

NOSTRA  
HOMES

# TOWNHOMES

Redefine the way you live.

RATHDOWNE  
WOLLERT

Artist Impression



## Discover the charm of townhome living in Rathdowne.

The next-generation of contemporary homes in Rathdowne Wollert 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 Villawood 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 journey”



*Anthony Caruana*  
Founder





## An iconic place to live.

Rathdowne in Wollert combines all the features for which Villawood is renowned for but takes it even further through the inclusion of a future Shopping Precinct with retail as well as a commercial element. Come home to a vibrant community with unique and interesting streetscapes and diverse housing options. With its future landmark Shopping Precinct, established Residents' Club and distinctive landscape of waterways and green spaces, Rathdowne is set to be a premier destination like nowhere else.



**10 mins**

from Craigieburn train station



Planned Major town centre,  
eateries and retail stores



**Parkland**

including green spaces, walking and running tracks,  
play area for the kids



**Education**

including proposed primary school, and council-run  
activities at the Community Centre.



**30kms**

from Melbourne CBD



**Club Rathdowne**

Exclusively for Rathdowne Residents





# Welcome to the neighbourhood

Rathdowne takes its name from the iconic Rathdowne Street on the fringe of Melbourne’s CBD, evoking a cosmopolitan energy to the burgeoning suburb of Wollert.

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



The information contained in this plan has been prepared from third party sources current as at the time of publication; no warranty, express or implied, is given as to the accuracy of the information in this plan nor does Villawood accept any responsibility for any inaccuracies or omissions. Artists’ impressions and images are for illustrative purposes and are indicative only. The development may not be identical to the images shown or the development described. Prospective purchasers should make their own enquiries as to the details of the development which may be subject to change without notice. Any information contained in this plan should be read subject to the terms of an agreement of sale. This plan was produced by Rathdowne, Villawood and is current as at September 2024. ^Indicative distances sourced from Google Maps. \*Subject to planning approval.



Lot 1938  
186m<sup>2</sup>

Lot 1937  
150m<sup>2</sup>

Lot 1936  
150m<sup>2</sup>

Lot 1935  
150m<sup>2</sup>

Lot 1934  
150m<sup>2</sup>

Lot 1933  
150m<sup>2</sup>

Lot 1932  
150m<sup>2</sup>

Lot 1931  
150m<sup>2</sup>

Lot 1930  
181m<sup>2</sup>

Beehive Lane

Beehive Lane

Goldridge Drive




























Goldridge Drive

For illustrative purposes only.

N

# 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.

<b>Lot 1938</b> 20.78sq	<b>Lot 1937</b> 19.73sq	<b>Lot 1936</b> 19.73sq	<b>Lot 1935</b> 19.73sq	<b>Lot 1934</b> 19.73sq	<b>Lot 1933</b> 19.73sq	<b>Lot 1932</b> 19.73sq	<b>Lot 1931</b> 19.73sq	<b>Lot 1930</b> 20.19sq
  	  	  	  	  	  	  	  	  
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Lipari 19c

Lot 1930

House Size 20.19sq



4

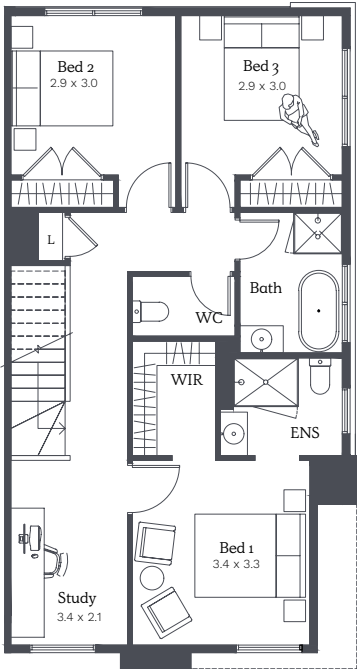
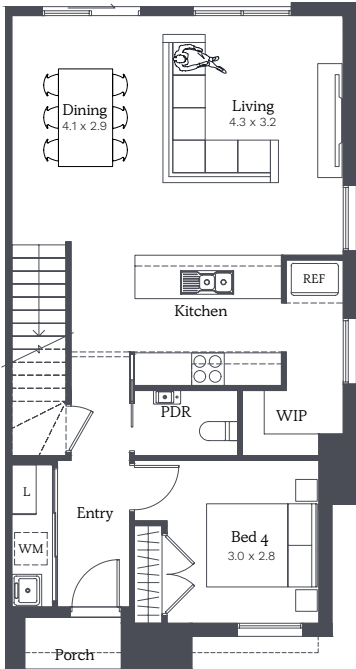
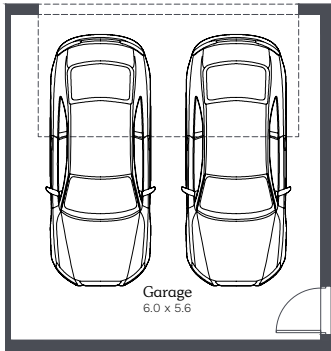


