



HARRIOTT TOWNHOMES

AT ARMSTRONG CREEK



Discover the ultimate work-life balance with premium townhomes perfectly positioned between metropolitan Geelong and the wild beauty of the surf coast.

Harriott Townhomes
Where balance is your new luxury





MARSHALL STATION



GMHBA STADIUM



GEELONG CBD



GEELONG RACECOURSE



YOU YANGS



CORIO BAY



FUTURE RESIDENTIAL



FUTURE SPARROVALE WETLANDS (500HA)



FUTURE RESIDENTIAL



HARRIOTT FUTURE HILLTOP PARK



IONA COLLEGE

HARRIOTT RD



FUTURE RESIDENTIAL



ARMSTRONG CREEK PRIMARY SCHOOL & OBERON HIGH SCHOOL

ARMSTRONG HEALTH MEDICAL CLINIC



HARRIOTT CENTRAL PARK



REGIONAL ACTIVE OPEN SPACE



THE VILLAGE WARRALIY SHOPPING PRECINCT

HARKNESS BLVD



HARKNESS RESERVE

BARWON HEADS RD

HARRIOTT TOWNHOMES



TORQUAY (15MINS)



MIXED USE



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Where nature is your new luxury

At Harriott you're never more than 200m from nature. Wander through the green parks, walkways & trails that connect the Harriott neighbourhood.

PARKS AND RECREATIONAL SPACES

Wander through the parks that define Harriott to reach the gracious space of the gathering area. Inspired by the migratory journey of the curlew sandpiper to the neighbouring wetlands each summer, the landscape features native planting enriched with colours, stepping stones, and timber shades that reflect the dry areas, ephemeral slopes, and wetlands inhabited by this native bird. Each home is set to merge effortlessly into green spaces made for elevating your heart rate or reclining in the shade to spy rich birdlife.

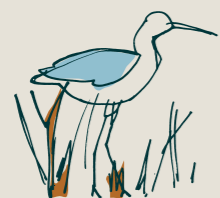
SPARROVALE WETLANDS

500 hectares of lovely wetlands provide a home to a diverse range of flora and fauna, including the Curlew Sandpiper. The

Sparrovale Wetlands will connect to the Lake Connewarre System, and the Barwon River Trails to create one of the largest indigenous vegetation areas on the Bellarine Peninsula. Wander along the sandy trails, observe the rich birdlife or sit and watch the world go by, in a sanctuary just moments from your door.

HARKNESS RESERVE

The Harriott Townhomes are nestled between the Harriott Central Park and Harkness Reserve. With landscaping similar to Central Park, Harkness Reserve will serve the dual purpose of managing drainage on site whilst also providing another landscaped space with built in seating for residents to enjoy.



SPARROVALE WETLANDS AERIAL VIEW



Where location is your new luxury

Location is everything, and at Harriott Townhomes it's just as easy to catch the surf at Barwon Heads as it is to catch an art show & dinner in Geelong.

DISCOVER GEELONG & THE BEST OF THE BELLARINE
Living between Geelong and the Bellarine Peninsula offers the perfect blend of coastal charm and city convenience. Enjoy easy access to stunning beaches, serene countryside, and a vibrant local community, all while being just a short drive from the bustling city of Geelong. With excellent schools, thriving local businesses, and a strong sense of community, enjoy a relaxed lifestyle with the perfect balance.



TORQUAY SURF BEACH



THIRTEENTH BEACH BARWON HEADS



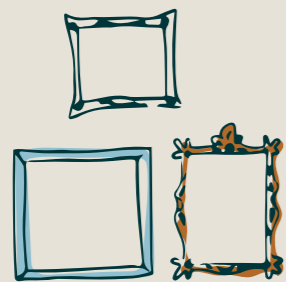
BAY GETAWAYS

Harriott is a short drive away from the Bellarine's best wineries which are set to the backdrop of the stunning surf coast. Find yourself winding along The Great Ocean Road and Port Phillip Bay which are just 15 minutes from home – offering you a gateway to internationally renowned surf beaches and kilometres of wild, beautiful coastline. Golfing, fishing, swimming, para-gliding, hiking, and surfing are just some of the outdoor pursuits that could become a regular part of life at Harriott.



