

NOSTRA
HOMES

TOWNHOMES

Redefine the way you live.

Harpley

Artist Impression

Discover the charm of townhome living in Harpley.

The next-generation of contemporary homes in Werribee 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 Homes has partnered with Harpley to bring you a selection of stunning 3 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 Homes team and I are dedicated and driven to deliver a premium level of service at every step of your journey”



Anthony Caruana
Founder



Your new lakeside neighbourhood.

This natural neighbourhood surrounded by unique waterways is set to become a destination like no other. It's a place built for community and convenience, where everything you need to live a fulfilling life is within easy reach. From the future waterfront town centre to hectares of lush parkland on your doorstep, Harpley is an exciting neighbourhood rich with opportunity.



4.4km

from Werribee train station



Planned Major town centre,
eateries and retail stores



100 hectares

of the community is dedicated to open space



Education

including childcare, kindergarten, two primary,
secondary and specialist schools



3kms

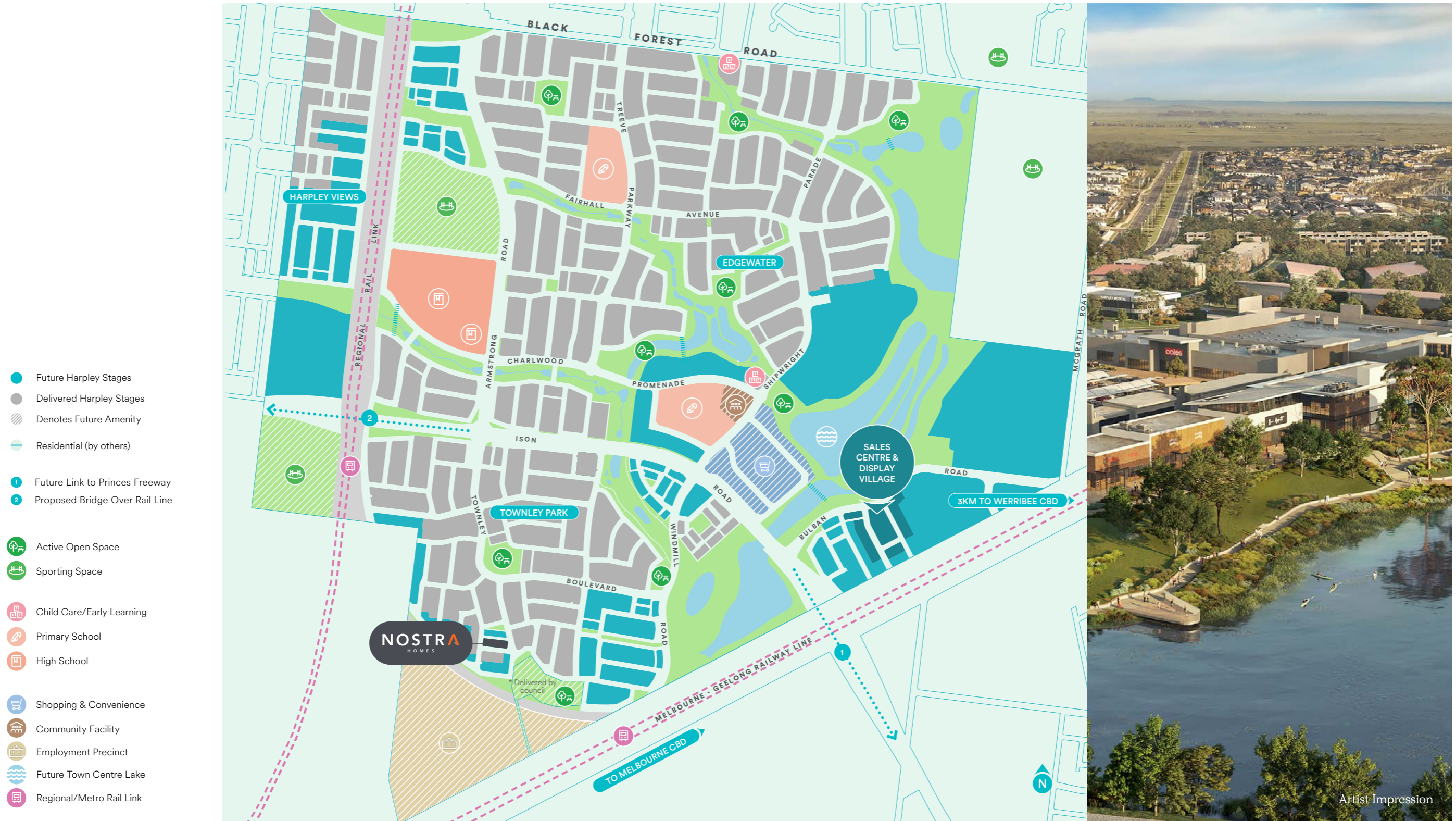
from Werribee's CBD



Welcome to the neighbourhood

Every detail of Harpley has been designed to support a lifestyle of ease and enjoyment.

