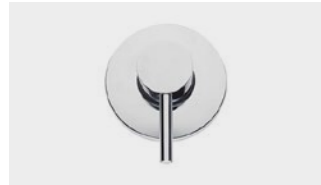
Basin
Square Above Counter basin



Vanity to Powder-room
Wall Basin
(floor plan specific, if not included select as upgrade option).



Shower Outlet
Shower on Rail



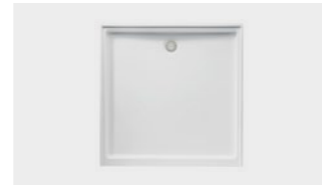
Shower and Bath Mixer
Mixer



Bath Outlet



Bath Tub
Acrylic Tub



Shower Base
Polymarble



Toilet Suite
Close Coupled Toilet Suite



Towel Rail
600mm Double Towel Rail



Toilet Roll Holder
Toilet Roll Holder

Standard Laundry Inclusions



Laundry Mixer
Mixer



Laundry Trough
Metal Freestanding

INTERNAL STANDARD INCLUSIONS.

Standard Internal Inclusions



External Door Handle
Tri locks Angular



Internal Door Handle
Bailey Lever - Round Rosette



Robe/ Linen Handle
Cylinder Knob

APPLIANCE STANDARD INCLUSIONS.

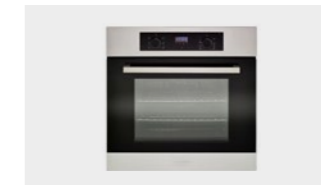
Standard Appliance Inclusions



Rangehood
Technika - 600mm Undermount Rangehood



Cooktop
Technika - 600mm 4 Burner Gas Cooktop



Oven
Technika - 600mm Thermoseal Electrical Oven



Dishwasher
Technika - 600mm Stainless Steel Dishwasher

Our Trusted Suppliers

TECHNIKA®

australbricks

Bradnam's windows & doors

Laminex®

Perfect Timber Floors

FLOORING XTRA

Dulux

CORINTHIAN DOORS
A JELD WEN Company

STEEL-LINE

NOTE Suppliers are subject to change.

STEP 2

Select your upgrades.

UPGRADE OPTIONS.

#	Item	Price (inc GST)	●
KITCHEN/ BATHROOM/ PDR UPGRADES			
1	Provide stone benchtops with 20mm stone edging to bathroom and ensuite	\$1,140	
2	Provide 60mm edging to stone to bathroom and ensuite in lieu of 20mm	\$1,100	
3	Provide glass splashback to kitchen (Colour: Bocconcini)	\$1,940	
4	Provide stainless steel undermount sink	\$990	
5	Provide black undermount sink	\$1,210	
6	Provide Kitchen Mosaic tiled splashback	\$750	
7	Provide 900mm Technika appliances in lieu of standard	\$1,920	
8	Provide overhead cupboard with wine rack above fridge space	\$990	
9	Provide overhead cupboards above kitchen in lieu of feature open shelves	\$1,100	
10	Provide finger pull cabinetry and doors to kitchen and bathroom/ ensuite	\$640	
11	Provide privacy snib to powder/bathroom/ensuite door handles	\$240	
12	Provide soap niche (400mm x 400mm) to bathroom or ensuite \$600 each Qty..... Location.....	\$.....	
13	Provide floor to ceiling tiles to bathroom	\$2,300	
14	Provide floor to ceiling tiles to powder	\$1,590	
15	Provide floor to ceiling tiles to ensuite	\$2,300	
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 black semi framed showerscreens throughout	\$410	
19	Provide semi frameless showerscreens throughout	\$980	
20	Provide black semi frameless showerscreens throughout	\$1,240	
21	Provide wall mounted basin and mirror to ground floor powder room (plan specific)	\$1,480	
22	Shaving cabinet including wall tiles to bathroom	\$1,050	
23	Shaving cabinet including wall tiles to ensuite	\$1,050	
24	Provide black tapware throughout to entire home	\$1,100	
INTERNAL UPGRADES			
25	Provide black door handles and robe knobs throughout (excludes entry door and garage door)	\$560	
26	Provide laminate benchtop and cupboard to laundry (same colour as base kitchen cupboards) in lieu of standard	\$1,120	
27	Provide sliding flush panel robe doors to bedrooms 2 and 3 in lieu of standard hinged to all bedroom robes	\$900	
28	Provide sliding flush panel robe doors to bedrooms 2, 3 and 4 in lieu of standard hinged to all bedroom robes	\$1,350	
29	Provide framed mirrored sliding robe doors to bedrooms 2 and 3 in lieu of standard hinged to all bedroom robes	\$1,600	
30	Provide framed mirrored sliding robe doors to bedrooms 2,3 and 4 in lieu of standard hinged to all bedroom robes	\$2,400	
31	Provide mesh flydoor to rear sliding door \$490 each Qty.....	\$.....	
32	Provide KDHW timber staircase in lieu of standard (clear finish only) - floor-plan specific	\$5,200	

