

NOSTRA
HOMES

TOWNHOMES

Redefine the way you live.

RELEASE 2



 Stockland

Discover the charm of townhome living in Cloverton.




 3-4 2 1-2

The next-generation of contemporary homes in Cloverton 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 Cloverton 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 Nostra Homes journey”



Anthony Caruana
Founder



Life at Cloverton.

Come home to a vibrant future city with every convenience at your doorstep. Set to become Victoria's largest masterplanned community, and the future city of Melbourne's North, Cloverton has been designed for the lifestyle you deserve: connected to nature, convenience, and brimming with opportunity. It's easy to live life your way in a location like this.



Cloverton City

Future amenity a walk away



2 min

drive to Donnybrook Train Station



80+ hectares

Cloverton conservation



38km

from Melbourne's CBD



Future sports precinct
currently under construction



8+ schools

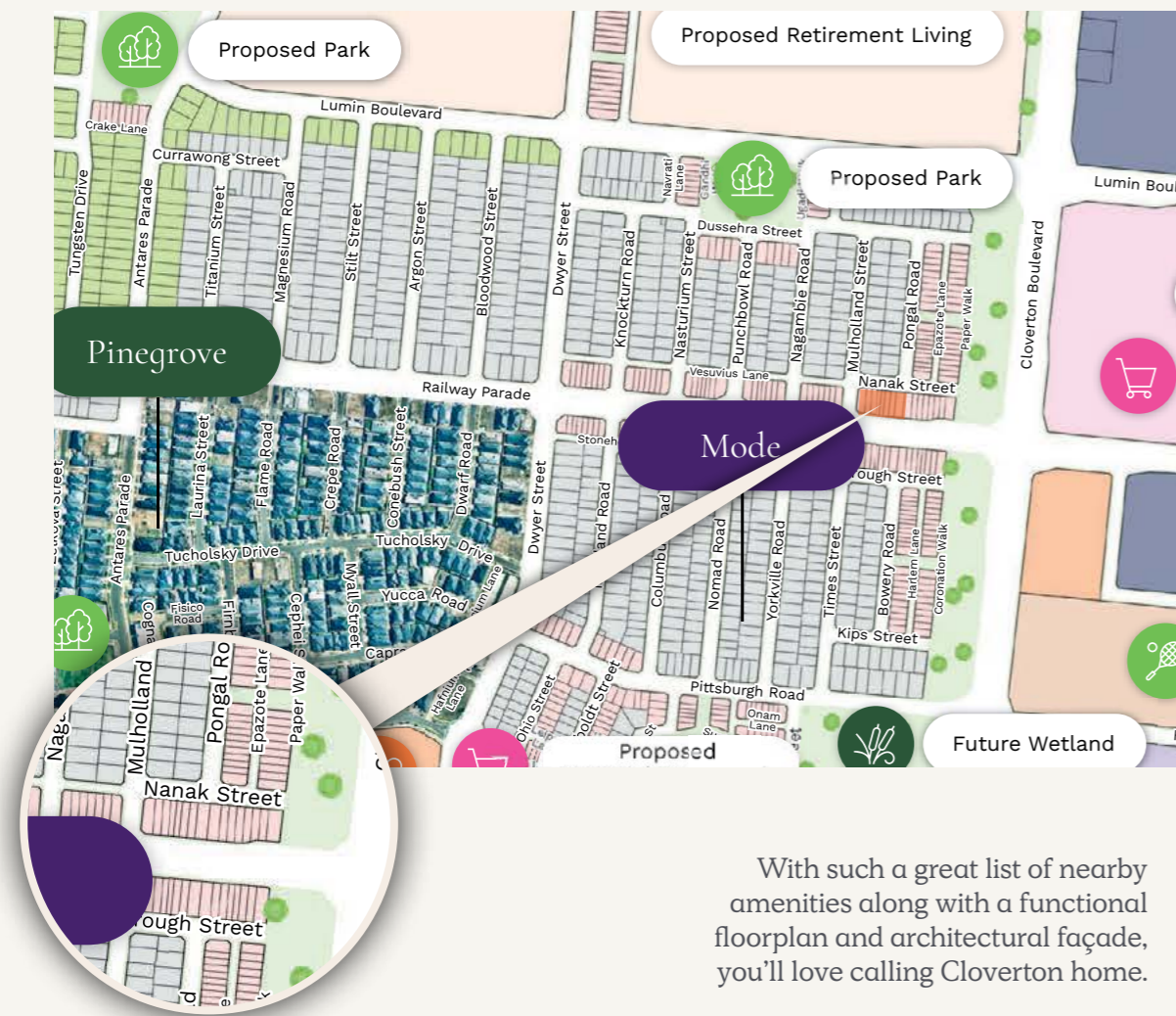
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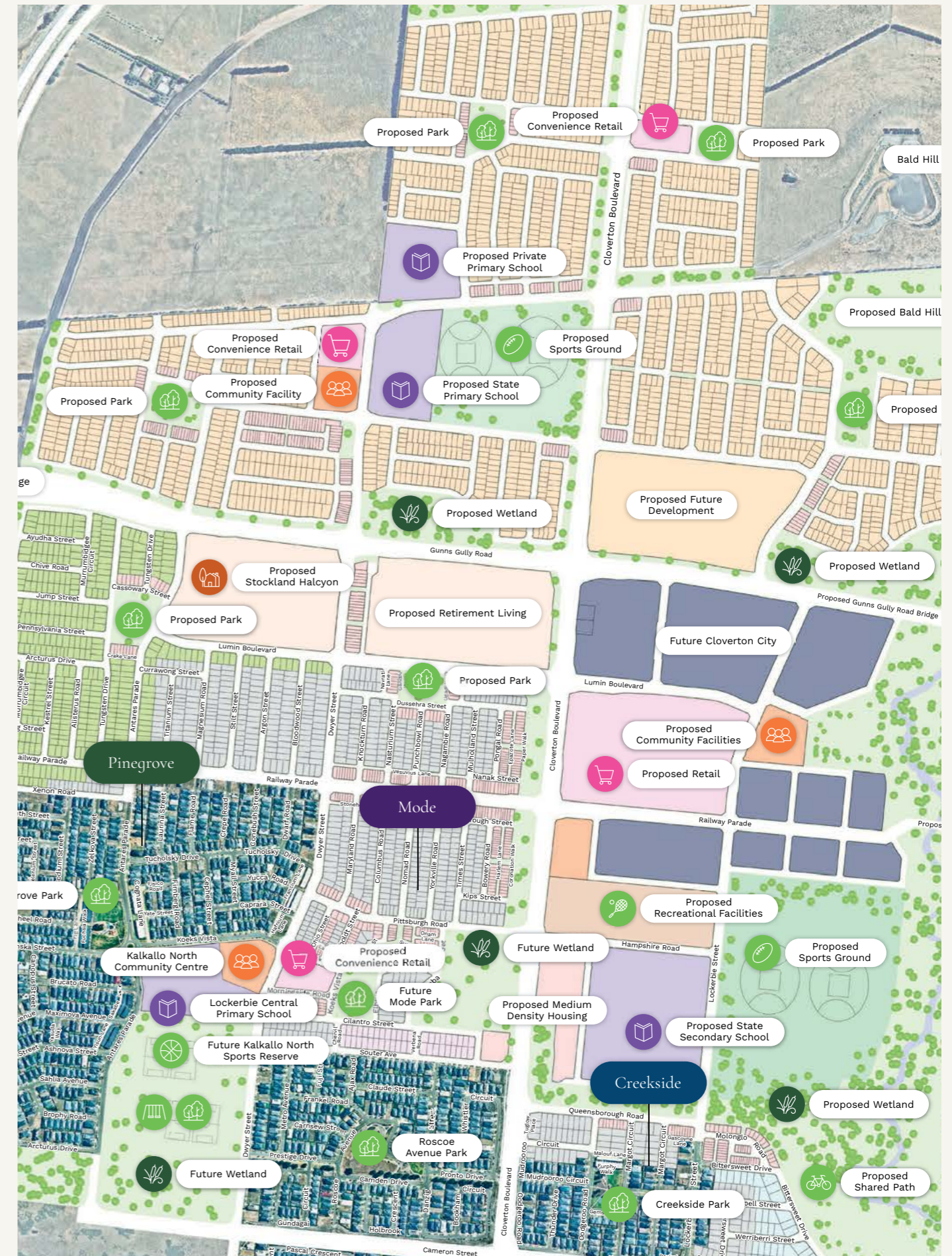
Connecting you to convenience.

