

# Jardin

AT EVERLEY



Everley  
SUNBURY

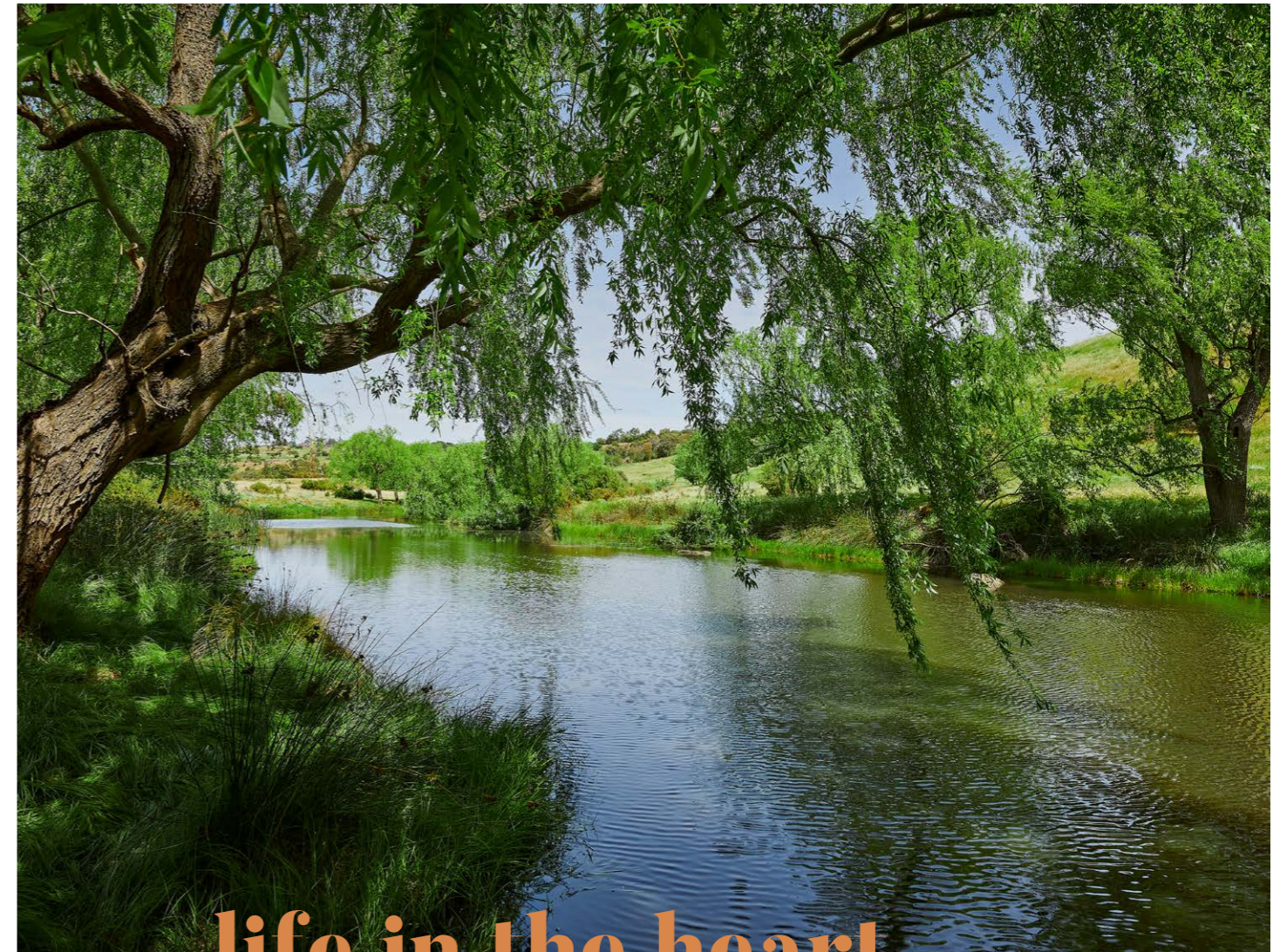


NOSTRA HOMES

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**The Jardin Release  
homes at Everley are  
architecturally designed  
and delivered by Nostra  
Homes – specialists in  
modern turn-key living.**

