

**THE
PATCH**

**PASTEL COLLECTION
TOWNHOMES**



Discover the beauty of townhome living at The Patch, Wollert.

Pastel Collection townhomes at The Patch presents a selection of sophisticated 2, 3 and 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.

Nestled right next to The Spur Park, residents in the Pastel Collection Townhomes enjoy access to active recreation with walking trails, kick-about space and fitness circuits.

In close proximity to the social heart of the community, shops in the future neighbourhood village, services available at the future community centre, and the future active open space are all on your doorstep.

*Image used on cover page is artist impression of the final product and are for colour reference and material finish only, please refer to contract drawings.



Welcome to the neighbourhood

Wind your way through your walkable neighbourhood, a network of bike and walking paths, linking into the greenbelt of parks.

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



TAKE A LOOK AT WHAT'S TO COME AT THE PATCH



1 Future The Patch Neighbourhood Centre & Commercial Space
The Patch masterplan design prioritises providing walkable access to our residents to a hub for daily essentials. The future neighbourhood centre will feature 2200sqm of retail space with plans for speciality retail, cafe, urban plaza and 400sqm of commercial space, providing opportunities for you to run your business locally with ease.



2 Future Community Centre
At The Patch, community life is key. This multi-purpose community space will support your flourishing family's wellbeing with services offered by the local council, like maternal health, childcare and workshops.



3 Future Government Primary & Secondary School
Right within the community, 12 hectares will be allocated for a future government P-12 school that is within walking distance of every front door.



4 The Woodland
Sit in the shade of century old trees, wander along walking paths and around heritage dry stone walls in this relaxing, natural haven.



5 The Paddock
Perfect for picnics, The Paddock combines the heritage dry stone walls and existing River Red Gums to create green pockets. An activity circuit inspired by the natural surrounds provides spaces to clamber, balance, and swing.



6 The Lodge
Your place to play and connect, the Lodge is buzzing with activities including basketball half court, bike pump track and skate facilities. Alongside an active playground and shelter with BBQ facilities and picnic area.



7 The Spur
Lends itself to a range of structured activities, recreational equipment and kick-about spaces, this park is perfect for a neighbourhood bootcamp.