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



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Lot 7813
196m²

Lot 7814
150m²

Lot 7815
150m²

Lot 7816
113m²

Lot 7817
113m²

Lot 7818
200m²

Lot 7819
200m²

Lot 7820
150m²

Lot 7821
113m²

Lot 7822
113m²

Lot 7823
113m²

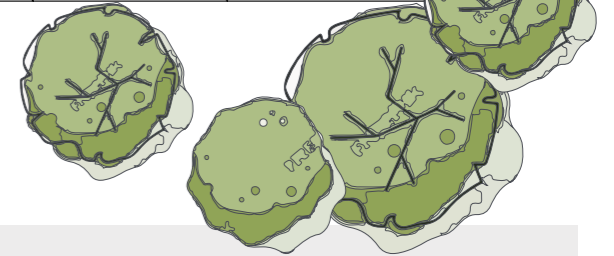
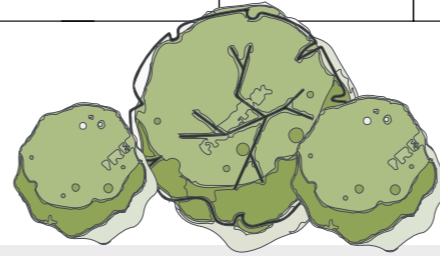
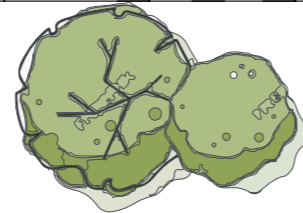
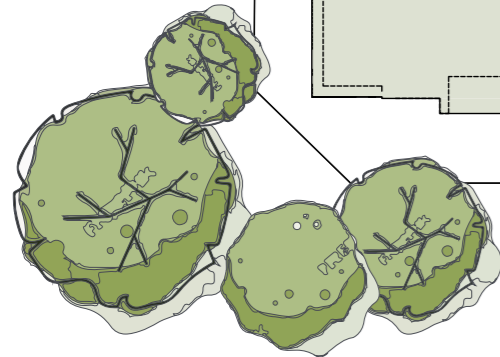
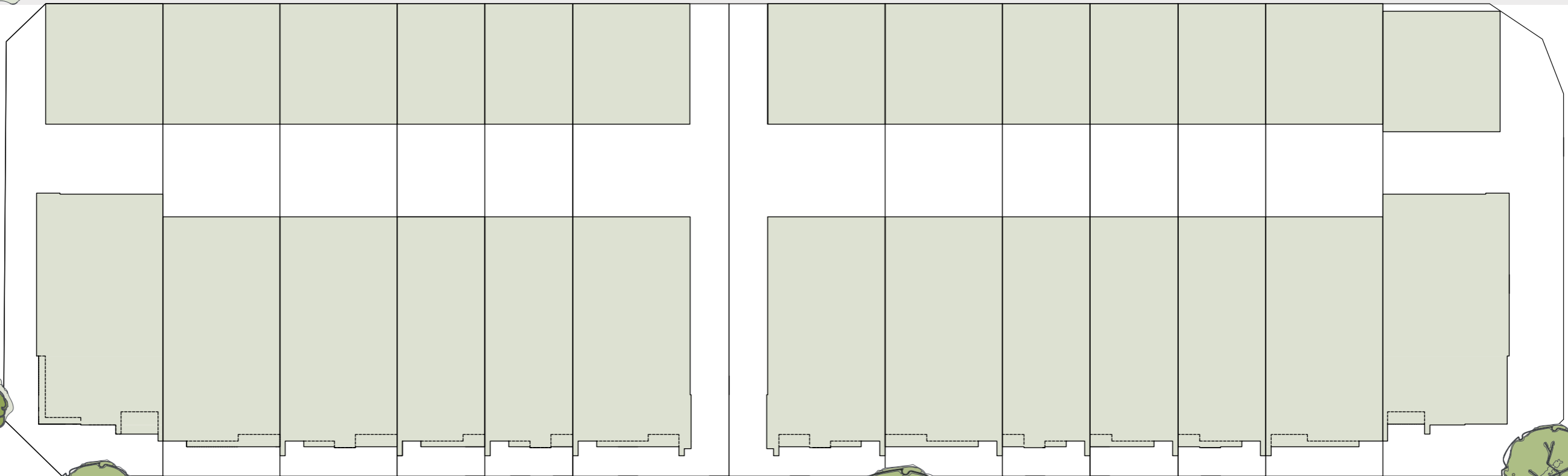
Lot 7824
150m²

