

NOSTRA
HOMES

TOWNHOMES

Redefine the way you live.



 PEPPERCORN HILL
ANOTHER DENNIS FAMILY COMMUNITY

Discover the charm of townhome living in Peppercorn Hill's Woodlands neighbourhood.

The next-generation of townhomes in the Woodlands neighbourhood at Peppercorn Hill 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 Dennis Family Corporation and Peppercorn Hill to bring you The White Gum Townhome Collection. 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



Welcome to Peppercorn Hill.

Peppercorn Hill is one of the most sought after estates in the area. Its sheer size and amenity offering is impressive, but it's the connection between its swathes of natural green areas and Darebin Creek running the length of the estate that really tells the story.

Future paths and trails will connect every resident with parks, recreational areas, schools, retail and commercial areas all planned to be within Peppercorn Hill itself.



Hayes Hill

Peppercino Cafe

Creek winding throughout the estate

Future Neighbourhood park*

Future Neighbourhood park*

Donnybrook Road

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Future Retail & Major Town Centre*

Planned Government Secondary School*

Planned Non-Government Secondary School*

Future Sports Fields & Recreation Area*

Planned Primary School*

Planned Retail and Community Centre*

Connector road into the heart of Peppercorn Hill

Future Neighbourhood park with playground and open space amongst 300 year old River Red Gum trees*

Future Neighbourhood park*

Entry into Woodlands neighbourhood from Donnybrook Road

*Some amenities may not be owned or managed by the Developer and outcomes may be subject to delays in implementation or statutory/development/planning approvals outside the Developer's control. Accordingly, the Developer makes no representations on the delivery or timing of any amenities or works shown or featured herein.

Artists Impression. Images may not be to scale and may differ from final built form. Actual lots, stages, facilities, amenities, infrastructure and their configuration are subject to statutory approval and may change without notice.

WOODLANDS
AT PEPPERCORN HILL

A unique place to call home.

Peppercorn Hill will embrace a completely unique harmony between historical features and contemporary design throughout its development. From the striking Peppercorn trees and heritage parkland, including a listed bluestone homestead, and Darebin Creek winding through the entire estate.



Planned Major town centre, eateries and retail stores



4.6km from Donnybrook train station



50 hectares of planned recreational spaces including 300 year old River Red Gums



Education including future childcare, primary and two secondary schools



38kms from Melbourne's CBD



Connect to the latest technology with Opticomm's fibre optic network



Woodlands, Our Greenest Neighbourhood.

