

NOSTRA
HOMES

The Capri Collection
TOWNHOMES



Discover the charm of townhome living in Carolina.



3 or 4

2

2

The next-generation of contemporary homes in Carolina 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 Carolina by Avid Property Group, to bring you a selection of stunning 3 or 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



Happiness is living at Carolina.

Welcome home to Carolina an address that combines smart design, comfortable living, and the peace-of-mind in knowing exactly what you can enjoy from the day you move in.

Within moments of your front door, you could be strolling through the Grand Linear Park that seems to stretch forever or spending the day at Watergardens Shopping Centre or Caroline Springs Town Centre with their well-established specialty stores, grocers, markets, cafés and eateries, entertainment, cultural centres and more. Great schools and childcare are nearby, transport connections are smooth and convenient, and a warm community spirit weaves through every street.



Town Centre

Future amenity a walk away



15 min

drive to Caroline Springs Train Station



Open Space

Future 1.29H of green open space and over 4km of walking and bike riding circuits



34km

from Melbourne's CBD



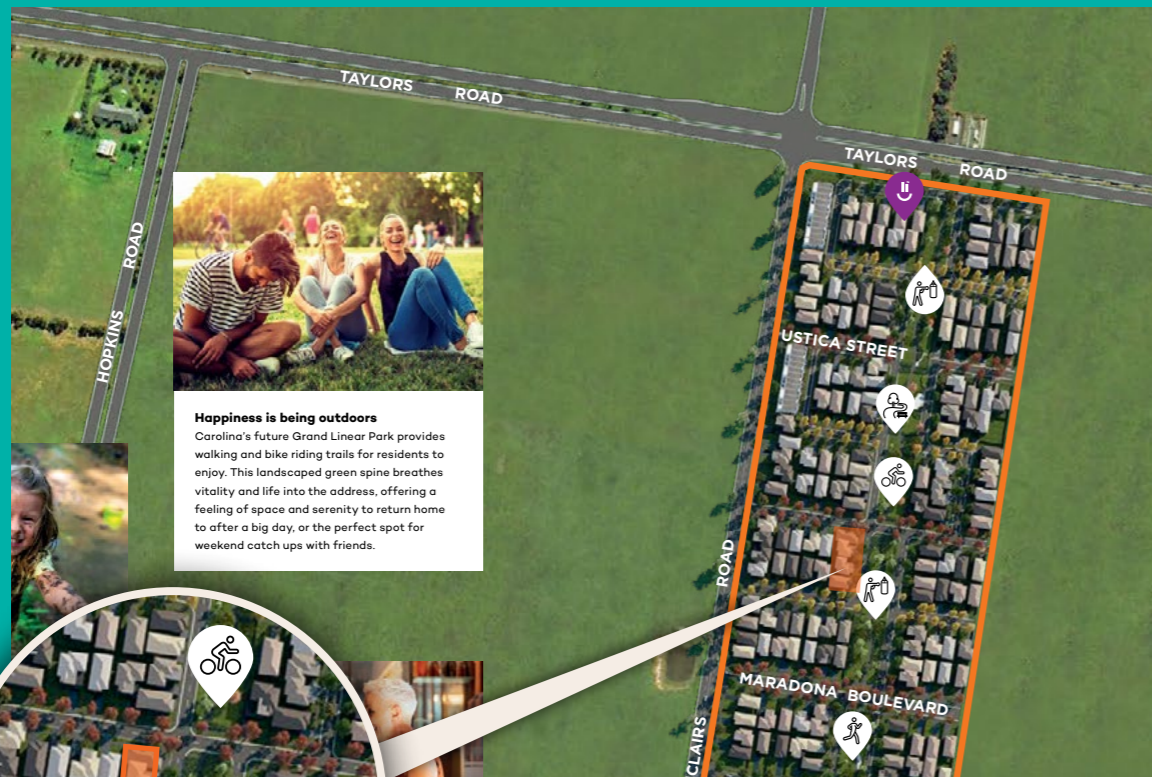
4+ schools

to be built

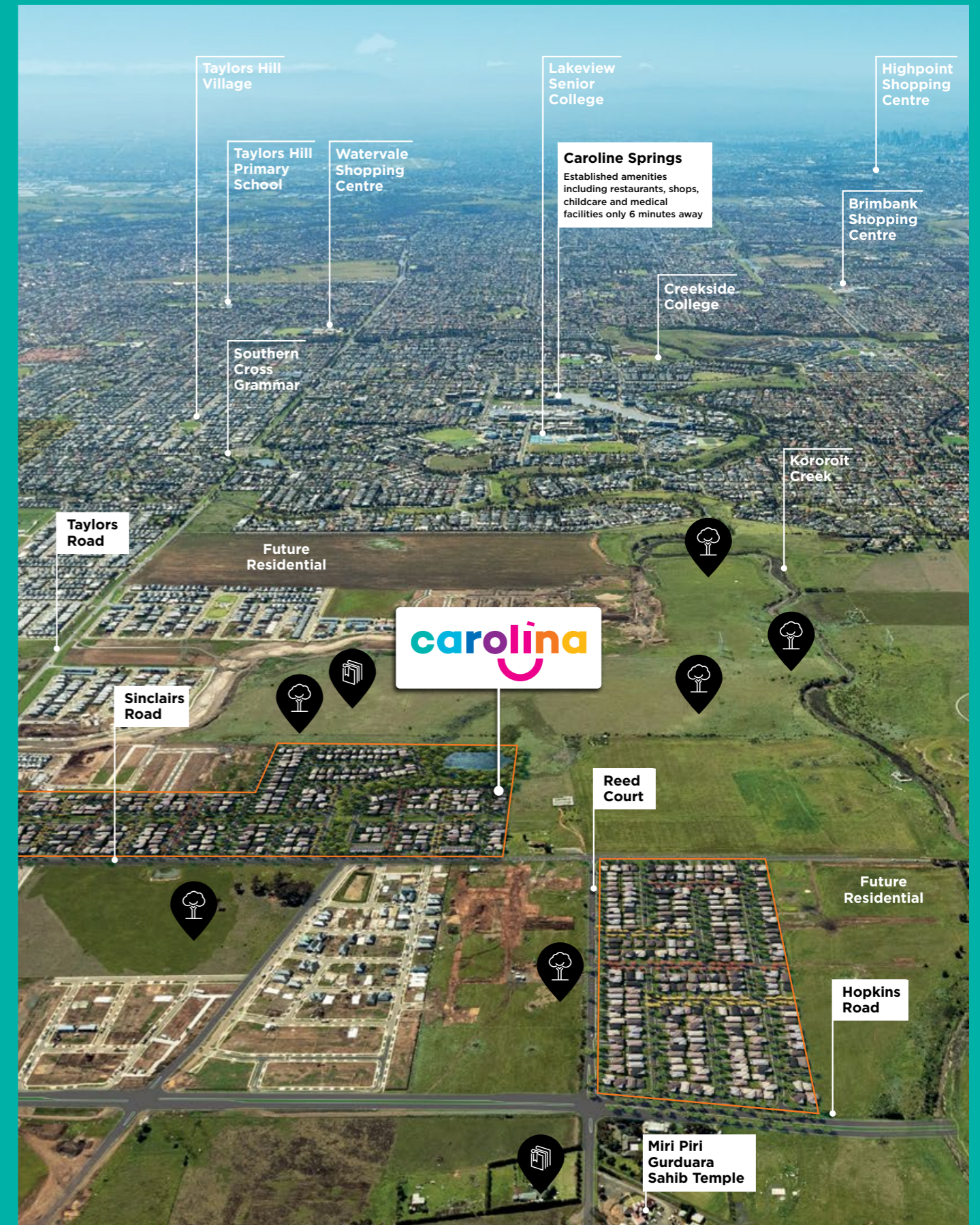


Connecting you to convenience.

Located just 34km from Melbourne's CBD, Carolina is a place that's truly special, where lush green spaces will lift your spirits, and peaceful neighbourhoods soothe your soul. Relax, laugh, be yourself, and let the cares of the world just melt away.