Lot 7825
221m²



Telford Lane

Telford Lane



Delhi Way

Delhi Way



For illustrative purposes only.

Choose your design.

We provide you with the freedom to choose between a 3 or 4 bedroom design to find the perfect home that aligns with your lifestyle and budget.

Lot 7813

20.50sq

  
3-4 2 2



Lot 7814

19.42sq

  
3-4 2 2



Lot 7815




19.42sq

  
3-4 2 2



Lot 7816

14.68sq

  
3 2 1



Lot 7817

14.68sq

  
3 2 1



Lot 7818

20.50sq

  
3-4 2 2



Choose your design.

Looking to add further luxury? Upgrade your ensuite or lounge to find the perfect home that aligns with your lifestyle.

Lot 7819
20.50sq

  
3-4 2 2



Lot 7820
19.42sq

  
3-4 2 2




Lot 7821
14.68sq

  
3 2 1



Lot 7822
14.68sq

  
3 2 1



Lot 7823
14.68sq

  
3 2 1



Lot 7824
19.42sq

  
3-4 2 2



Lot 7825
20.50sq




  
3-4 2 2



Lipari 19c

Lot 7813, 7825

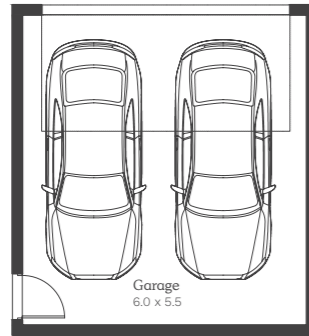
House Size 20.50sq

 4
  2
  2

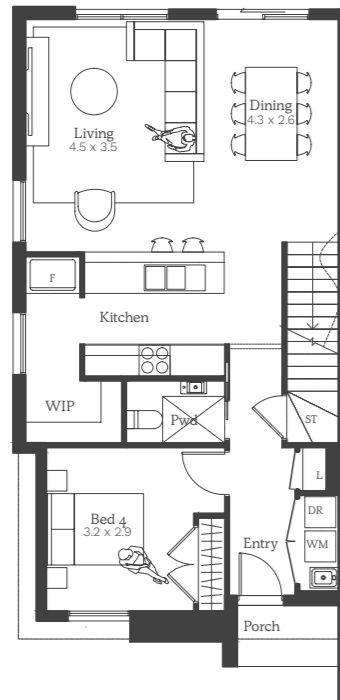
OPTIONS

3 Bed

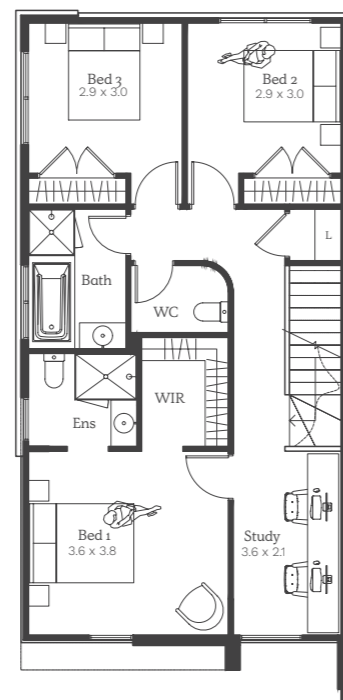
4 Bed ensuite upgrade



GARAGE