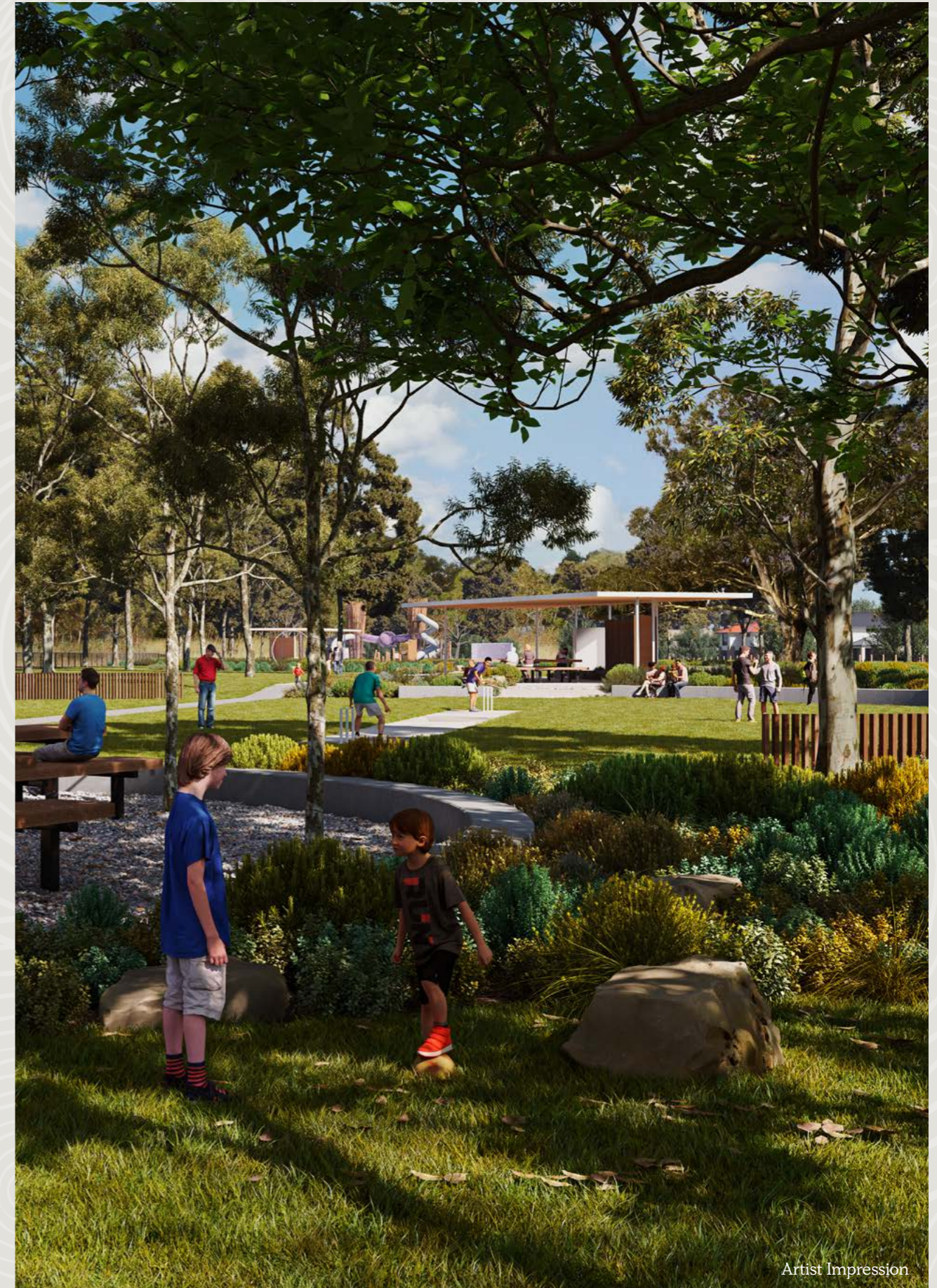
The abundance of green spaces, parkland and protected historic trees throughout Woodlands, will offer residents an exclusive lifestyle close to nature for years to come.

Woodlands promises to be a neighbourhood haven that balances established natural features with the latest in contemporary living.



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



Images, photos, plans, maps, measurements, and other information are for general illustration purposes only and are not to scale. Actual facilities, amenities, infrastructure, and their configuration are indicative of current or proposed amenity and infrastructure delivery and design, which may be subject to change without notice. Some amenities may not be owned or managed by the Developer and outcomes may be subject to delays in implementation or statutory/development/planning approvals outside the Developer's control. Accordingly, the Developer makes no representations on the delivery or timing of any amenities or works shown or featured herein.

