

NOSTRA
HOMES

TOWNHOMES

Redefine the way you live.



Discover the charm of townhome living in Grand Central.




 2-3 2 1-2

The next-generation of contemporary homes in Grand Central 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 Stockland Grand Central to bring you a selection of stunning 2 and 3 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



Build your dream home at Grand Central.

Think ahead at Grand Central. Located in Tarneit, you're just 30km west of the Melbourne CBD where you can easily enjoy the job opportunities and cultural richness that the city life has to offer. While, closer to home, you're part of a booming local community enhanced by fresh air, education options, modern retail centres, medical services and well-connected transport.



Within easy reach of various shopping options



6.7km
from Tarneit train station



Medallion
Park & Davis Creek



30km
from Melbourne's CBD



12+ schools
including Tarneit Rise,
Davis Creek and St John



Think convenience.
Think quality.
Think community.

Convenient living is essential to a great lifestyle, which is why Grand Central is located within reach of recreation clubs, parklands, shopping, cafes, education, transport links and more.



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



Lot 1543
204m²

Lot 1544
150m²

Lot 1545
150m²

Lot 1546
150m²

Lot 1547
150m²

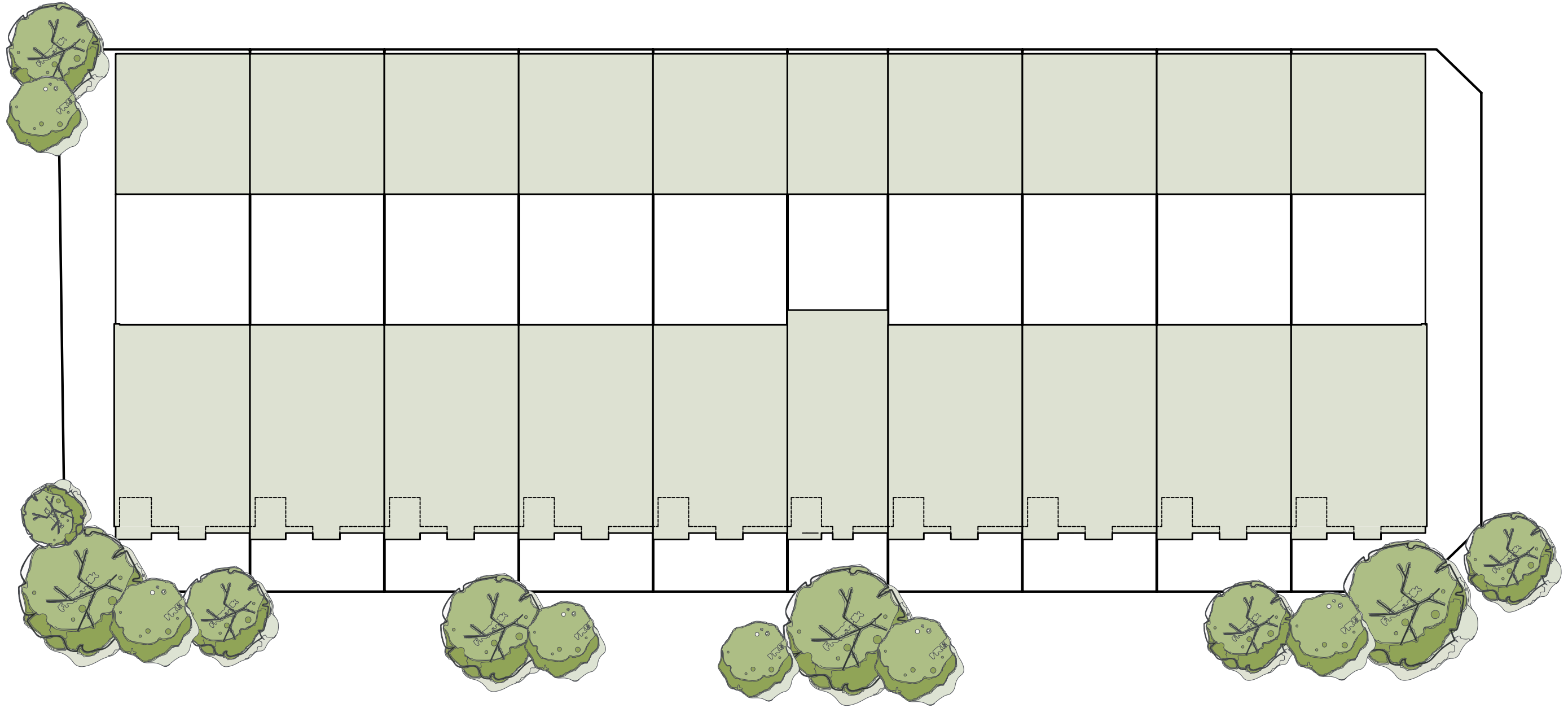
Lot 1548
113m²

Lot 1549
150m²

Lot 1550
150m²

Lot 1551
150m²

Lot 1552
206m²



Opulent Boulevard

For illustrative purposes only.