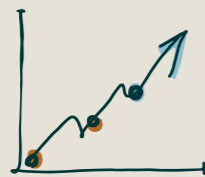
FINE TASTES

The region is fast becoming a foodie mecca. The Bellarine Taste Trail offers a chance to discover local produce and fresh ingredients from farm and sea. Dine atop majestic cliffs, amid rolling paddocks and vineyards or by the water in harbourside restaurants.



CITY OF GEELONG

A thriving and innovative business destination, Geelong offers an abundance of work opportunities and encourages the perfect work-life balance. The dazzling waterfront attracts more than five million visitors a year with its scenic piers and iconic carousel. The GMHBA Stadium, Geelong's largest 36,000-crowd capacity stadium is an icon of Geelong steeped in history and home to the Geelong Cat's AFL team. There is an abundance of heritage-listed architecture, galleries, iconic pubs, laneways, and cool back street cafés, as well as antique stores, fine food, and exclusive boutiques.



FUTURE GROWTH

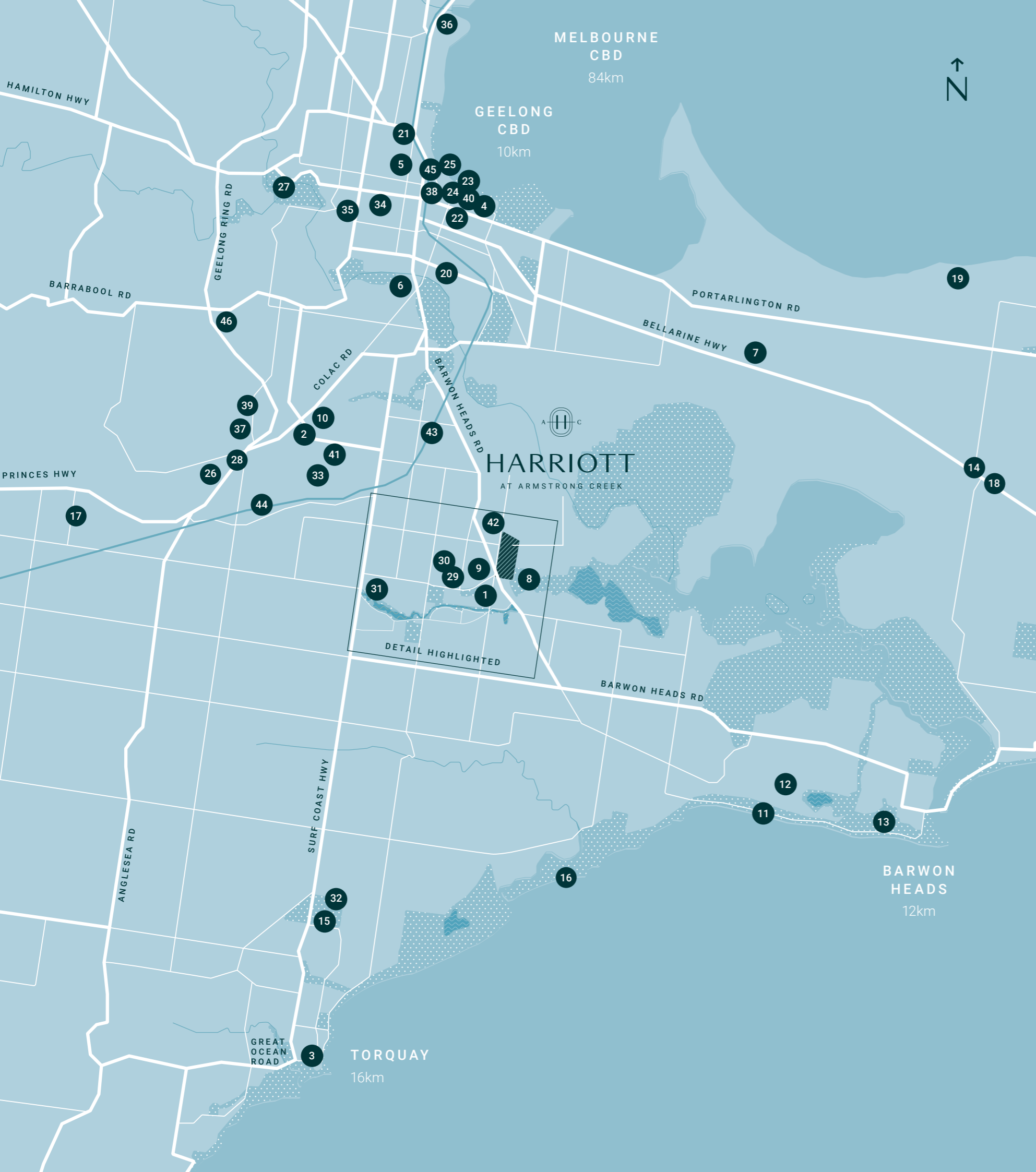
The regional growth plan is set to enhance connectivity, recreation, and urban convenience for Harriott's future residents. With railway upgrades coming soon to the area and transit corridor planning for Armstrong Creek, Geelong City boasts improved commuter connections for travelling to and from Melbourne. Investment in tourism, diverse employment opportunities, and protection of local natural reserves will help families flourish, as the region becomes an attractive place to live, work, and invest.