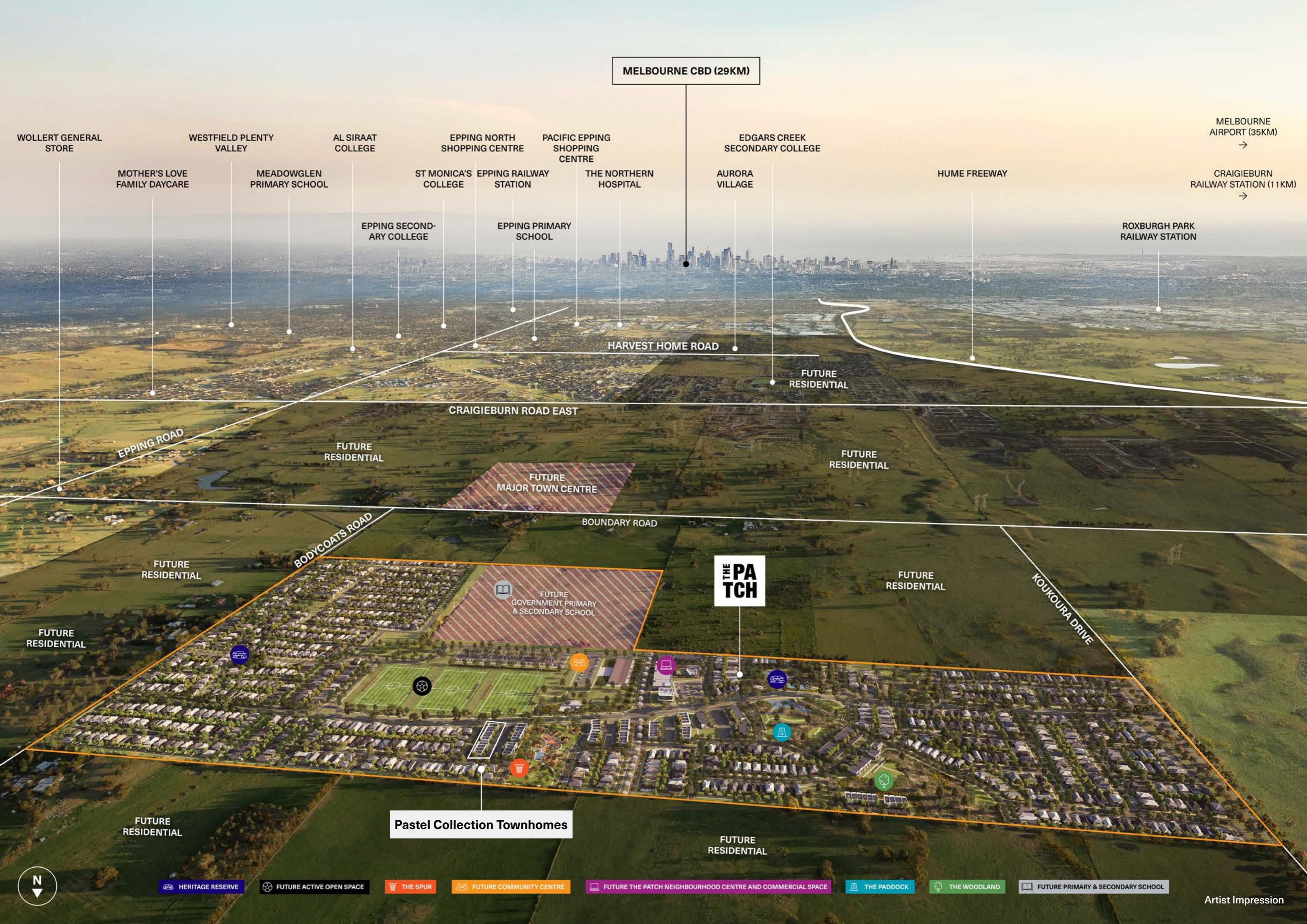


8 Future Active Open Space
The future active open space will feature over 6 hectares of recreation with three soccer pitches, sports pavilion, and vast green space.



Pastel Collection Townhomes at The Patch

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MELBOURNE CBD (29KM)

MELBOURNE AIRPORT (35KM)
→

CRAIGIEBURN RAILWAY STATION (11KM)
→

WOLLERT GENERAL STORE

WESTFIELD PLENTY VALLEY

AL SIRAAAT COLLEGE

EPPING NORTH SHOPPING CENTRE

PACIFIC EPPING SHOPPING CENTRE

EDGARS CREEK SECONDARY COLLEGE

MOTHER'S LOVE FAMILY DAYCARE

MEADOWGLEN PRIMARY SCHOOL

ST MONICA'S COLLEGE

EPPING RAILWAY STATION

THE NORTHERN HOSPITAL

AURORA VILLAGE

HUME FREEWAY

ROXBURGH PARK RAILWAY STATION

EPPING SECONDARY COLLEGE

EPPING PRIMARY SCHOOL

HARVEST HOME ROAD

FUTURE RESIDENTIAL

CRAIGIEBURN ROAD EAST

FUTURE RESIDENTIAL

FUTURE MAJOR TOWN CENTRE

FUTURE RESIDENTIAL

EPPING ROAD

BODYCOATS ROAD

BOUNDARY ROAD

THE PATCH

FUTURE RESIDENTIAL

KOUKOURA DRIVE

FUTURE RESIDENTIAL

FUTURE GOVERNMENT PRIMARY & SECONDARY SCHOOL

FUTURE RESIDENTIAL

Pastel Collection Townhomes

FUTURE RESIDENTIAL



HERITAGE RESERVE

FUTURE ACTIVE OPEN SPACE

THE SPUR

FUTURE COMMUNITY CENTRE

FUTURE THE PATCH NEIGHBOURHOOD CENTRE AND COMMERCIAL SPACE

THE PADDOCK

THE WOODLAND

FUTURE PRIMARY & SECONDARY SCHOOL

Artist Impression

This is your Patch.