Located just 38km from Melbourne's CBD, Cloverton is Victoria's largest masterplanned community.

Set to become a future city for the northern suburbs, residents will have access to schools, retail centres, medical facilities and well connected public transport in the future.



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



This map is provided solely for the purpose of providing an impression of the development called "Cloverton", as well as the approximate location for existing and proposed facilities, amenities, services or destinations, and the contents are not intended to be used for any other purpose. Any statements of distance or size are approximate and for indicative purposes only. Stockland makes no representations and gives no warranties about the future developmental potential of the site, or the current or future location or existence of any facilities, amenities, services or destinations. All images and statements are based on information available to, and the intention of, Stockland at the time of creation of this map (January 2024) and may change due to future circumstances. This map is not a legally binding obligation on or warranty by Stockland. Stockland accepts no liability for any loss or damage arising as a result of any reliance on this brochure or its contents.

Lot 35843
257m²

Lot 35842
168m²

Lot 35841
168m²

Lot 35840
126m²

Lot 35839
126m²

Lot 35838
168m²

Lot 35837
168m²

Lot 35836
252m²

Mulholland Road

→
Release 1
Lots 35835- 35828

Railway Parade

Railway Parade

For illustrative purposes only.



Lot 35843

19.65sq



4 2 2



Lot 35842

18.94sq



4 2 2



Lot 35841

18.94sq



4 2 2



Lot 35840

14.93sq



3 2 1



Lot 35839

14.93sq

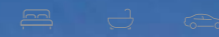


3 2 1



Lot 35838

18.94sq

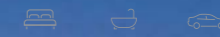


4 2 2



Lot 35837

18.94sq

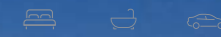


4 2 2



Lot 35836

19.14sq





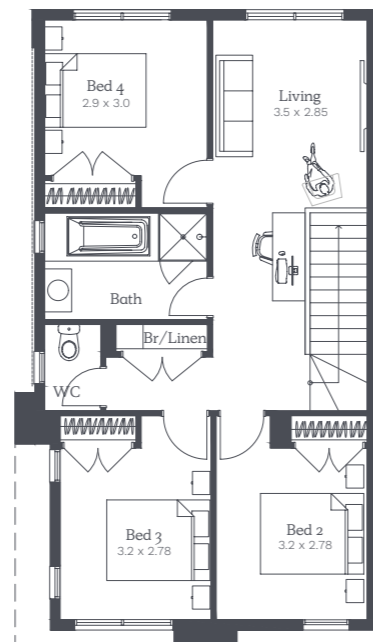
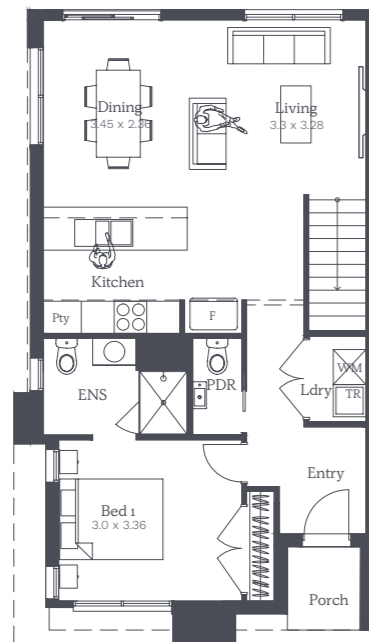
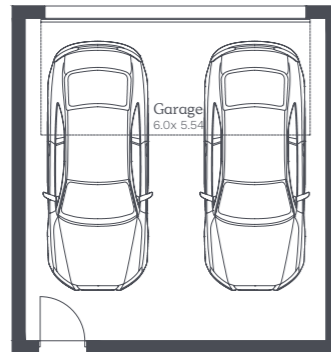
4 2 2