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



- Carolina Sales and Information Centre
- Future School*
- Future Local Park*
- Future Town Centre*
- Future Indoor Recreation*
- Melbourne Airport 21kms
- Melbourne CBD 34kms
-

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Lot 1414
216m²

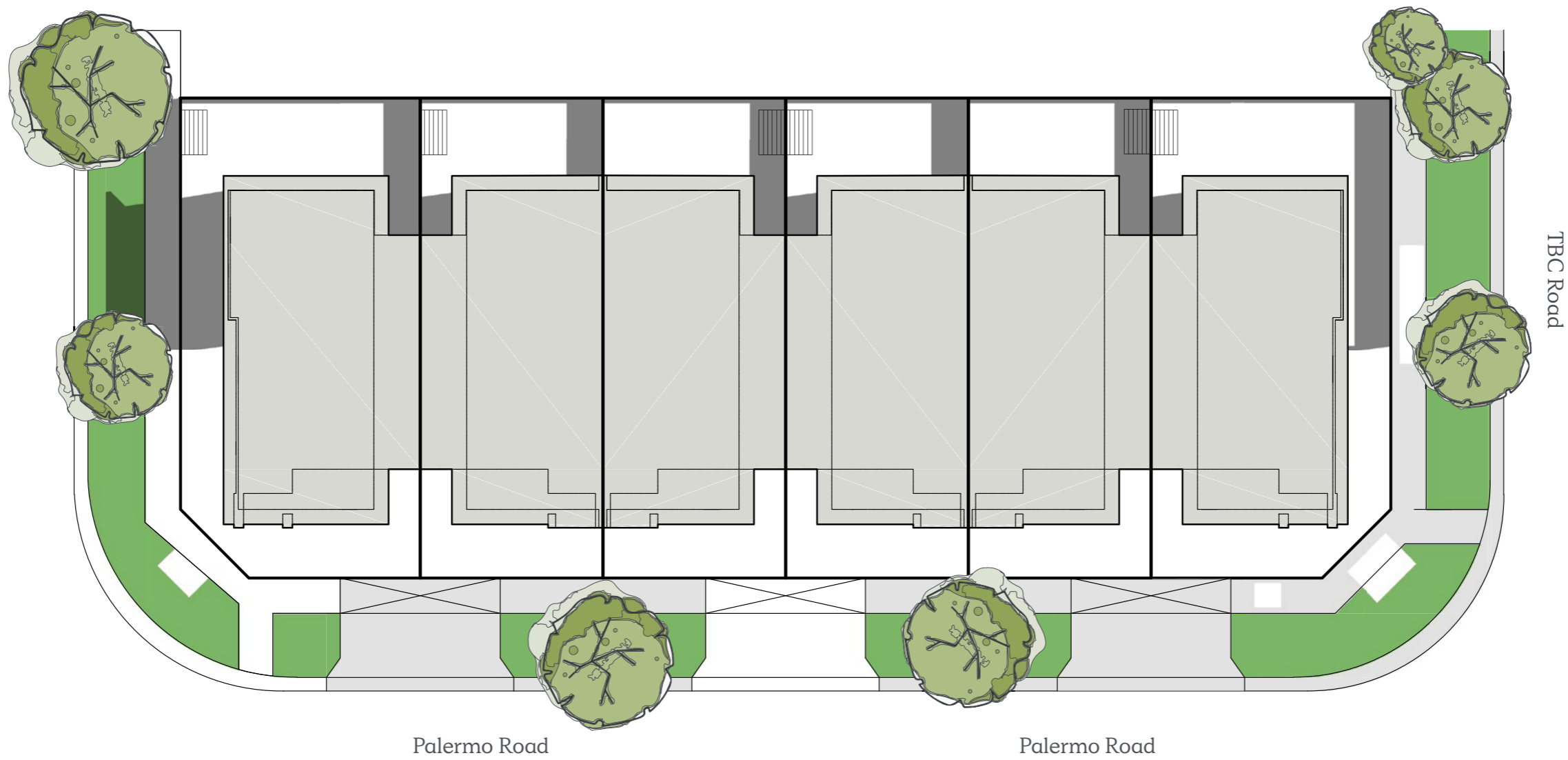
Lot 1415
168m²

Lot 1416
168m²

Lot 1417
168m²

Lot 1418
168m²

Lot 1419
216m²



Palermo Road

Palermo Road

TBC Road

For illustrative purposes only.