GROUND FLOOR
4 BEDROOM STANDARD PLAN




FIRST FLOOR
STANDARD PLAN

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

Lipari 19

Lot 7814, 7815, 7820, 7824

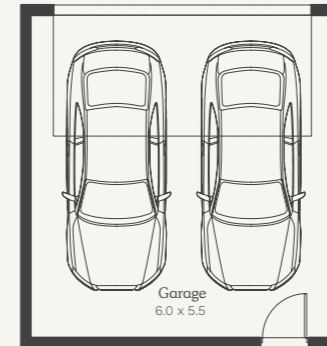
House Size 19.42sq

 4
  2
  2

OPTIONS

3 Bed

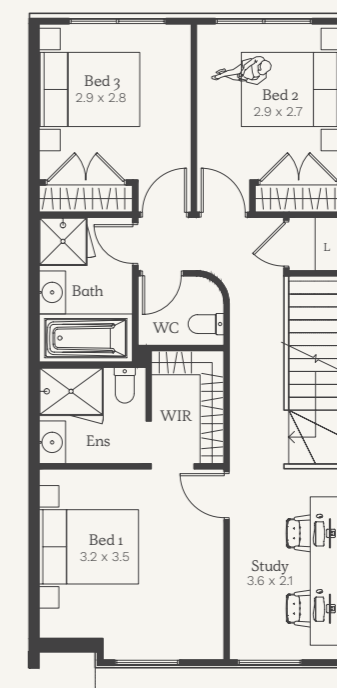
4 Bed ensuite upgrade



GARAGE



GROUND FLOOR
4 BEDROOM STANDARD PLAN






FIRST FLOOR
STANDARD PLAN

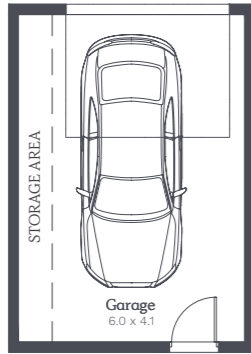
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Refer to contract plans for orientation, facade and final landscaping layout.

Lipari 14

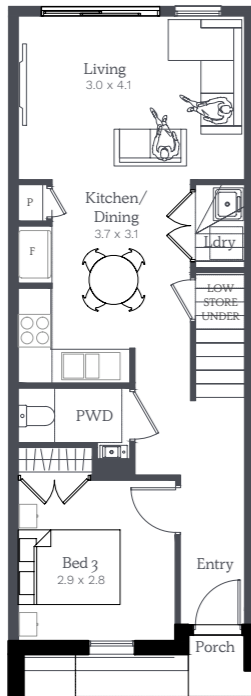
Lot 7816, 7817, 7821, 7822, 7823

House Size 14.68sq

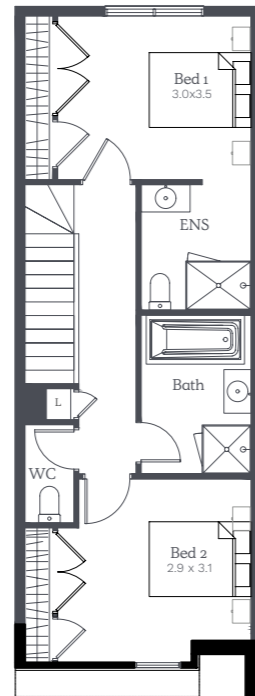
 3
  2
  1



GARAGE



GROUND FLOOR
STANDARD PLAN




FIRST FLOOR
STANDARD PLAN

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

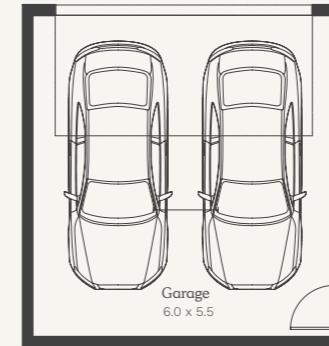
Lipari 19i

Lot 7818, 7819

House Size 20.50sq

 4
  2
  2

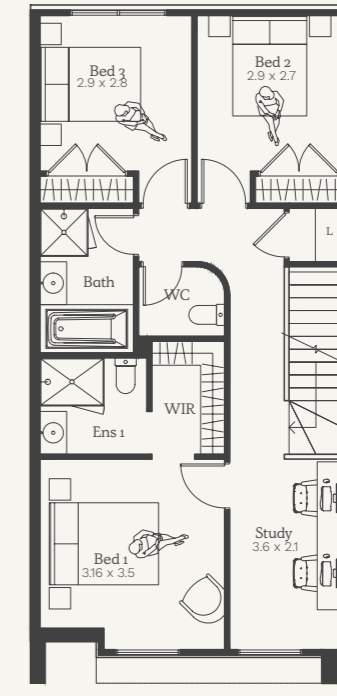
- OPTIONS**
- 3 Bed, extra lounge
 - 4 Bed ensuite upgrade