GEELONG SEA BATHS



GMHBA STADIUM



A Superior Location

SHOPPING

- 1. The Village Warralily
- 2. Wauron Ponds Shopping Centre
- 3. Torquay Village
- 4. Westfield Geelong
- 5. Pakington St Shopping
- 6. Belmont Village
- 7. Gateway Plaza Leopold

PARKS AND RECREATION

- 8. Future Regional Open Space
- 9. Future Kingswim Centre
- 10. Leisurelink Aquatic and Recreation Centre, Wauron Ponds
- 11. Thirteenth Beach
- 12. 13th Beach Golf Links
- 13. Barwon Heads Golf Club
- 14. Adventure Park Geelong
- 15. Banyul-Warri Fields
- 16. Breamlea Beach

DINING AND WINERIES

- 17. Mt Duneed Estate
- 18. Flying Brick Cider Co.
- 19. Curlewis Winery
- 20. Little Creatures Brewery
- 21. Tulip Bar and Restaurant
- 22. Igni
- 23. Le Parisien

EDUCATION

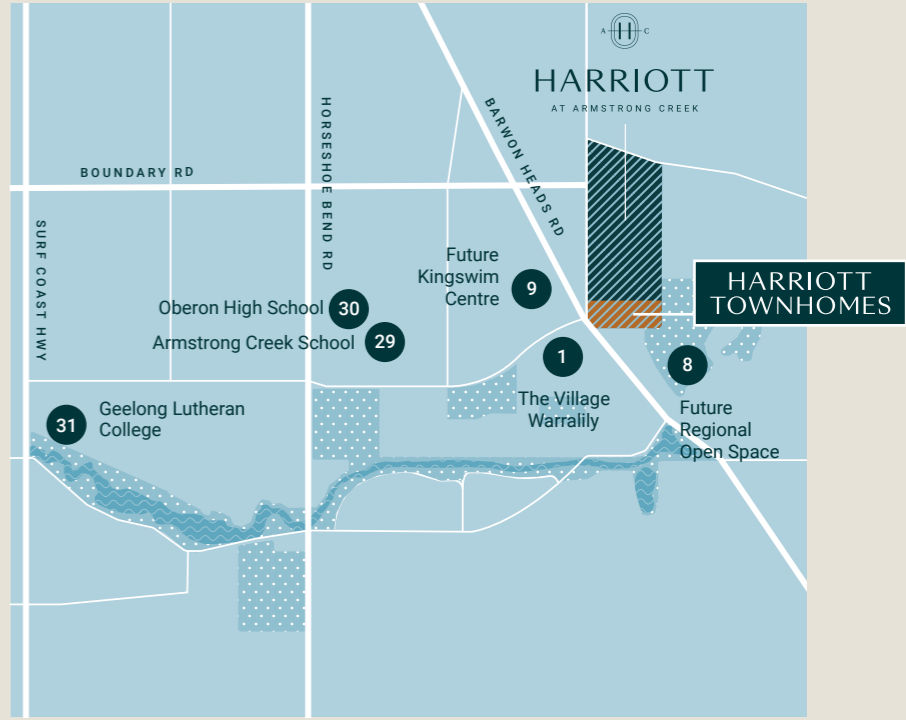
- 24. Pistol Pete's Food n Blues
 - 25. Sailor's Rest
 - 26. Waybourne Winery
 - 27. Provenance Wines
 - 28. Nicol's Paddock
- EDUCATION**
- 29. Armstrong Creek School
 - 30. Oberon High School
 - 31. Geelong Lutheran College
 - 32. Surf Coast Secondary College
 - 33. Grovedale College
 - 34. Sacred Heart College, Geelong
 - 35. St Joseph's College, Geelong
 - 36. Geelong Grammar, Geelong
 - 37. Deakin University, Wauron Ponds
 - 38. The Gordon TAFE