Neighbourhood Connections

At The Patch, community life is key. Book the function hall at the multi-purpose Future Council Community Centre to host your next birthday party or take advantage of support services offered by the local council, like maternal health, childcare and workshops. This multi-purpose space is here for your flourishing family's wellbeing.

Brighter Futures

The Patch gives a bright future for your kids – in a connected and thriving neighbourhood. School drop off is just a simple stroll with a planned primary and secondary school within The Patch. After-school activities are also near with the sports reserve, active recreation parks and multi-purpose Future Council Community Centre – there's plenty of options to learn and grow.






Choose your design.

We provide you with the freedom to choose between a 2, 3 or 4 bedroom design to find the perfect home that aligns with your lifestyle and budget.




Lot 822
19.13sq

  
3-4 2 2



Lot 821
18.97sq

  
3-4 2 2




Lot 820
15.80sq

  
2 2 1


Lot 819
15.80sq

  
2 2 1

Lot 818
18.97sq




  
3-4 2 2

Lot 817
19.13sq

  
3-4 2 2






Lot 816
19.13sq

  
3-4 2 2






Lot 815
15.80sq

  
2 2 1






Lot 814
18.97sq

  
3-4 2 2



Lot 813
19.16sq

  
3-4 2 2



Lipari 19c

Lot 822, 816

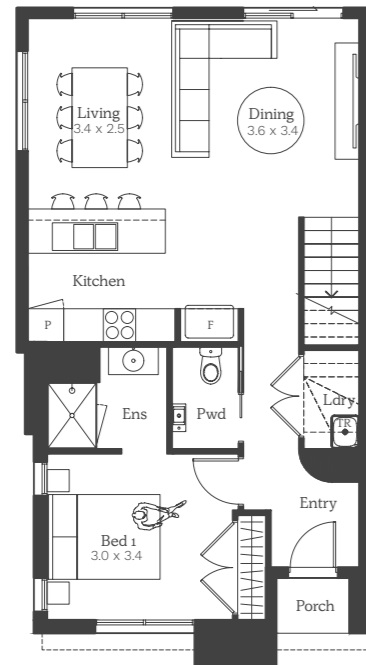
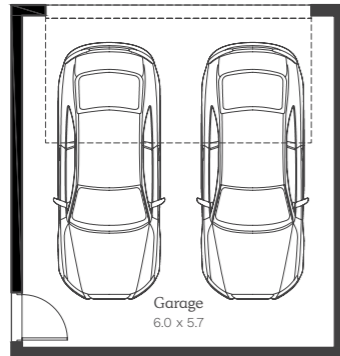
House Size 19.13sq