GARAGE



GROUND FLOOR
STANDARD 4 BED FLOOR PLAN



FIRST FLOOR

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

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

Double Storey	2590mm high ceilings to ground floor and 2400mm 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	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
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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

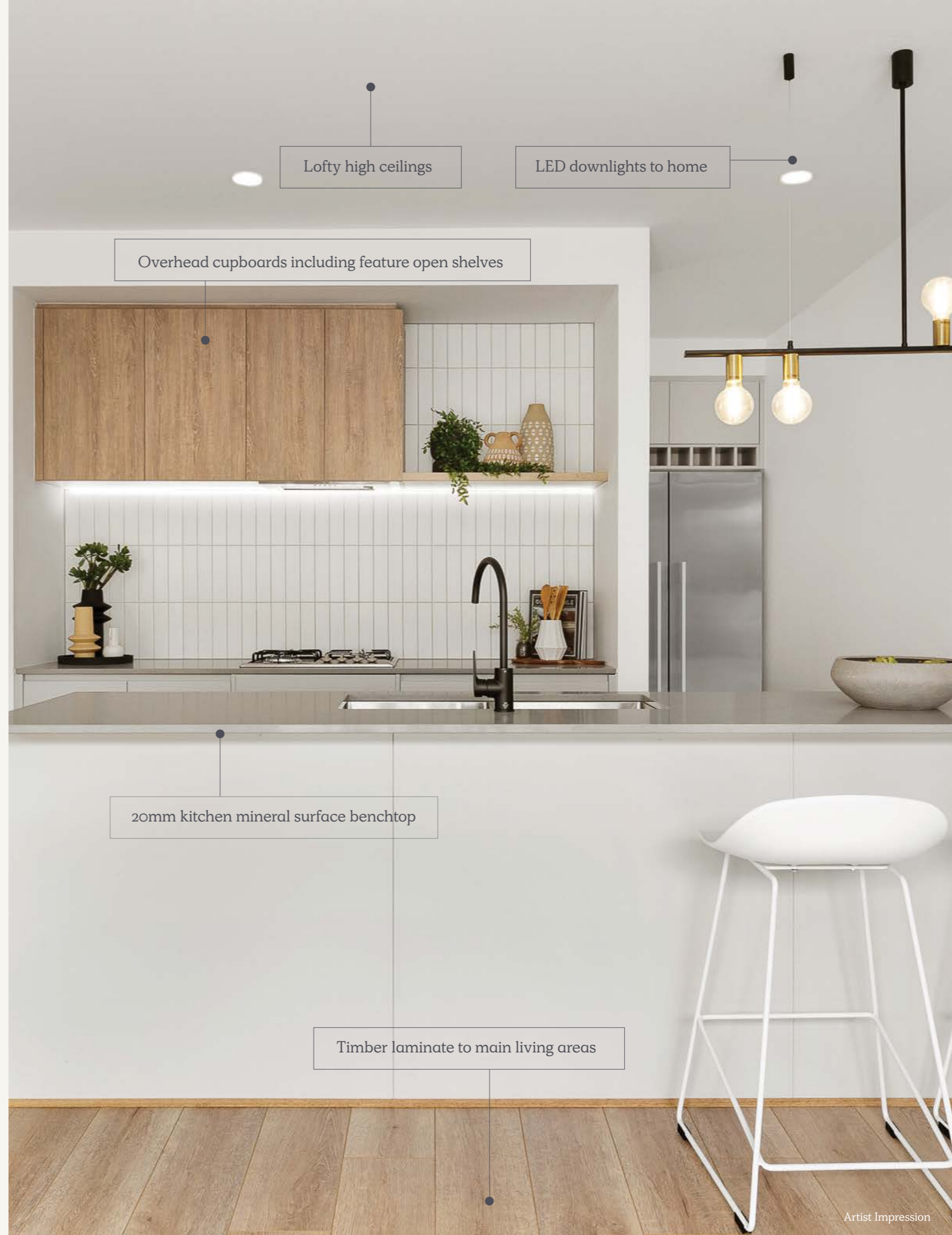
Robes	x 1 melamine shelf with chrome hanging rails
Linen	x 3 melamine shelves
Pantry	x 4 melamine shelves

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
	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.
Ducted Heating (Pitched Roof)	



Toilets

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

Bathroom and Ensuite

Cabinetry	Laminate cabinets
Benchtops	20mm edging to stone benchtops
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
Overhead Cupboards	Overhead cupboards above kitchen including feature open shelves
Shelving	Feature shelves above bench
Sink	Stainless steel sink with chrome mixer (installed as per cabinet makers instruction)
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
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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 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)

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

Interior styling that is easily accessible.