HEALTH

- 39. Epworth Hospital Geelong
- 40. Barwon Health, University Hospital
- 41. Grovedale Medical Centre
- 42. Armstrong Health Medical Clinic

TRANSPORT

- 43. Marshall Station
- 44. Wauron Ponds Station
- 45. Geelong Station
- 46. Geelong Ring Rd





Where convenience
is your new luxury

Only 250m from Harriott Townhomes
the Warralily Village provides everything
you need to keep life easy.

THE VILLAGE WARRALILY

The shopping centre has everything you need, from dining to fitness. Just opposite Harriott, The Village Warralily includes a Woolworths, Aldi, gym, cafés, a dentist and medical centre, and family-friendly dining options. Whether you need to stop by for last minute dinner ingredients or pick up a prescription, all your day-to-day needs are within easy reach.





Where quality education is your new luxury

Exceptional learning from early
learning through to secondary
education all within easy reach.

Armstrong Creek School	700m
Barwon Valley School	1.1km
Armstrong Creek East Childrens Centre	550m
Brighthouse Early Learning Centre	600m
Geelong Lutheran College	4.4km
Oberon High School	1.1km

EDUCATION FOR EVERY AGE

At Harriott, kids will have easy access to excellent learning options just a short stroll or cycle from home. The Armstrong Creek education precinct features Armstrong Creek School, a combined primary and specialist school, and Oberon High School for secondary education. The early learning centre nearby also offers convenient childcare, kindergarten, and maternal child health services. Plus, a range of top-tier independent and state secondary schools are a short commute away.



Where sports & recreation is your new luxury

Harriott Armstrong Creek is blessed
with access to local premier sports
and recreation facilities.

REGIONAL OPEN SPACE (FUTURE)

Harriott Townhomes will be a stone's throw from the region's 21ha proposed premier sports and recreation facilities – set to feature three football ovals, three soccer pitches, netball courts, and two pavilions. People will travel from all over the region to access these top-tier amenities, but you'll be able to saunter next door to watch your local footy team train or walk the kids to after-school soccer practice.

The future open space will include:

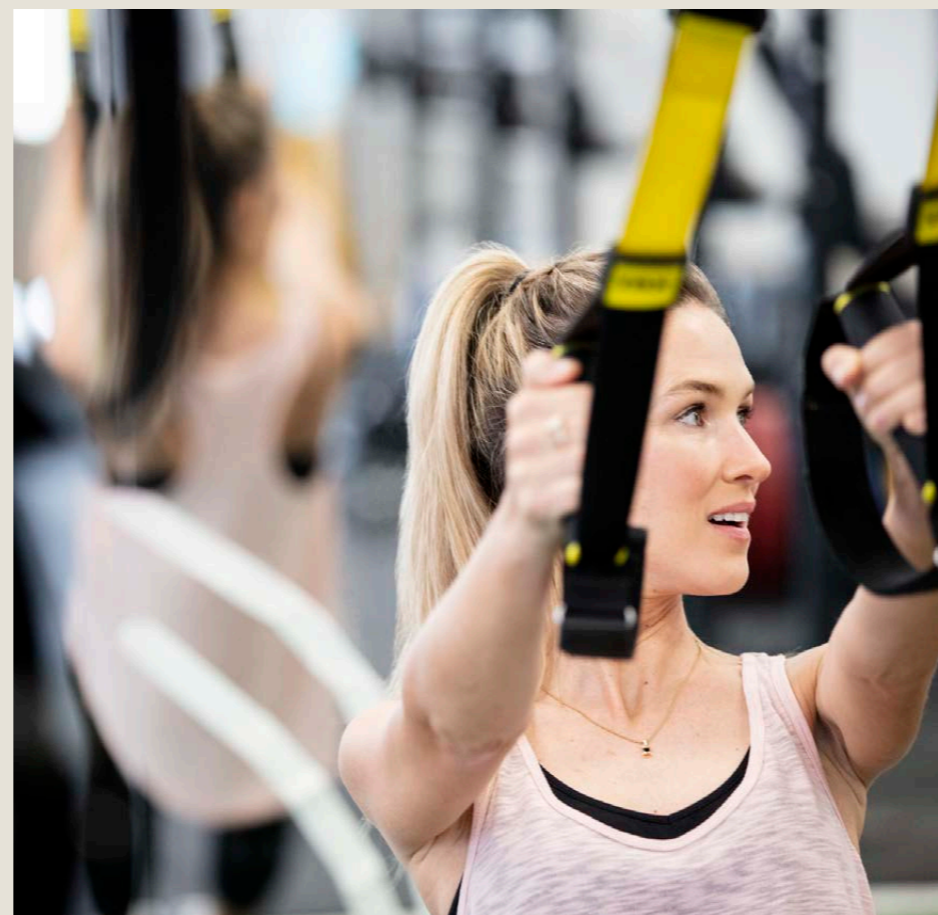
- | | |
|------------------------|------------------------|
| Three soccer pitches | Nine netball courts |
| Three football ovals | Eighteen tennis courts |
| Two sporting pavilions | |