Lot 1414
21.53sq
3-4 2 2
○

Lot 1415
19.72sq
3-4 2 2
○

Lot 1416
19.72sq
3-4 2 2
○

Lot 1417
19.72sq
3-4 2 2
○




Lot 1418
19.72sq
3-4 2 2
○

Lot 1419
21.53sq
3-4 2 2
○



Capri 22c

Lot 1414 & 1419
House Size 21.53sq

 4
  2
  2

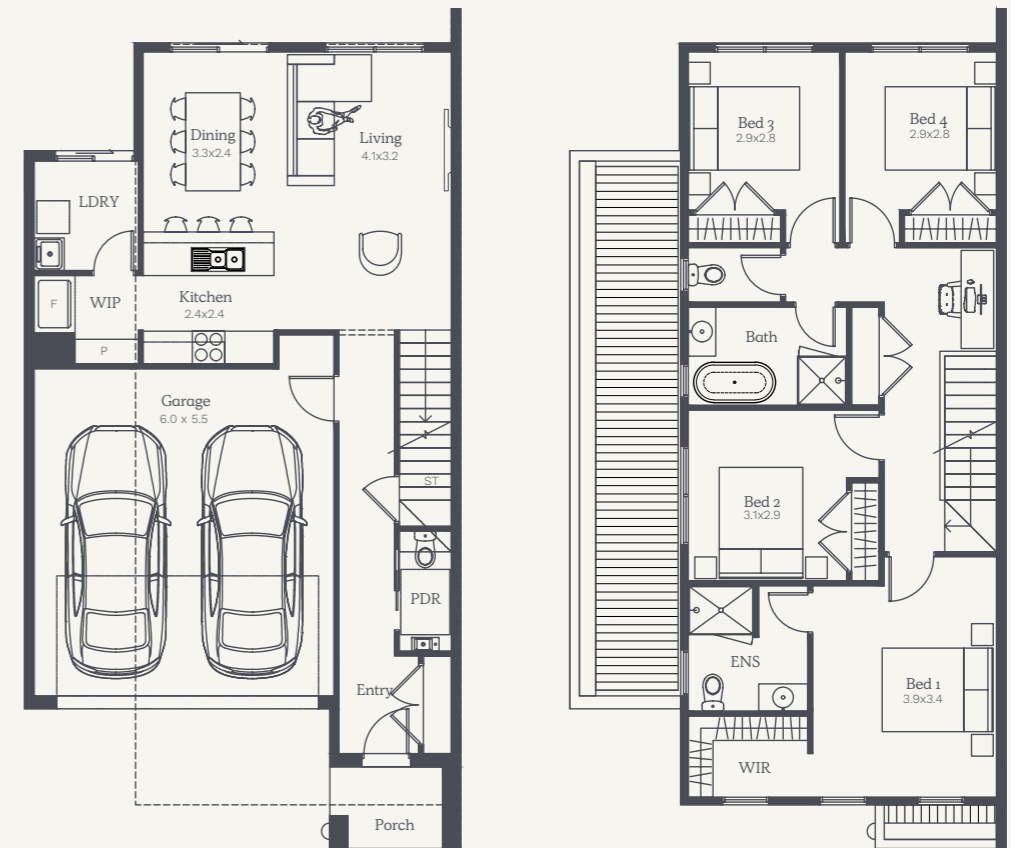


NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation and final layout.