Your choice of three colour schemes.



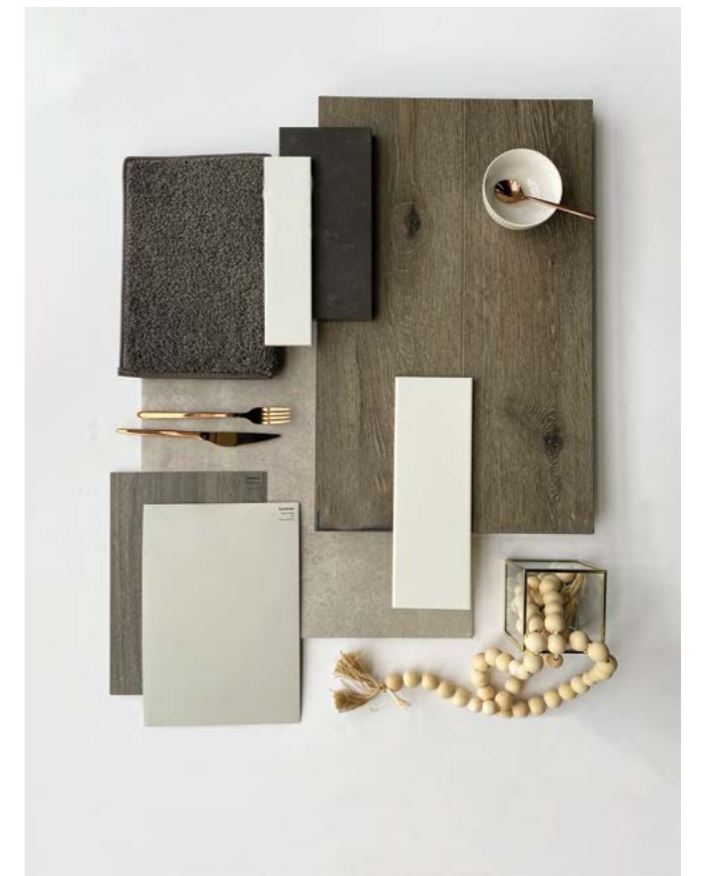
Mode.

A light and soothing sanctuary.



Luxe.