Lot 1543	Lot 1544	Lot 1545	Lot 1546	Lot 1547	Lot 1548	Lot 1549	Lot 1550	Lot 1551	Lot 1552
12sq	12sq	12sq	12sq	12sq	10sq	12sq	12sq	12sq	12sq
3 2 2	3 2 2	3 2 2	3 2 2	3 2 2	2 1 1	3 2 2	3 2 2	3 2 2	3 2 2
○	○	○	○	○	○	○	○	○	○



Choose your design.

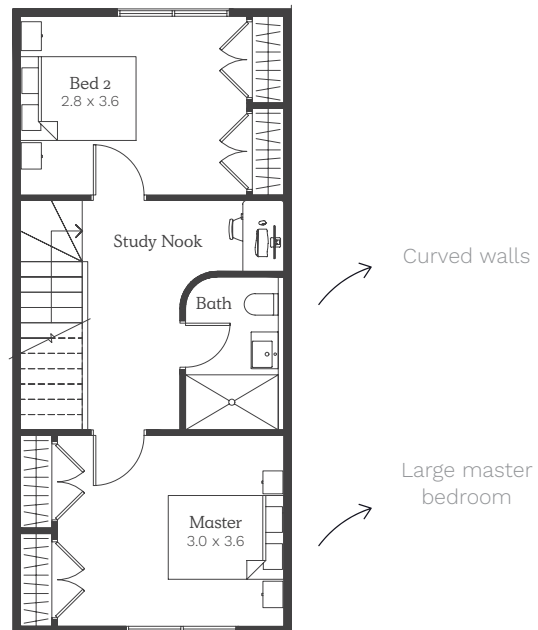
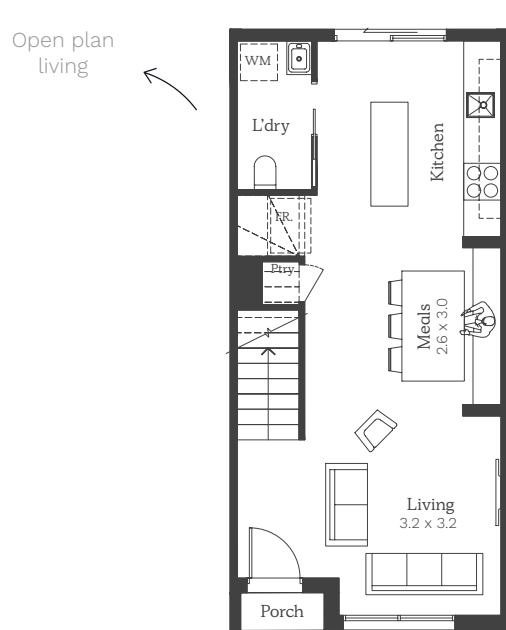
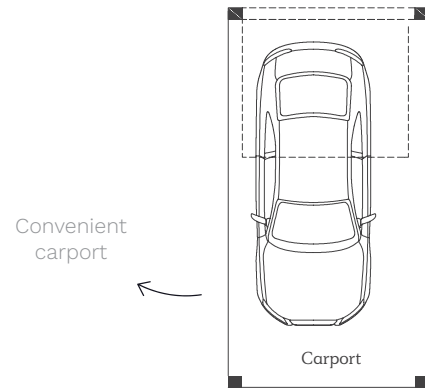
We provide you with the freedom to choose between a 2 or 3 bedroom design to find the perfect home that aligns with your lifestyle and budget.