**NOSTRA**



**life in the heart**

OF A GROWING COMMUNITY

*Nestled on the picturesque banks of Jacksons Creek,  
Everley is a spectacular new community enhancing  
the already captivating landscape of Sunbury.*

  
**Everley**  
SUNBURY





THE HEART OF  
**Sunbury**

Jardin, Everley is Sunbury's best new location.

Just minutes from the endless amenity of Sunbury's historic town centre, Everley is a 1,900 lot community that will be an extension of what has come before, with a vision clearly focussed on the future.

A place for families to grow and thrive for generations to come.



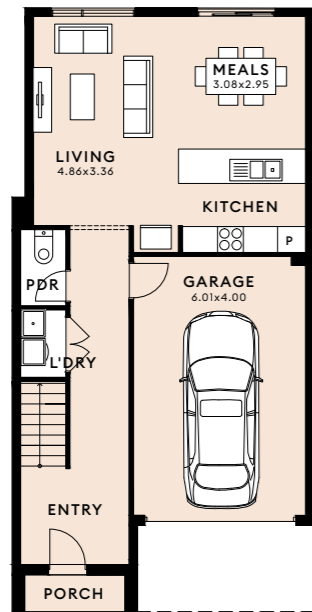
# WATTLE CNR



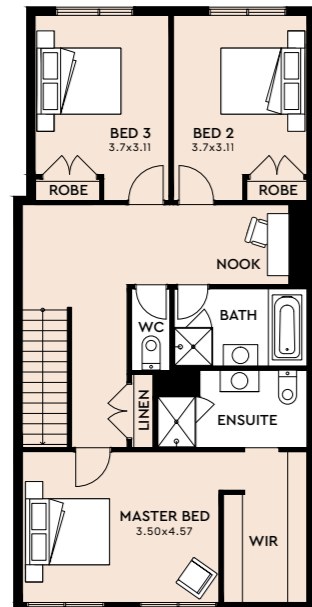
LOTS 201 + 208  
20 SQ

3 2.5 1

GROUND FLOOR



FIRST FLOOR



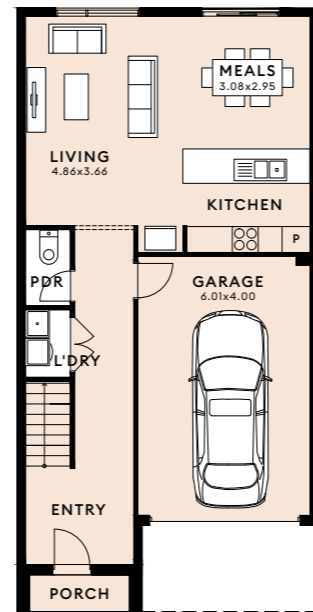
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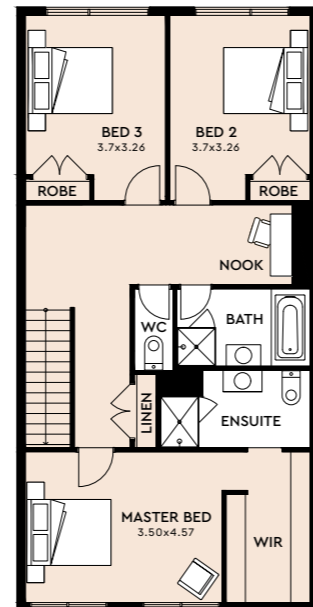
LOTS 202 + 207  
20 SQ