Lipari 19c

Lot 35843
House Size 19.65sq



 4
  2
  2

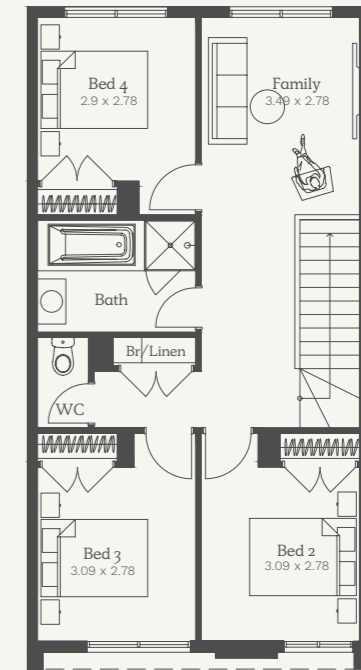
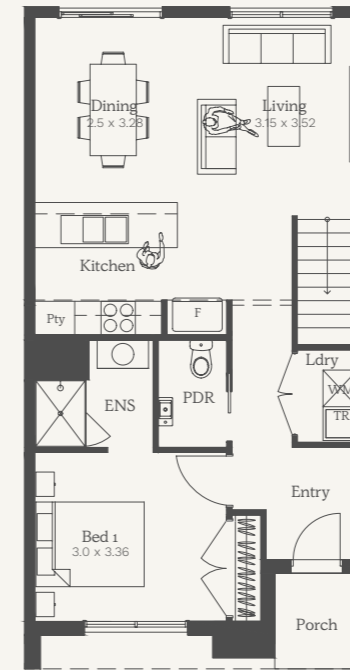
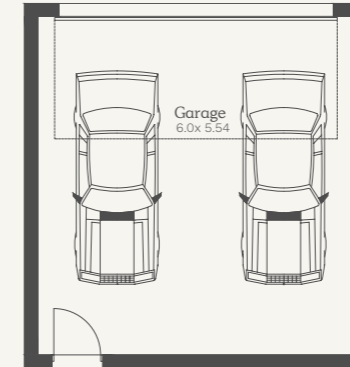


NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation and final layout.

Lipari 19

Lot 35837, 35838, 35841 & 35842
House Size 18.94sq




 4
  2
  2

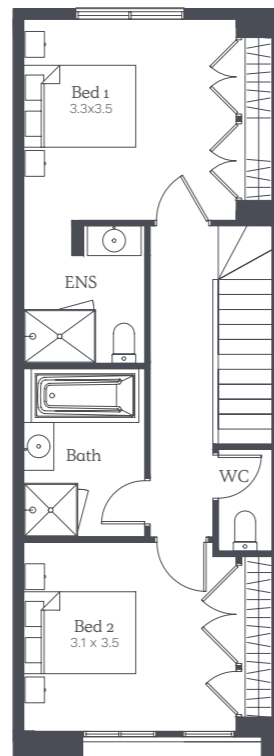
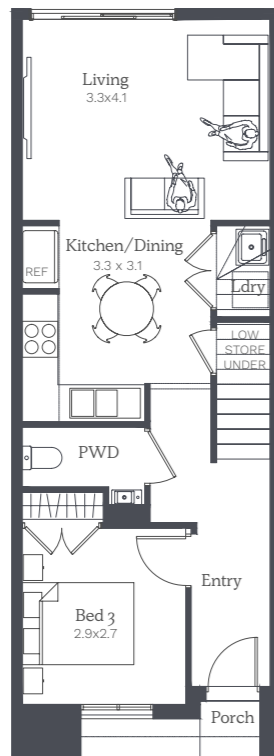
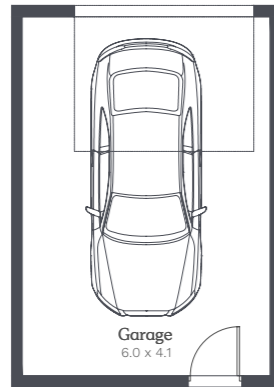