Capri 20

Lot 1415 & 1417
House Size 19.72sq




 4
  2
  2

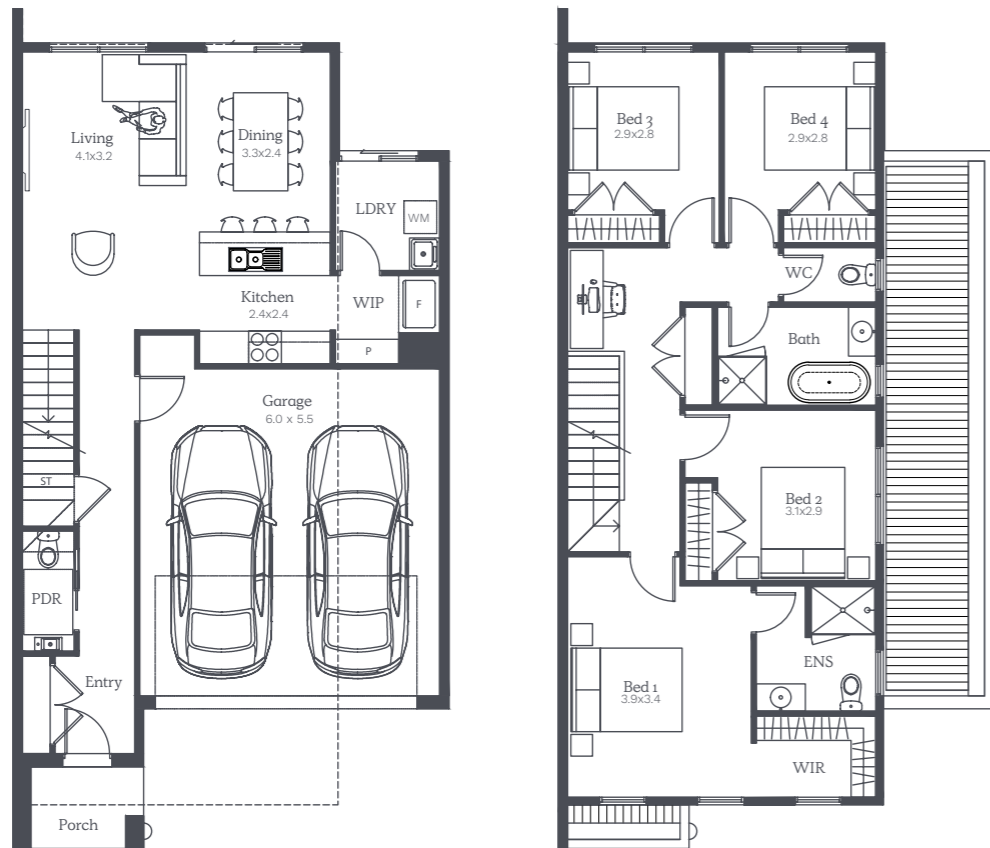


NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation and final layout.

Capri 20

Lot 1416 & 1418
House Size 19.72sq

		
4	2	2



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





Inclusions

Insulation	
Wrap	Sisalation wall wrap
External Walls	Wall batts to external walls
Ceiling Cavity	Insulation wool to ceiling cavity of living areas
Hot Water System	Electrical storage hot water unit

Garage	
Garage Door	Panel lift garage door with 2 hand held and 1 wall mounted remote control

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

Doors / Furniture	
Entry	Solid core door with digital entrance lock
Internal	Flush panel doors with satin chrome passage handles and air cushioned door stops. Ensuite & laundry door is floorplan specific. (refer to contract plans)
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	1 x melamine shelf with chrome hanging rails
Linen	3 x melamine shelves
Pantry	4 x 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)
Data Point	1 x data point (refer to electrical plans)

Heating / Cooling	
Heating Panels	Heating panels to all bedrooms and second living (floorplan specific)
Cooling System	Reverse cycle split system to main living (unit size is floorplan specific)

Toilets	
Toilet Suite	Dual flush cisterns with vitreous china pan
Toilet Roll	Toilet roll holders
Basin	Wall mounted basin with mirror to powder room (floorplan specific)

Bathroom and Ensuite	
Cabinetry	Laminate cabinets
Benchtops	20mm mineral surface benchtops
Basin/Tapware	Vitreous china designer basins with chrome flick mixers
Bath	Freestanding bath with chrome outlet and tap set (floorplan specific)
Mirror	Polished edge mirrors (size is width of vanities)
Shower Base	Tiled shower base
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 (floorplan specific)
Handles	Finger pull cabinetry and doors to bathroom/ ensuite (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	Finger pull cabinetry and doors to kitchen (where applicable)

Solar	
Solar PV	Minimum 2kw solar PV system with inverter (size to be determined at build stage)



Artist Impression
 Artist Impression: Images used are for colour reference and material finish only, please refer to contract drawings. Image shown includes upgrade options.
 Note: Black tapware, undermount sink, overhead cupboards above fridge and decor are not included. Render based on a Capri Series kitchen design.