3 2.5 1

GROUND FLOOR



FIRST FLOOR



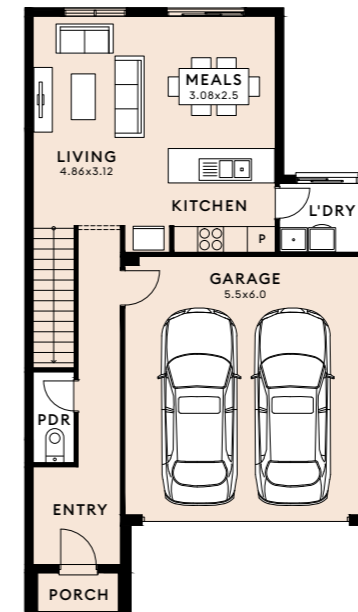
# WATTLE 19



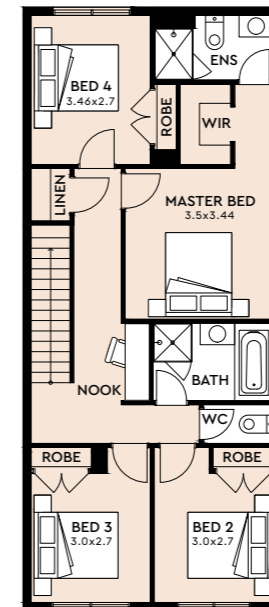
LOTS 203, 204, 205 + 206  
19 SQ

4 2.5 2

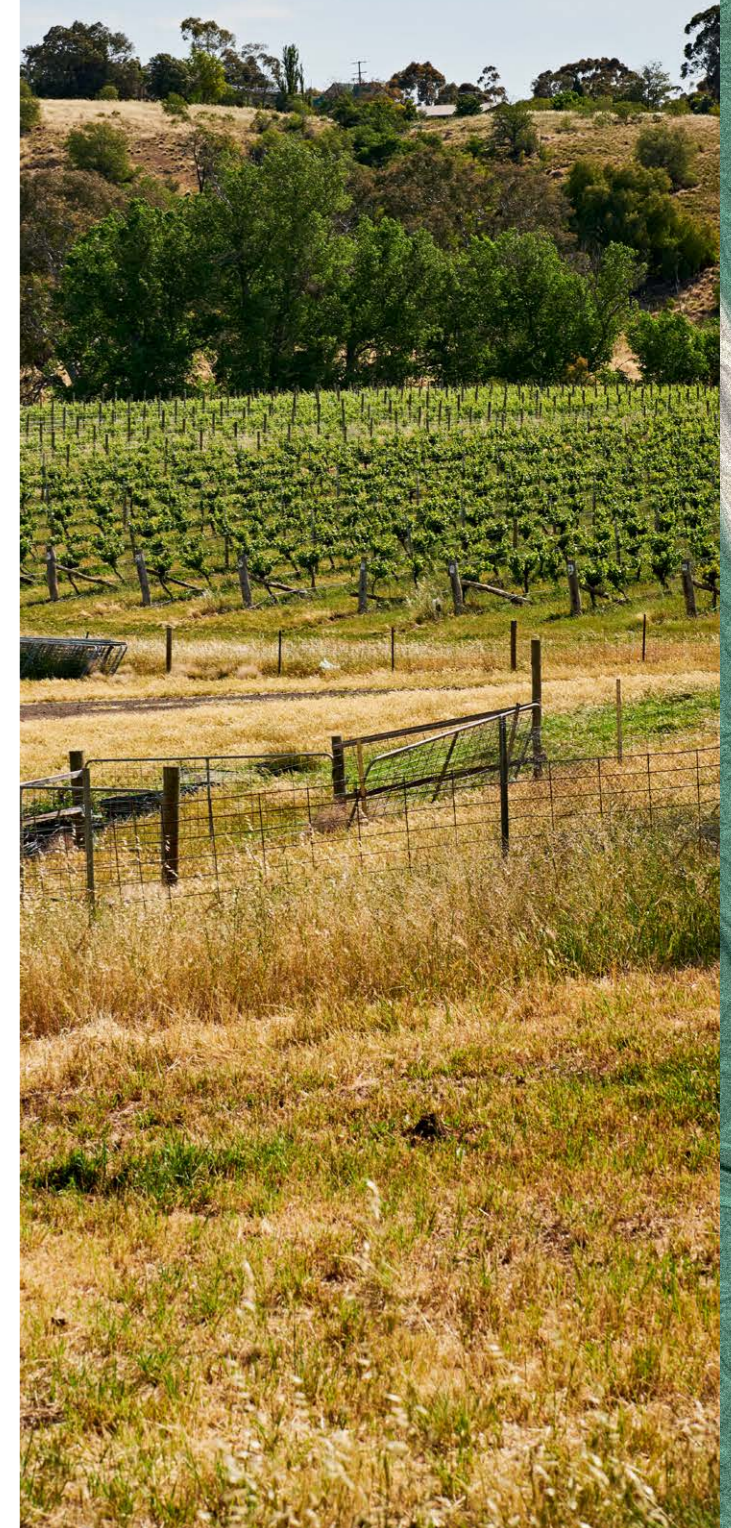
GROUND FLOOR



FIRST FLOOR



Slow down  
& enjoy your  
surroundings





# encouraging

## A HEALTHY LIFESTYLE

Community parks and green spaces have been positioned throughout the estate to enable residents to enjoy the spectacular setting featuring sweeping views of Sunbury township, Jackson's Creek, Craiglee Vineyard and the Macedon Ranges.

With an already well-established community, Jardin is a place where you and your family can live an active and healthy life.



JUWEL ROAD

ALDEN STREET

LOT 208A  
211m<sup>2</sup>

LOT 207A  
168m<sup>2</sup>

LOT 206A  
192m<sup>2</sup>

LOT 205A  
192m<sup>2</sup>

LOT 204A  
192m<sup>2</sup>

LOT 203A  
192m<sup>2</sup>

LOT 202A  
168m<sup>2</sup>

LOT 201A  
211m<sup>2</sup>

WATTLE CNR

WATTLE 20

WATTLE 19

WATTLE 19

WATTLE 19

WATTLE 19

WATTLE 20

WATTLE CNR



NORTH

BOBAL STREET

Artist's impression.





All images and drawings are for illustrative purposes.

MODE COLOUR SCHEME

## YOUR STANDARD

# inclusions

### GENERAL

- 25 year structural guarantee
- Dwelling constructed independently

### CONNECTIONS

- Garden tap
- Stormwater drains
- Sewer drains
- Electricity and water connections