 4
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  2

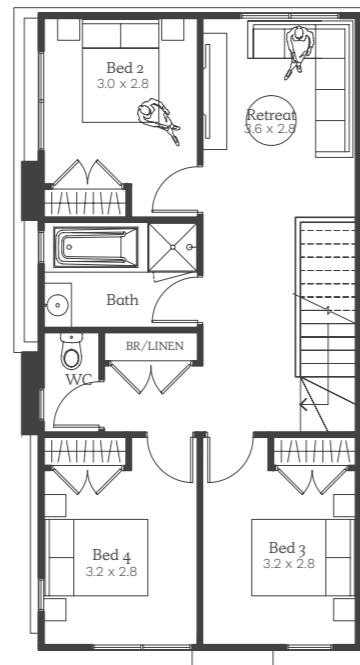
OPTIONS

3 Bed

4 Bed



GROUND FLOOR
4 BEDROOM STANDARD PLAN



FIRST FLOOR
4 BEDROOM STANDARD PLAN

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

Lipari 19

Lot 821, 818, 814

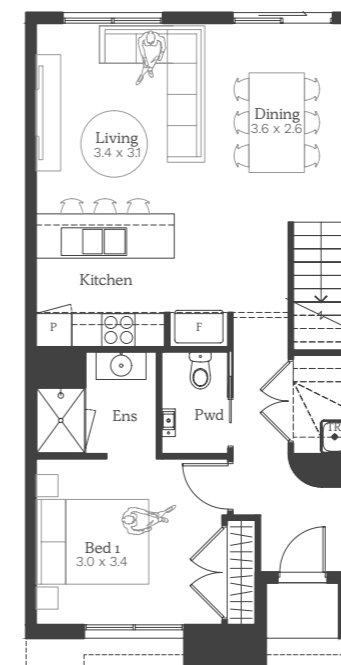
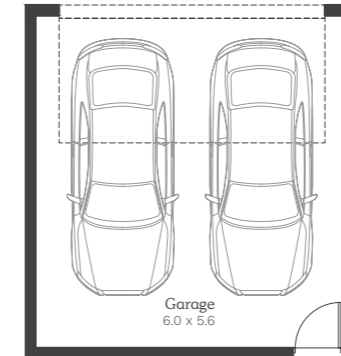
House Size 18.97sq

 4
  2
  2

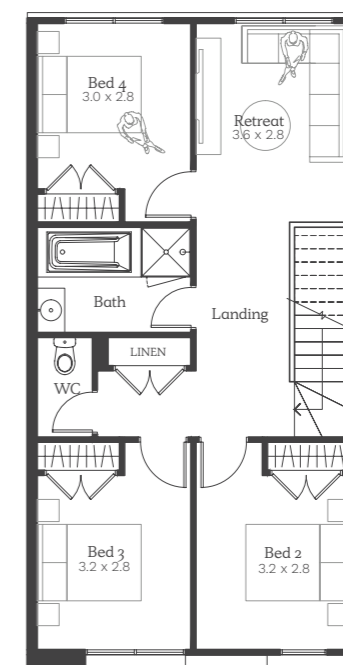
OPTIONS

3 Bed

4 Bed



GROUND FLOOR
4 BEDROOM STANDARD PLAN



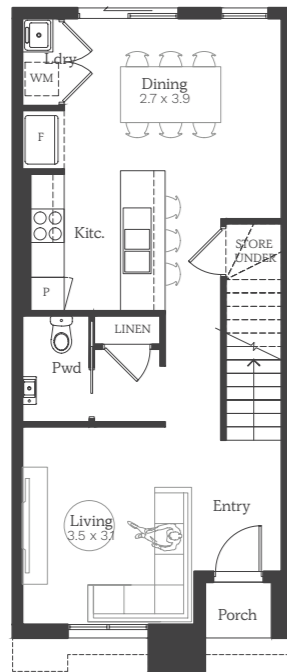
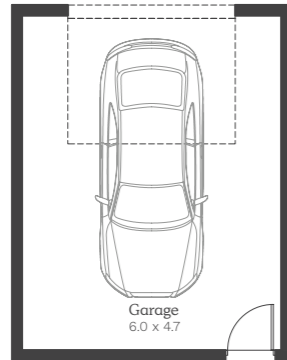
FIRST FLOOR
4 BEDROOM STANDARD PLAN

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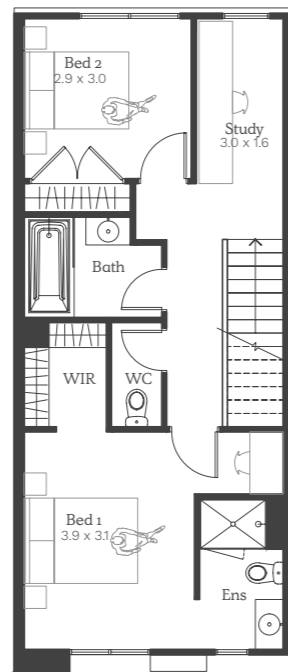
Lipari 16