Heating / Cooling

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Appliances

Oven	600mm Fisher & Paykel black built-in oven
Cooktop	600mm Fisher & Paykel black induction cooktop
Rangehood	Fisher & Paykel stainless steel undermount rangehood
Dishwasher	600mm Fisher & Paykel 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

Paint

Ceiling	Premium 2 coat ceiling paint system
Internal Walls	Premium 3 coat wall 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.

V7 29.01.2025



Designer basins & tapware

Full Floating Laminate Cabinets

20mm Mineral Surface benchtop

Oversized floor tiles

Artist Impression
 Images used are for colour reference and material finish only, please refer to contract drawings.
 Note: Render based on an Inverloch design.

Interior styling that is easily accessible.

Your choice of three colour schemes.



Mode.
A light and soothing sanctuary.

A top-down photograph of various material samples arranged on a white background. It includes several pieces of wood in different shades and textures, a grey fabric swatch, and several white and light-colored paint swatches. There is also a small wooden bowl with a spoon and a white ceramic dish with a fork.

Luxe.
A moody and dramatic space.

A top-down photograph of various material samples arranged on a white background. It includes a piece of dark wood, a dark fabric swatch, and several white and light-colored paint swatches. There is also a small wooden bowl with a spoon, a white ceramic dish with a fork, and a string of light-colored beads.



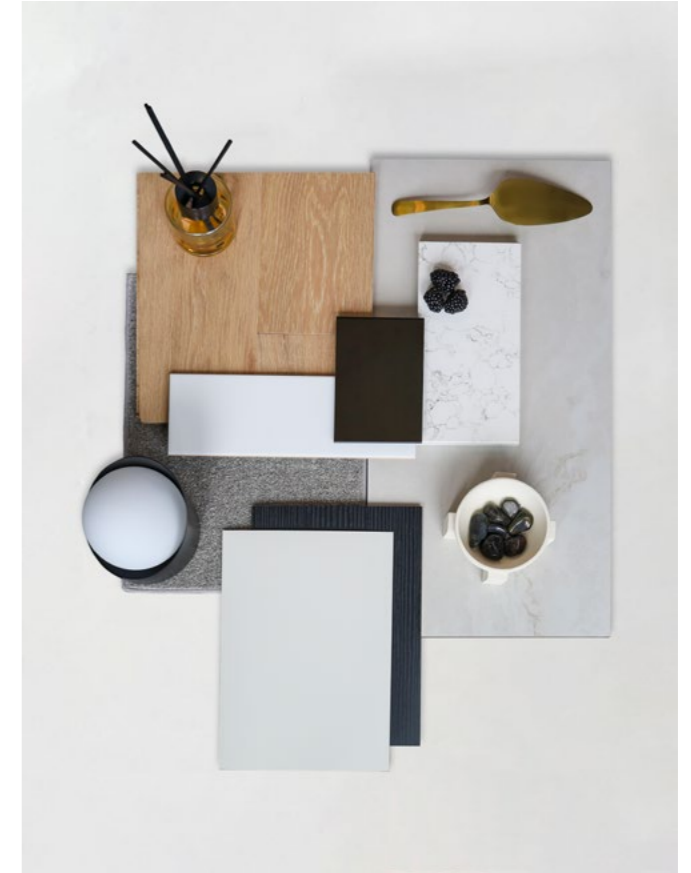
Coastal.

A calming retreat.



Architecton.

Modern haven of luxurious contrast.



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



All Electric homes

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 H O M E S

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.

AVID

DEVELOPER

AVID Property Group (AVID) is an award winning Australian developer responsible for a diversified portfolio of residential communities.

AVID creates communities that bring people together to enhance their lives and the way they live.

With a passion for sustainability, AVID deliver sustainable and progressive residential communities in key growth corridors across Australia.

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



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NOSTRA
HOMES

carolina
by AVID Property Group

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