- Fibre Optic provisions (does not include installation of Hub or final connections)
- All connections exclude consumer connection fees and utility account opening fees

### FOUNDATIONS

- Fixed Site Costs (Rock Included and retaining walls if required for permits and certificate of occupancy only - not landscaping)
- Engineered concrete slab

### FRAMING

- Stabilised pine or steel wall frames
- Engineered designed roof trusses

### CEILINGS

- 2590mm height for single storey and ground floor of double storey designs with 2400mm for upper levels
- 90mm cove cornice throughout

### WINDOWS

- Aluminium windows
- Keyed Locks to all windows

### FACADE

- Facade as noted in approved architectural drawings

### EXTERNAL CLADDING

- VBA compliant cladding





#### ROOF PLUMBING/TILES

- Fascia, gutter, downpipes and cappings with concrete roof tiles  
Note: Certain designs are zinc flat deck specific

#### INSULATION/6 STAR

- Sisalation wall wrap
- Wall batts to external walls
- Insulation wool to ceiling cavity of living areas
- Electric heat pump

#### GARAGE

- Panel lift Garage door

#### STAIRS

- MDF treads and risers with carpet (plan specific)

#### DOORS/FURNITURE

- Entry: 2040mm x 820mm Solid core door with Trilock entrance set
- Internal: 2040mm high Flush panel doors with Brushed Chrome passage handles and air cushioned door stops
- Chrome knob to robe cupboards