Lot 30124
193m²

Lot 30123
156m²

Lot 30122
156m²

Lot 30121
156m²

Lot 30120
117m²

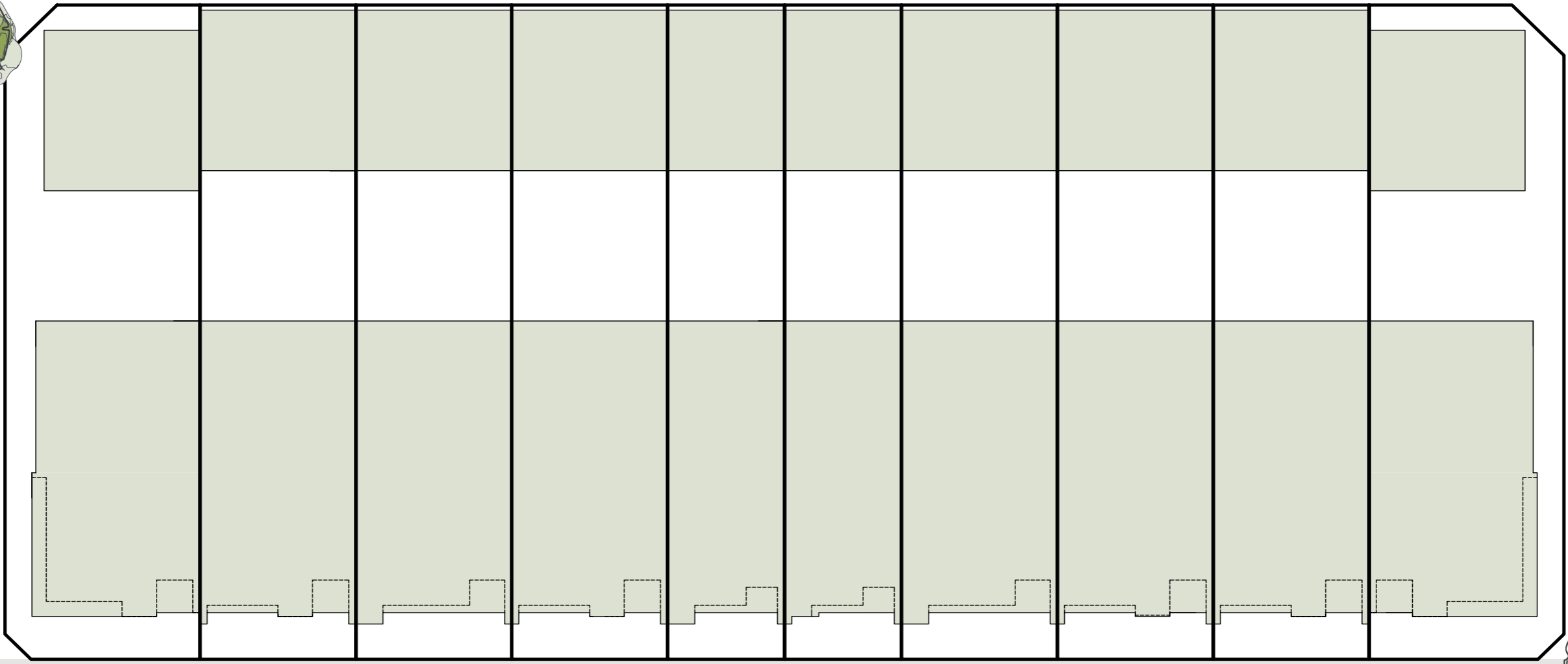
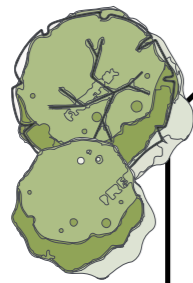
Lot 30119
117m²

Lot 30118
156m²

Lot 30117
156m²

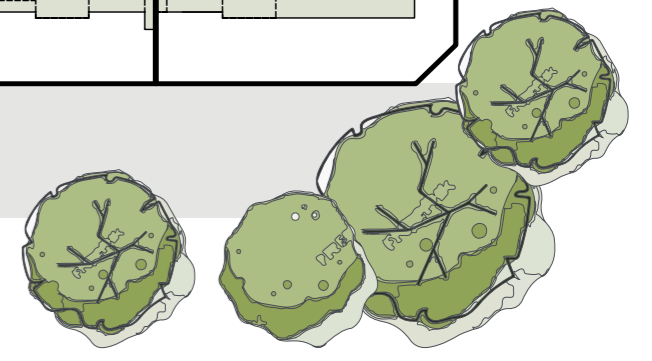
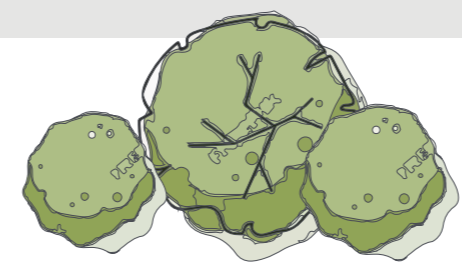
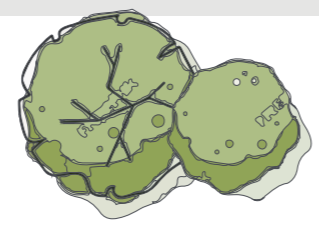
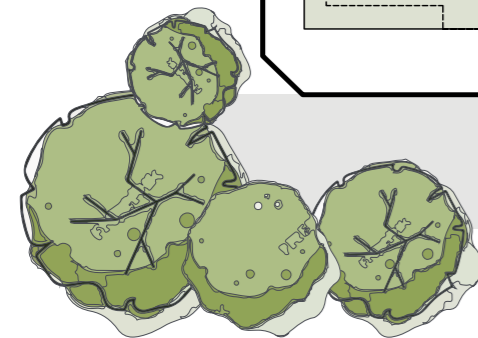
Lot 30116
156m²

Lot 30115
193m²



Molloy Walk

Molloy Walk



For illustrative purposes only.