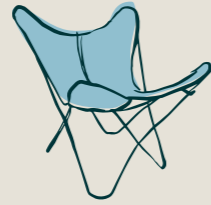
JUMP! ARMSTRONG CREEK 300M

A boutique learn to swim facility for babies aged from 3 months through to stroke development. JUMP! Armstrong Creek is the way learn to swim should be for your child – small intimate classes free of distractions, expert qualified swimming teachers, and a heated purpose-built indoor pool.

QUICKFIT 24/7 GYM 250M

The established QuickFit Gym offers group classes, personal training and plenty of ways to stay active, and fit all year long. Whether it's boxing, bootcamp or high intensity interval training, a gym membership is the perfect complement to surf coast life.





Where design is your new luxury

With a nod to classic design & style the Harriott Townhomes excel in both streetscape curation and crafted individual living.

CURATED DESIGN

Home to idyllic days, the exclusive Harriott Townhomes offer a range of configurations and facade designs. Set within a new community surrounded by lovely wetlands, green spaces, and elevated views, Harriott's sophisticated design places every home within 200m of green space. The beautiful streetscapes will help make arriving home a highlight of every day.



Artist Impression: Images may includes features not supplied by Nostra Homes including without limitation, water features and furniture.



Inclusions

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 lintels and beams
Ceiling	Engineered designed roof trusses

CEILINGS

Single Storey	2740mm high ceilings
Double Storey	2590mm high ceilings to ground floor and 2440mm to 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
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EXTERNAL CLADDING

Cladding	VBA compliant cladding
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ROOF PLUMBING/TILES

Roof Pitch Materials (Flat roof)	Metal sheet roofing
	Fascia, gutter, downpipes and cappings
Roof Pitch Materials (Pitched roof)	Concrete roof tiles.
	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
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STAIRCASE

Stairs	MDF treads and risers with carpet (plan specific)
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DOORS / FURNITURE

Entry	Solid core door with digital entrance 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
Linen	x 3 melamine shelves
Pantry	x 4 melamine shelves

ELECTRICAL

Safety Switches	Safety switches (residual current devices)
Smoke Detector(s)	Direct wired smoke detectors
Internal Light Points	LED downlights to home (as per plan)
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)	Heating panels to all bedrooms and living
Ducted Heating (Pitched Roof)	Gas ducted heating with thermostat (number of points and unit size are floorplan specific) Note: Subject to gas availability. If no gas is available, heating panels will be provided.