33	Provide square set cornices to ground floor only (excludes garage and robes)	\$2,200	
34	Provide square set cornices to first floor only (excludes garage and robes)	\$2,620	
35	Provide tiles/floorboards to family area in lieu of carpet (plan specific refer to plan)	\$950	
36	Provide upgrade carpet (Maslyn - refer to colour scheme for colour)	\$2,550	
37	Provide capped gas point to rear external wall \$490 each Qty.....	\$.....	
38	Provide capped water point to kitchen fridge space \$490 each Qty.....	\$.....	
39	Provide Dome skylight reflective shaft (550mm diameter) to bathroom/ensuite \$1280 each Qty..... Location.....	\$.....	
40	Provide hinged door to master bedroom robe	\$320	
41	Provide wash & wear anti-bacterial Dulux paint (mould/bacteria resistant; reducing allergies and asthma)	\$1,280	
42	Provide soft 10mm carpet underlay	\$720	
43	Provide blind to sliding door \$410 each Qty..... Location.....	\$.....	
44	Provide 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 blinds and flyscreens to all openable windows only	\$4,100	
47	Provide 3 coat pain system to walls in lieu of 2 coats (doesn't include ceiling)	\$1,800	
ELECTRICAL UPGRADES			
48	Provide a 32amp circuit to garage for future electric car charging point installation (Includes 3 Phase power upgrade and 8mm core cable)	\$2,100	
49	Provide alarm system (back to base system with 3 detectors)	\$1,480	
50	Provide colour video intercom system	\$1,340	
51	Provide light/fan/heater combo in lieu of exhaust fan to bathroom and ensuite	\$480	
52	Provide LED strip light to kitchen (under rangehood and shelving)	\$590	
54	Provide LED downlights in lieu of batten holder lights to remainder of home (locations as per LED upgrade standard plan)	\$2,500	
56	Provide x 10 pack of additional double powerpoints to home (locations at as per GPO upgrade standard plan)	\$900	
57	Provide x 1 data pack to home includes: TV point to master bedroom and second living (floorplan specific), 1 x additional data point, 1 x additional phone point (locations as per data upgrade standard plan)	\$220	
58	Provide feature pendent to kitchen (UPOR 3)	\$450	
59	Provide feature pendent to bathroom (Stalk x 2)	\$660	
60	Provide Clipsal iconic range throughout dwelling in lieu of standard	\$460	
60	Provide ceiling fan with light in lieu of batten light to bedroom \$650 each Qty.....	\$.....	
61	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 \$2415 each Qty.....	\$.....	
62	Provide 7kw split system to living area	\$2,990	
63	Provide an upgrade to a multi head condenser in lieu of standard (condenser per split system): multi head unit for 2 split sytems (1 upgraded unit required)	\$2,200	
	multi head unit for 3 split sytems (2 upgraded units required)	\$2,800	
	multi head unit for 4 split sytems (3 upgraded units required)	\$3,400	
	multi head unit for 5 split sytems (includes unit upgrade due to number of split systems - 4 upgraded units required)	\$5,700	
64	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)	\$4,900	
65	Provide personalised colour selection appointment in lieu of standard colour schemes	\$1,800	
66	Hamptons design colour scheme	\$4,999	
Total		\$	

Client Signature:	Date:
Client Signature:	Date:

STEP 3

Confirm your
colour selections.

Option 1: Mode tiles to living areas

Option 1: Mode timber laminate to living areas

Option 2: Luxe tiles to living areas

Option 2: Luxe timber laminate to living areas

Option 3: Hamptons tiles to living areas

Option 3: Hamptons timber laminate to living areas

Upgrades selected? YES NO

Total value of upgrades selected: _____

Customer name:

Sales Consultant:

Property address:

Customer signature:

Date:

NOSTRA

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