Lot 30124	Lot 30123	Lot 30122	Lot 30121	Lot 30120	Lot 30119	Lot 30118	Lot 30117	Lot 30116	Lot 30115
19.24sq	19.06sq	18.92sq	19.06sq	14.25sq	14.25sq	18.92sq	19.06sq	19.06sq	19.24sq
4 2 2	4 2 2	4 2 2	4 2 2	3 2 1	3 2 1	4 2 2	4 2 2	4 2 2	4 2 2
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Choose your design.

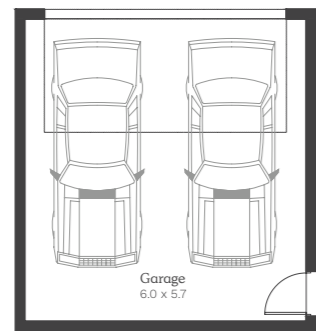
We provide you with the freedom to choose between a 3 or 4 bedroom design to find the perfect home that aligns with your lifestyle and budget.

Lipari 19c

Lot 30115

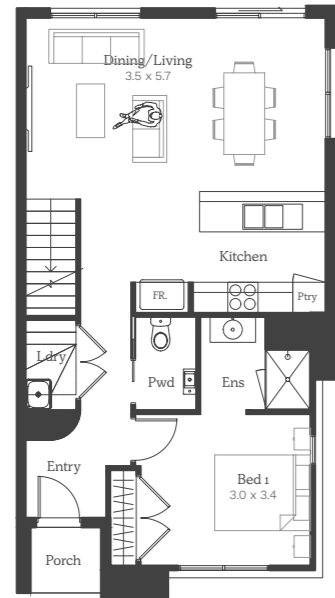
House Size 19.24sq
Land Area 193m²

 4
  2
  2

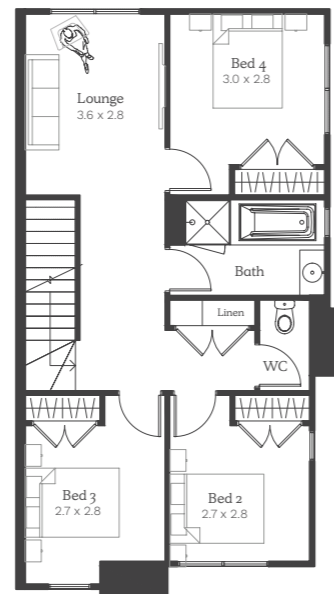


Secure garage

Open plan living



Curved wall



Large master bedroom

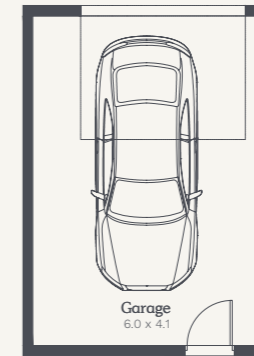
NOTE: Images, floorplans and measurements are for illustrative purposes only. Plans are not to scale and may differ from final built forms. Your contract of sales will set out all binding terms and property information. Any changes to the floorplan will incur an additions cost. Refer to contract drawings for final floorplans and landscaping plans.

Lipari 14

Lot 30119

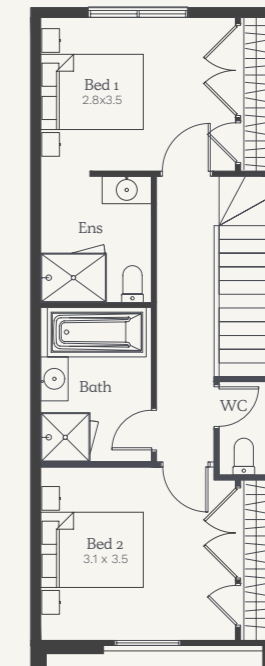
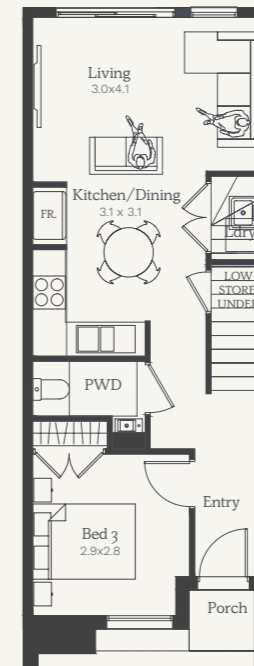
House Size 14.22sq
Land Area 117m²