TOILETS

Toilet Suite	Dual flush cisterns with Vitreous China pan
Toilet Roll	Toilet roll holders
Basin	Wall mounted basin with mirror to powder room (plan specific)

BATHROOM AND ENSUITE

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

AUSTRALIAN MADE KITCHEN

Benchtops	20mm edging to benchtops (Mineral Crystalline Silica-Free Surface)
Doors/Drawers	Laminate panels and doors
Overhead Cupboards	Overhead cupboards above kitchen including feature open shelf
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	Technika undermount rangehood
Dishwasher	600mm stainless steel dishwasher

LAUNDRY

Trough	Freestanding laundry trough with cabinet and chrome mixer
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FLOORING

Flooring	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 (plan specific)

(All external works to builders discretion)

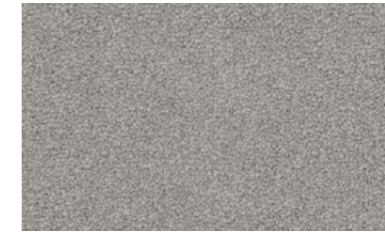
Please note	Nostra Homes and Developments Pty Ltd standard specifications are subject to change without notice and we reserve the right to substitute any items with equivalent products at anytime. Please note that various items that may be displayed in our homes may not be included in our standard specifications.
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Option 1 — MODE

A light and soothing sanctuary.



Timber Laminate Flooring
Light Timberlook



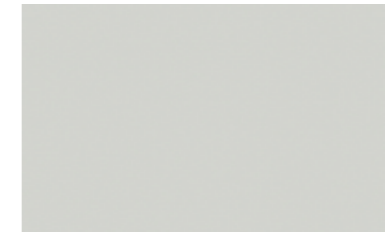
Carpet
Light Grey (100% Polyester)



Mineral Surface Benchtops
Kitchen, Bathroom, Ensuite
20mm Edge – Light Grey



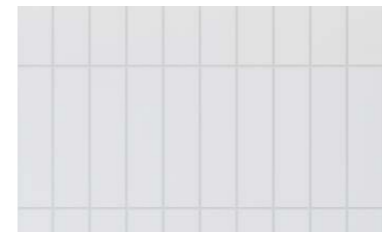
Kitchen Overhead Cabinetry
Light Timberlook



Kitchen Base Cabinetry
Light Grey



Bathroom & Ensuite Base Cabinetry
Light Timberlook



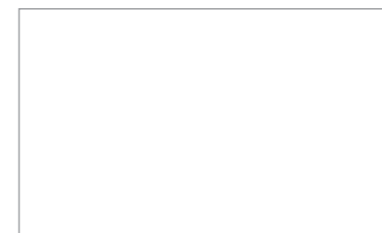
Wall Tiles
Kitchen – White
(Refer to plan for sizing)



Wall Tiles
Laundry – White
(Refer to plan for sizing)



Wet Area Floor & Wall Tiles
Medium Grey



Paint Colour
White



Bath Hob
Medium Grey

INTERNAL INCLUSIONS

Option 1 — MODE

Kitchen & dining featuring timber look laminate flooring option.



Artist Impression. Images is for colour reference and material finish only, please refer to contract drawings. Items shown include upgrade options.

INTERNAL INCLUSIONS

Option 1 — MODE



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INTERNAL INCLUSIONS

Option 2 — LUXE

Kitchen & dining featuring timber look laminate flooring option.



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INTERNAL INCLUSIONS

Option 2 — LUXE



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Option 3 — COASTAL

A calming retreat.



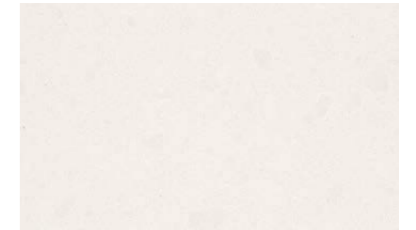
Timber Laminate Flooring

Dark Timberlook



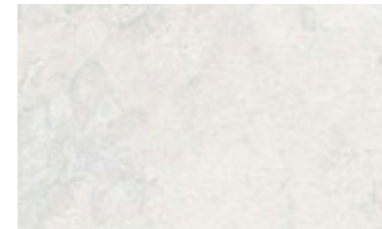
Carpet

Light Grey (100% Polyester)