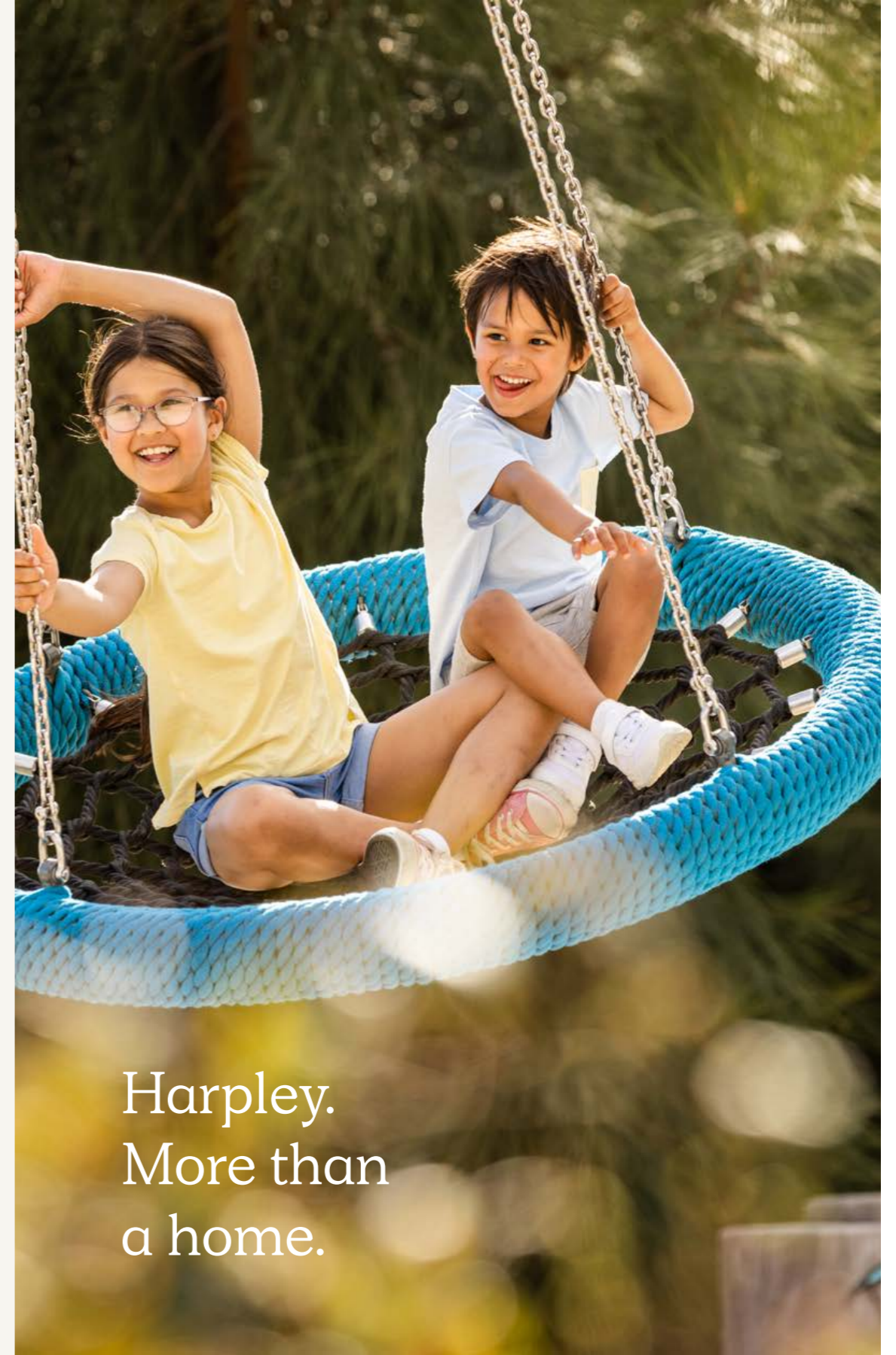
A moody and dramatic space.





Coastal.

A calming retreat.



Harpley.
More than
a home.

Nostra Homes' point of difference.

Motivated to deliver architecturally inspired design and craftsmanship.



Architecturally designed 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
HOMES

BUILDER

Specialising in turn-key townhome living, Nostra Homes have been building homes across Melbourne since 2006. Nostra Homes maintains a focus on creating affordable homes using only quality products. With a high level of standard finishes, Nostra Homes' Townhome options are a great choice for anyone looking for a modern, low maintenance living space with architectural appeal.

Harpley

DEVELOPER

Harpley is a unique waterside community designed around a series of central lakes and waterways, located 35km from the CBD in Melbourne's west. Offering a variety of destinations and experiences to encourage natural connections within the community, Harpley is Werribee's new lakeside village. A place where you'll feel proud of your home and everything it stands for.

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
HOMES

Harpley

House and land sold separately. Nostra Homes and Developments Pty Ltd acts as the builder of the home only. Buyers must enter into a separate contract with the land developer for the purchase and development of the land. Buyers should review the land and building contracts carefully, make their own inquiries and obtain independent advice before proceeding. Illustrations and information are intended to be indicative only and are believed to be correct at the time of publication. Nostra Homes and Developments Pty Ltd reserves the right to withdraw or alter any package at any time without notice at its absolute discretion. Estimated costs for the package are indicative only and other costs and fees are payable, including but not limited to: transfer/stamp duty, settlement/registration fees, legal/conveyancing fees, finance costs, site works, engagement of any consultants, approvals, connection for services and variations. All imagery on this brochure is for illustrative purposes only. Artist impression is for illustrative purposes only. Items depicted in these images that are excluded from the standard inclusions are included but not limited to pendant lighting, frameless shower screen, freestanding bath, finger-pull cabinetry and fixtures. Final drawings are subject to developer and council approval; refer to the contract documentation for further details. Nostra Homes reserves the right to amend specification and price without notice. The First Home Owners Grant is a Government incentive and is subject to change. Nostra Homes and Developments Pty Ltd. Information and other content contained within this document is believed to be accurate as at October 2023 but may change at any time without notice. No warranty or representation (implied or express) is given as to the accuracy, reliability or completeness of the information or other content contained in this document.