 3
  2
  1



Secure garage

Open plan living



Dual robes




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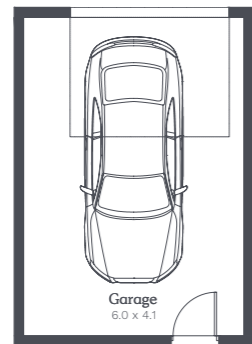
Lipari 14

Lot 30120

House Size 14.22sq

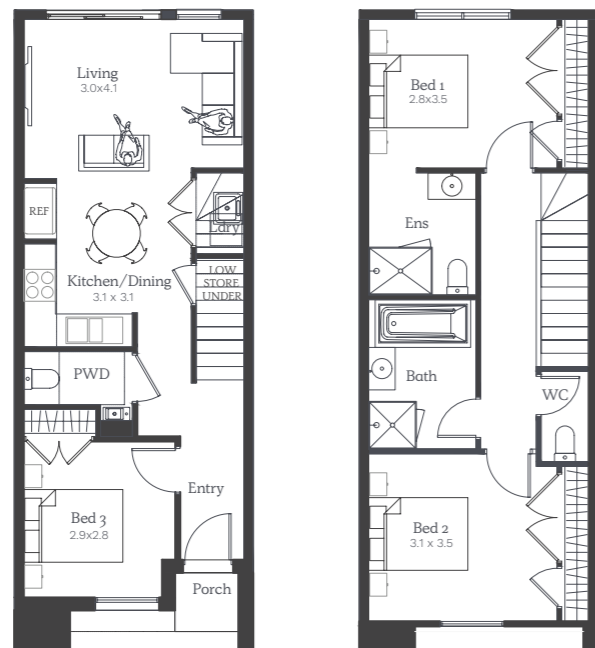
Land Area 117m²




 3 2 1



Secure garage

Open plan living






Lipari 19c

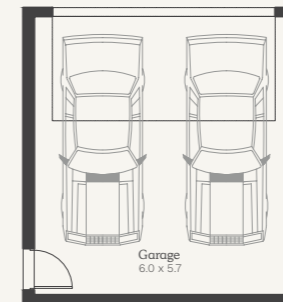
Lot 30124

House Size 19.24sq

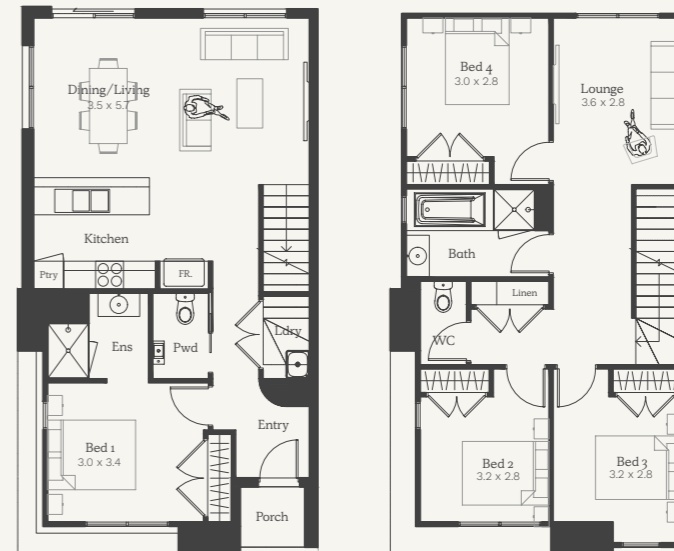
Land Area 193m²




 4 2 2

Secure garage



Open plan living



Secluded living space

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Lipari 19

Lot 30116, 30117, 30121 & 30123

House Size 19.06sq

Land Area 156m²

 4
  2
  2




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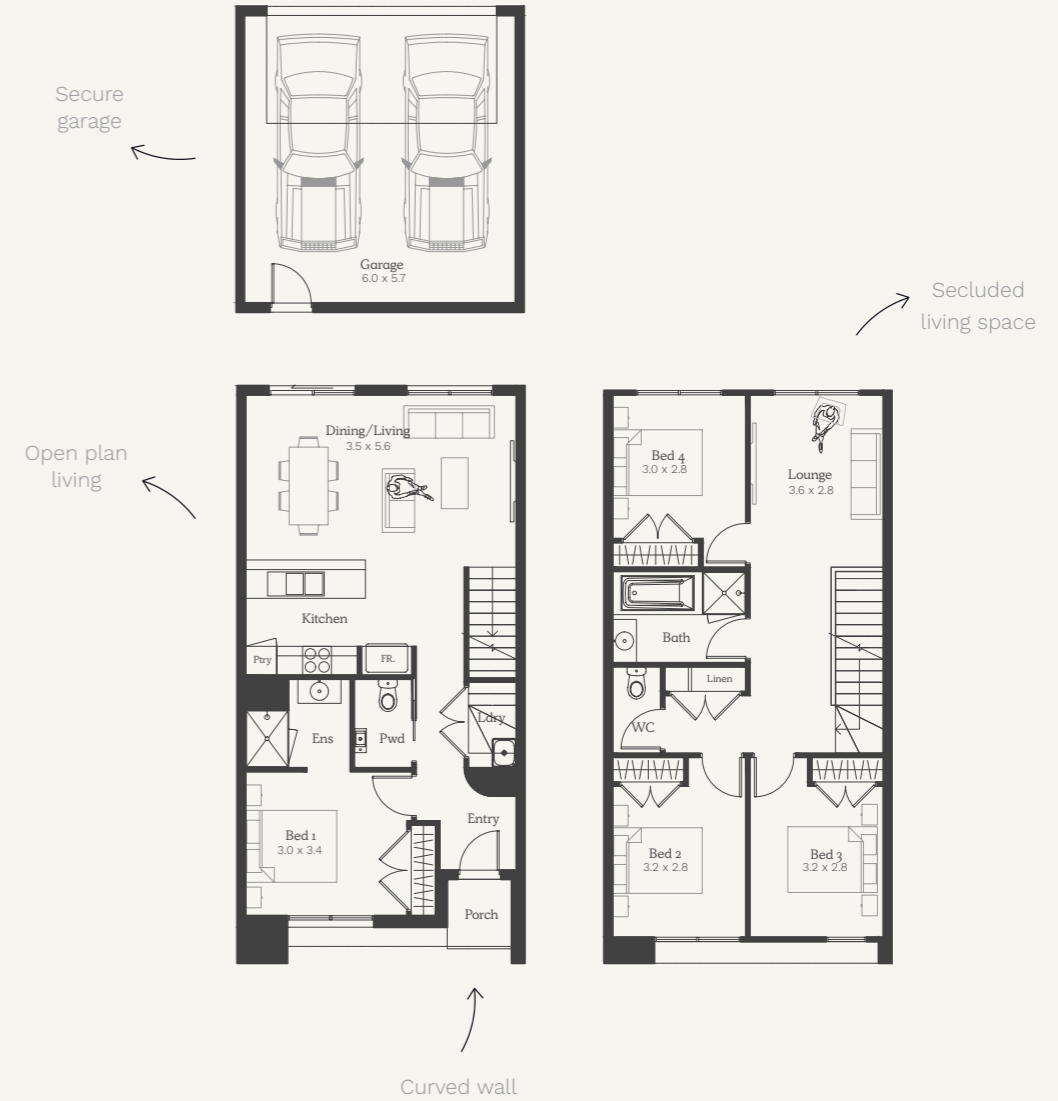
Lipari 19

Lot 30118 & 30122

House Size 18.92sq

Land Area 156m²

 4
  2
  2



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Inclusions

General

Construction	Dwelling constructed independently
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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 shelf

20mm Mineral Surface benchtop

Timber laminate to main living areas

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	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.

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.



Peppercorn Hill
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*



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. *Terms and conditions apply.

A strong partnership, delivering excellence together.

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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.



DEVELOPER

The Dennis Family Corporation has a proud history of creating communities and homes where families can grow and prosper. We are active in land development, master planned communities, home building, and commercial property in Victoria and South East Queensland.

Since the company was founded in 1960 by Bert Dennis, the Dennis Family Corporation has continued to grow and diversify while maintaining a long-term focus. As a private family-owned and operated business, our values mean everything to us – Honesty & Integrity, Passion, Caring, Vision and Quality.

House and land sold separately. Buyers must enter into a separate contract with DFC (Peppercorn Hill Pty Ltd) for the land and Nostra Homes and Developments Pty Ltd for the build.

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



Ethan Playnsek
Townhome Sales Consultant

0484 279 605
ethanp@nostrahomes.com.au

Peppercorn Hill Land Sales Centre
34a Albury Avenue, Donnybrook VIC 3064

P: 1300 266 291
E: info@peppercornhill.com.au

Build with property experts you can trust.

Proudly built and developed by

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HOMES



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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.