Lot 820 819, 815

House Size 15.80sq



GROUND FLOOR
2 BEDROOM STANDARD PLAN

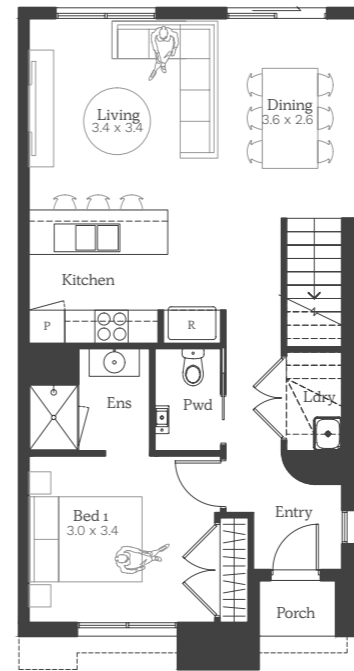
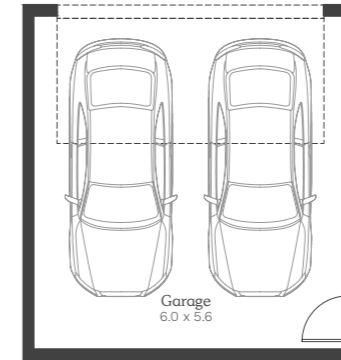


FIRST FLOOR
2 BEDROOM STANDARD PLAN

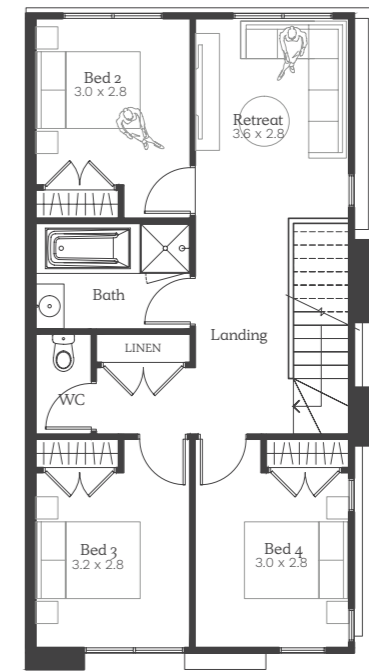
Lipari 19c {2}

Lot 813, 817

House Size 19.16sq



GROUND FLOOR
4 BEDROOM STANDARD PLAN



FIRST FLOOR
4 BEDROOM STANDARD PLAN

OPTIONS
3 Bed
4 Bed

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

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

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

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
	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)	



Lofty high ceilings

LED downlights to home

Overhead cupboards including feature open shelves

20mm kitchen mineral surface benchtop

Timber laminate to main living areas

Artist Impression

Note: upgrade items shown including: Square set cornices, feature lighting. Furniture & accessories not included.

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 mineral surface 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 or 2no. hooks (plan specific)
Handles	Designer pull handles (where applicable)

Australian Made Kitchen

Benchtops	20mm edging to mineral surface benchtops
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	Tecknika 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.



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.



Artist Impression



Artist Impression

Mode.

A light and soothing sanctuary.



Luxe.

A moody and dramatic space.





Artist Impression

Coastal.

A calming retreat.



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.



DEVELOPER

Established in 2016, JINDING is a multi-disciplinary property and investment group, building sustainable communities that generate value today while leaving a positive legacy. We are committed to creating places that stand the test of time, enhancing our environment and the way we live.

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



ARTIST IMPRESSION

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.



ARTIST IMPRESSION

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.



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.



ARTIST IMPRESSION

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.



ARTIST IMPRESSION

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.



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PROUDLY DEVELOPED AND BUILT BY



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