Como 10

Lot 1548

House Size 10sq
Land Area 113m²

 2
  1
  1



Curved walls

Large master bedroom

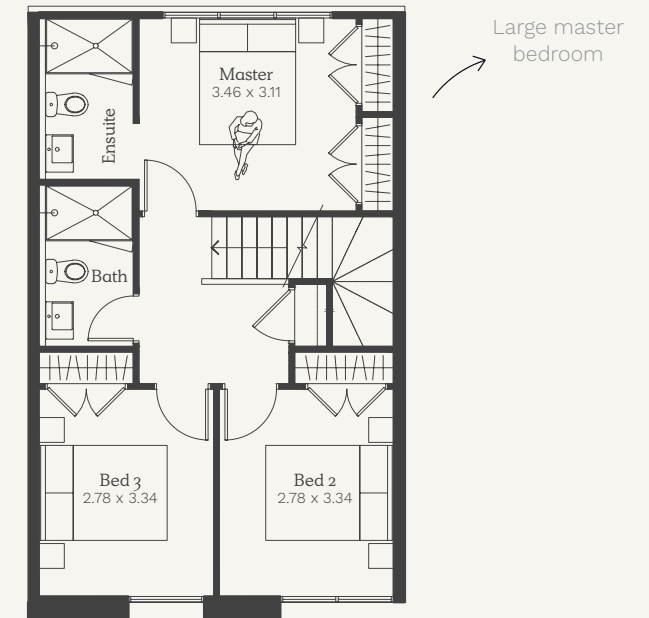
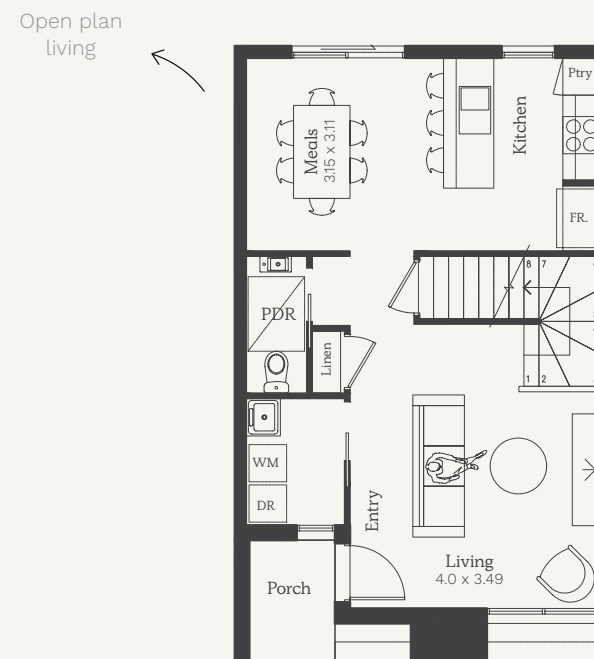
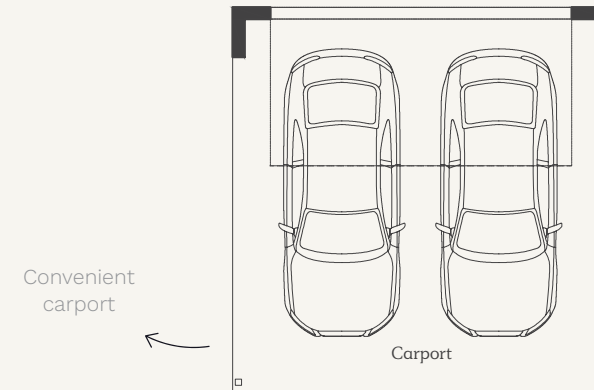
NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation and final landscaping layout.

Como 12

Lot 1543-1547, 1549-1552

House Size 12sq
Land Area 150, 204, 208m²

 3
  2
  2



Large master bedroom

NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation 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 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

External Cladding	
Cladding	VBA compliant cladding

Roof Plumbing/ Tiles	
Flat Roof	Metal sheet roofing
	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
Electric Heat Pump	Electric heat pump (note: when an estate requires recycled water connection, a gas continuous flow hot water unit will be supplied

Staircase	
Stairs	MDF treads and risers with carpet (plan specific)

Doors/Furniture	
Laneway Entry	Entry door with 2 hand held remotes
Entry	Solid core door with satin chrome 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	Heating panels to all bedrooms and living

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	
Basin/Tapware	Vitreous china designer basins with chrome flick mixers
Tiles	Floor to ceiling tiles with square set plaster cornice
Mirror	Shaving cabinet as shown on plans
Shower Base	Tiled 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	
Cabinetry and Sink	Metal tub with cabinet and chrome mixer

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

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 landscaping with rear concrete area
Fencing	Fixed fencing to side and roller shutter (as per developer requirements)
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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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.



Coastal.

A calming retreat.



Grand Central
is the place
for you.



Why choose Nostra Homes?

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.

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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.

 **Stockland**

DEVELOPER

Stockland is one of the largest diversified property groups in Australia – owning, developing and managing a large portfolio of retail town centres, workplace and logistics assets, residential communities and retirement living villages. Founded in 1952, today Stockland leverages its diversified model to help create sustainable communities where people live, shop and work.

We're here to guide you on your journey to home ownership.



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Build with property experts you can trust.

Proudly built and developed by

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