NOTE: Floorplan displayed is for illustrative purposes only.
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Lipari 14

Lot 35839, 35840
House Size 14.93sq


 3
  2
  1

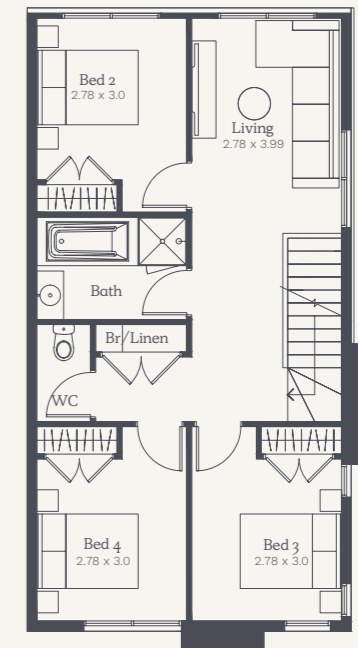
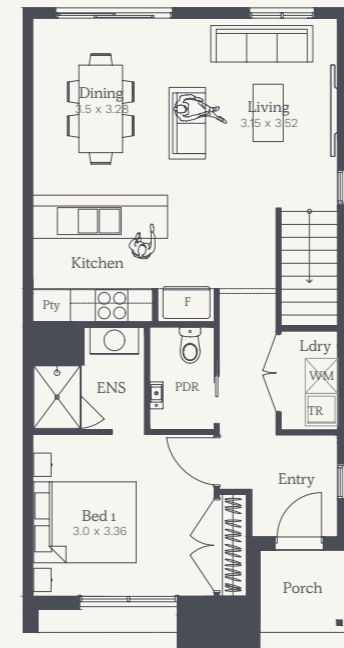
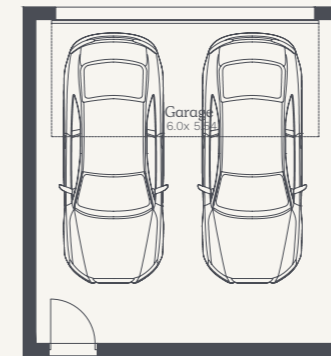


NOTE: Floorplan displayed is for illustrative purposes only.
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Lipari 19c

Lot 35836
House Size 19.14sq

 4
  2
  2



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



Register for our
next land release
Coming Soon
Cloworks

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	2700mm high 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

Roof Pitch Materials	Concrete roof tiles. Note: Certain designs are metal 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