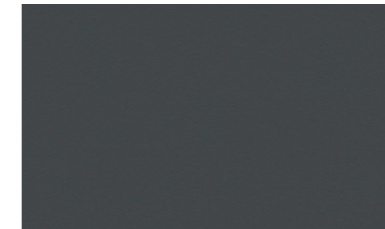
Mineral Surface Benchtops

Kitchen, Bathroom, Ensuite 20mm Edge – White



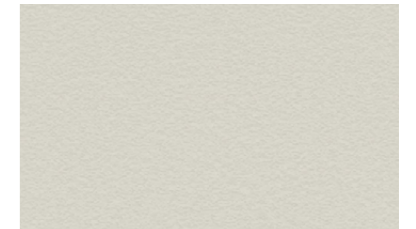
Wet Area Floor & Wall Tiles

Medium Grey



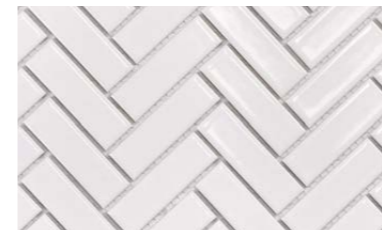
Kitchen, Bathroom & Ensuite Base Cabinetry

Dark Grey



Kitchen Overhead Cabinetry

Light Grey



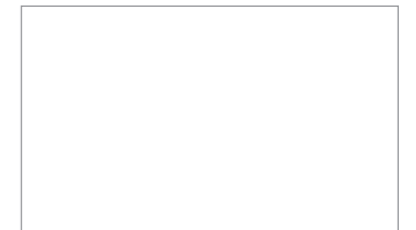
Kitchen Walls Tiles

White



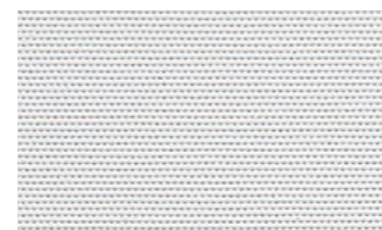
Laundry

White Satin Finish



Paint Colour

White



Blinds

Blockout – White



Cabinetry Handles

Cabinetry Doors & Drawers (Includes Overhead Cabinetry)

UPGRADE OPTION

Option 3 — COASTAL

Kitchen & dining featuring timber look laminate flooring option.

UPGRADE



Artist Impression: Images is for colour reference and material finish only, please refer to contract drawings. Items shown include upgrade options.

UPGRADE OPTION

Option 3 — COASTAL

UPGRADE



Artist Impression: Images is for colour reference and material finish only, please refer to contract drawings. Items shown include upgrade options.

Standard Fixtures & Fittings

01



02



03



04



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06



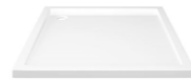
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Standard Kitchen Tapware Inclusions

01 Sink Mixer	Chrome Gooseneck Mixer
02 Sink	Chrome Double Bowl 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	Preformed Shower Base
10 Vanity (Powder)	White Wall Basin
11 Toilet Suite	White Close Coupled Toilet Suite
12 Towel Rail	Chrome 600mm Double Towel Rail
13 Toilet Roll Holder	Chrome Toilet Roll Holder
14 Robe Hook Round Plate	Chrome (if applicable)

Standard Laundry Inclusions

15 Laundry Mixer	Chrome Mixer
16 Laundry Trough	Stainless Steel Freestanding

Standard Internal Inclusions

17 Digital Entrance Lock	Black
18 Internal Door Handle	Brushed Chrome
19 Robe/ Linen Handle	Brushed Chrome

Standard Appliance Inclusions

21 Rangehood	Tecknika Concealed Undermount Rangehood
21 Cooktop	Bellissimo 600mm Gas Cooktop
22 Oven	Bellissimo 600mm Built-in Oven
23 Dishwasher	Stainless Steel 600mm Underbench Dishwasher

Black Interior Upgrade Pack

01



02



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Standard Black Kitchen Tapware Inclusions

01 Sink Mixer	Black Matte Gooseneck Mixer
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Standard Black Bathroom, Ensuite, Powder-room Inclusions

02 Shower and Bath Mixer	Black Matte Vessel Mixer
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03 Basin Mixer	Black Matte Mixer
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04 Bath Outlet	Black Matte Wall Bath Outlet
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05 Shower Outlet	Black Matte Shower on Rail
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06 Framed Shower screen	Black Matte Framed Shower Screen
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07 Toilet Roll Holder	Black Matte Toilet Roll Holder
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08 Towel Rail	Black Matte 600mm Double Towel Rail
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Standard Black Internal Inclusions

09 Internal Door Handle	Black Matte Handle
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10 Robe Hook Round Plate	Black Matte (if applicable)
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11 Robe/Linen Door Handle	Black Matte Knob
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Upgrade Options