#### SKIRTING/ARCHITRAVES

- 67mm x 18mm Primed MDF skirting and architraves
- Tiled Skirting 100mm to wet areas

#### SHELVING

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

#### ELECTRICAL

- Safety switches (residual current devices)
- Direct wired smoke detectors
- Batten holders throughout
- 1 x Rear flood light
- Exhaust fans to areas with no openable window
- 1 x Double powerpoint to each room (refer to Electrical Plans)
- 1 x Television and phone point (refer to Electrical Plans)

#### HEATING

##### Flat Roof Design (Refer To Project Plans)

- Heating panels to all bedrooms and main living area

#### TOILETS

- Dual flush cisterns with Vitreous China pan
- Toilet roll holders

#### BATHROOM/ENSUITE

- Laminate cabinets and benchtops
- Vitreous china designer basins with chrome flick mixers
- White acrylic bath tub with chrome outlet and tap set with shower head and shower screen (floorplan specific)
- Polished edge mirrors (size width of vanities)
- Pre-formed shower base to all showers (refer to plans for size)
- Framed pivot door screen to all showers
- Wall mounted shower on rail with chrome mixer
- Double towel rail holder
- Designer pull handles

#### KITCHEN

- Australian made kitchen
- Laminate panels and doors and benchtops
- Feature shelves above bench
- Double end bowl stainless steel sink with chrome mixer
- Designer pull handles

#### APPLIANCES

- 600mm stainless steel Technika:
  - Built-in Oven
  - Electric Cooktop
  - Rangehood
  - Dishwasher

#### LAUNDRY

- 45L stainless steel tub with metal cabinet and chrome mixer

#### FLOOR COVERINGS

- Ceramic floor tiles or timber laminate (please refer to standard floorplan for locations)
- Ceramic floor tiles to bathroom, toilet, ensuite and laundry
- Carpet to remainder (refer to standard plans)

#### WALL TILES

- Ceramic wall tiles to:
  - Above kitchen bench including behind feature shelving
  - 2000mm to shower walls
  - Bath edge to floor and above bathtub

#### PAINT

- Premium 3 coat wall and 2 coat ceiling paint system
- High Gloss Enamel to all interior wood work and doors
- 2 coats to all exterior claddings

#### EXTERNAL

- Concrete driveway (as per plan)
- Full front and rear landscaping with plants, pebbles and mulch
- Fixed fencing to all boundaries to developers requirements (refer to plans)
- Letterbox
- Clothesline (All external works to builders discretion)

#### INCLUDED AT EVERLEY AT NO EXTRA CHARGE:

- 5kw split system to main living area
- LED Downlights to main living area
- Overhead cupboards to kitchen and fridge space including wine rack
- 20mm stone to kitchen, bathroom and ensuite
- Garage door remote (x3) and motor to panel lift

Disclaimer: 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.





Artist's impression.

discover

A NEW PERSPECTIVE

Nestled on the picturesque banks of Jacksons Creek, Everley is a spectacular new community enhancing the already captivating landscape of Sunbury. It's a place where you can create your dream home, while still enjoying an exceptional standard of living.

Every aspect of the estate has been meticulously considered by renowned urban designers, Roberts Day, to ensure that Everley is a community that will delight and inspire long into the future.



**Jardin**  
AT EVERLEY



NORTH

Artist's impression. Images, measurements and other information are for general illustration purposes only and are not to scale. Lot size dimensions, easements, landscape treatments, final road layout, public utility and service infrastructure locations and zoning are subject to change and conditional on authority approval. CDB-U-50036 RPM23578



**MADELEINE PERFONOWSKI**  
**ESTATE MANAGER**

everleysunbury@rpmgrp.com.au  
0499 949 748

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**Everley Sunbury**  
725 Sunbury Road, Sunbury VIC 3429  
Access via roundabout  
at Sunbury Rd & Francis Blvd

**NOSTRA**



**Everley**  
SUNBURY

**RPM<sup>2</sup>**