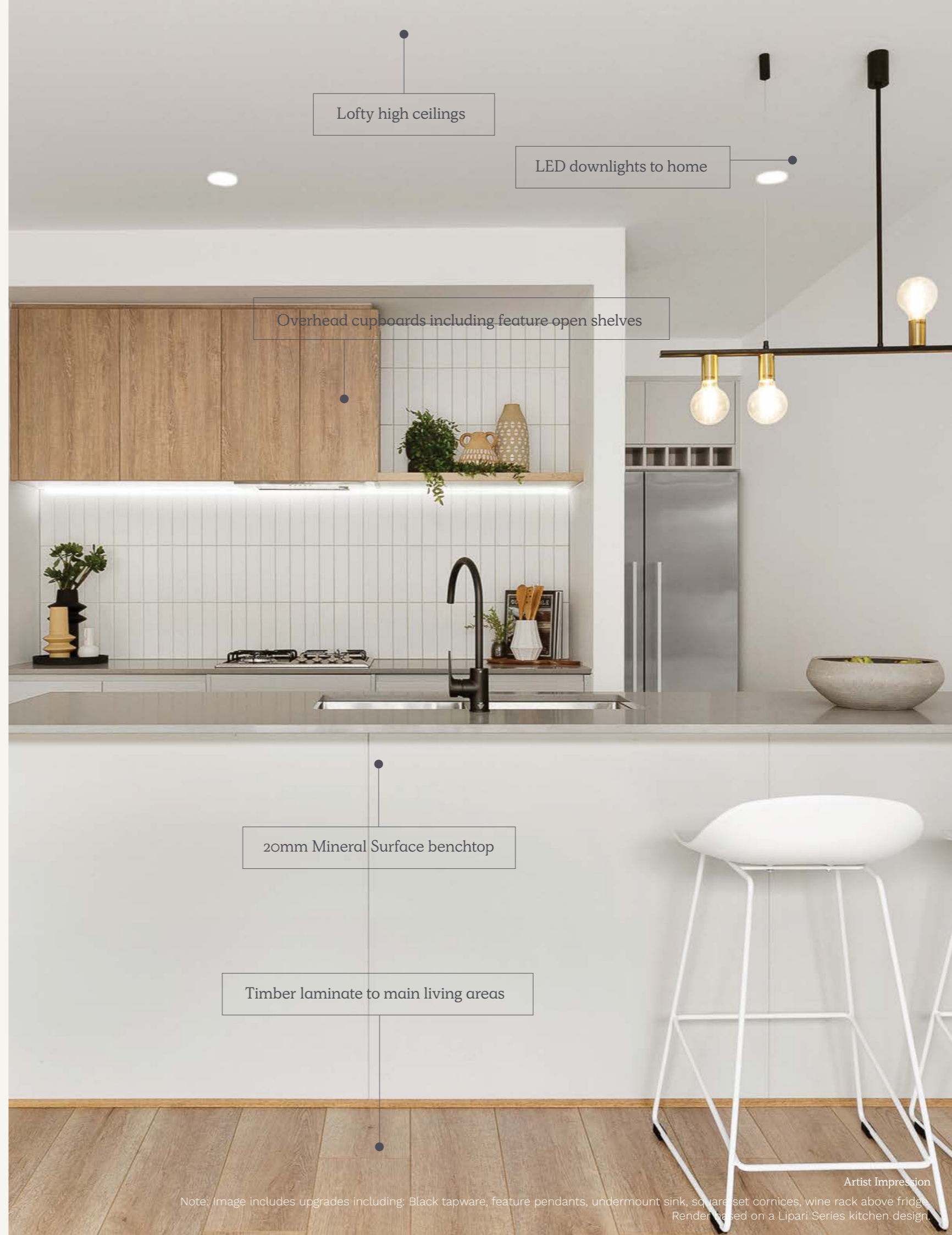
Robes	x 1 melamine shelf with chrome hanging rails
Linen	x 3 melamine shelves
Pantry	x 4 melamine shelves

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)	



Lofty high ceilings

LED downlights to home

Overhead cupboards including feature open shelves

20mm Mineral Surface benchtop

Timber laminate to main living areas

Artist Impression

Note: Image includes upgrades including: Black tapware, feature pendants, undermount sink, square set cornices, wine rack above fridge. Render based on a Lipari Series kitchen design.

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 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
Handles	Designer pull handles (where applicable)

Australian Made Kitchen

Benchtops	20mm 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.

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

Full Floating Laminate Cabinets

20mm Mineral Surface benchtop

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.



Live somewhere
that makes you
proud.



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.

 **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.




Ethan Playnsek
Townhome Sales Consultant

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Build with property experts you can trust.

Proudly built and developed by

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H O M E S

 Stockland | **Cloverton**

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