01



02



03



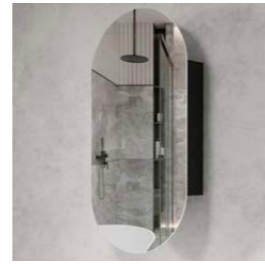
04



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11



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

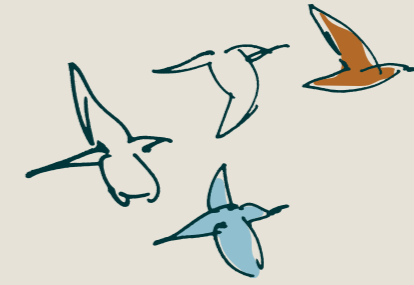
05	Mirror	Pill shaped LED mirror
06	Cabinetry	Pill shaped Shaving Cabinet
07	Vanity (Powder)	White Wall Basin

Upgrade Appliance Options

08-10	Appliances	Matte Black Smeg Appliances
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Upgrade Lighting

11	Kitchen Downlight	White Round
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Where the perfect
collaboration
is your new luxury

The strong partnership between Jinding
and Nostra Homes is the perfect
collaboration to deliver quality homes
backed by experience & integrity.





Established in 2016, Jinding is a multi-disciplinary property and investment group, building sustainable communities that generate value today while leaving a positive legacy.

Our residential communities across the East Coast are industry leading, built with the highest attention to detail in collaboration with our partners.

Jinding has an existing property development portfolio exceeding 4,700 residential lots, townhouses and apartments with an end-value in excess of \$1.8bn.

Honouring its origins, the name Jinding represents our commitment to deliver on our promises. At Jinding, we believe in the creation of lasting places through considered and sustainable development.

We are committed to creating places that stand the test of time, enhancing our environment and the way we live.



THE PATCH, WOLLERT

Located in Melbourne's Wollert Growth Corridor, The Patch will deliver over 720 new homes on completion. Featuring the regional open space precinct for the area, a village town centre, and adjoining a state, primary and secondary school. The Patch is a magnetic new neighbourhood.



BROADSTEAD, KILMORE

Located just over an hour's drive north of Melbourne, Broadstead is a new community created to celebrate Kilmore. Featuring lots of above-average size, this masterplan is where homes are in harmony with nature. Highly considered landscaping ensures this new neighbourhood keeps its connection to the abundant native flora, established trees, winding waterways and open green spaces. Plans for this picturesque pocket of South East Kilmore also include a community hub, primary school, sports ovals, and a bus line.



The Nostra difference. Delivering architecturally inspired design and craftsmanship. Nostra Homes's design range has been tailored to provide you with architectural designs that are unique but still attainable.

For over two decades, Nostra Homes has remained steadfast in its commitment to innovative design. Embracing a philosophy that intertwines functionality with edge, their designs prioritize creating spaces that resonate with modern lifestyles. Nostra Homes understands the evolving needs of homeowners, with thoughtful layouts, use of quality materials, and contemporary facades that will stand the test of time.

By seamlessly blending architectural elements with a focus on community living, they consistently deliver homes that enrich the urban landscape. With an unwavering dedication to quality and a keen eye for detail, Nostra Homes continues to redefine the standard for excellence in medium density townhome design.



OCTAVE, JUNCTION VILLAGE

Located at the entry of the Royal Botanic Gardens Cranbourne, Octave is an exciting new community in an incredibly rare and sought-after address. Nostra Homes townhomes featured a selection of 3 and 4 bedroom homes, all boasting a 7 star energy rating. The townhomes were designed to be more energy efficient for residents, with the benefit of being more environmentally sustainable.



THE PATCH, WOLLERT

Lustre at The Patch features a selection of sophisticated 3 or 4 bedroom homes that provide a contemporary living solution, perfect for savvy home buyers and investors. Featuring an enviable list of fixed price inclusions and modern streetscape appeal, these homes come with everything you'll need to move straight in and furnish with style. In close proximity to local everyday conveniences and natural open spaces, Lustre Townhomes were a perfect choice to call home at The Patch.



HARRIOTT SALES SUITE

Corner of Barwon Heads Road and Harriott Road,
Armstrong Creek VIC 3217
1300 896 817 • HarriottArmstrongCreek@jinding.com.au
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