2



2

OPTIONS
3 Bed
4 Bed GF ensuite upgrade



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

Lipari 19

Lot 1931, 1934, 1935

House Size 19.73sq



4

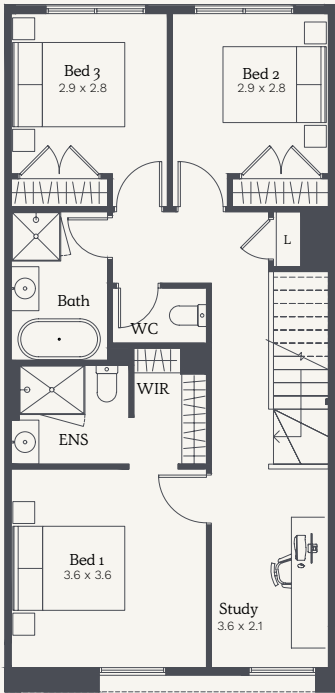
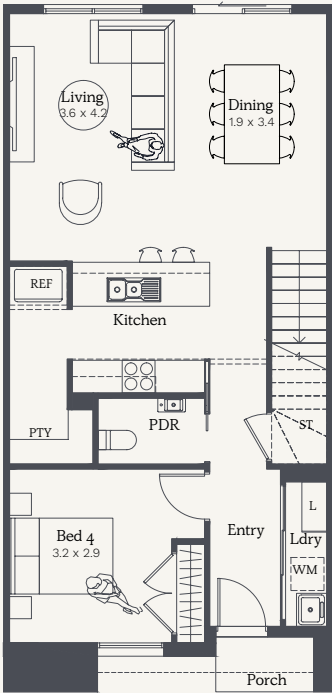
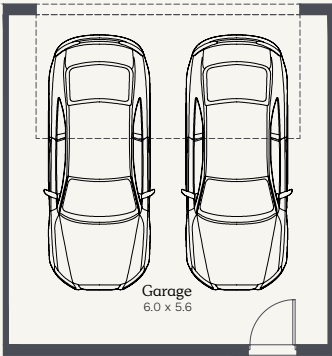


2



2

OPTIONS
3 Bed
4 Bed GF ensuite upgrade



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

Lot 1932, 1933, 1936, 1937

House Size 19.73sq



4

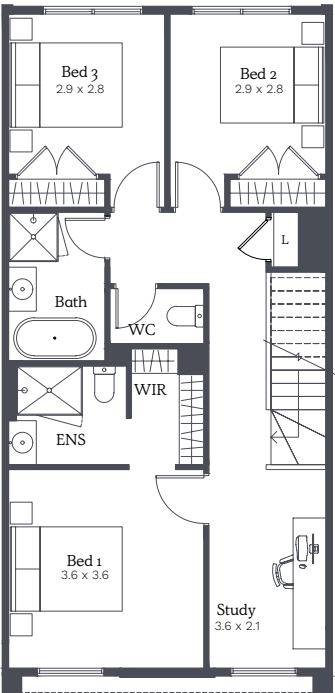
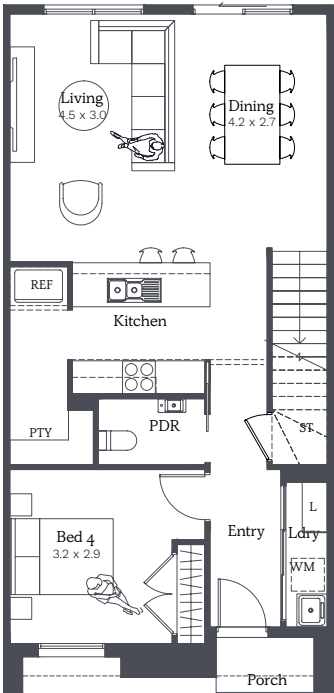
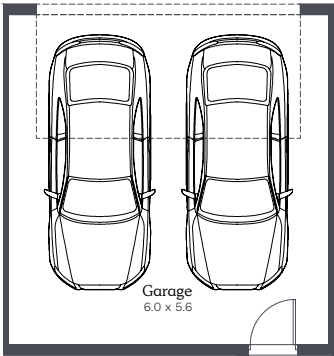


2



2

OPTIONS
3 Bed
4 Bed GF ensuite upgrade



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

Lot 1938

House Size 20.78sq



4

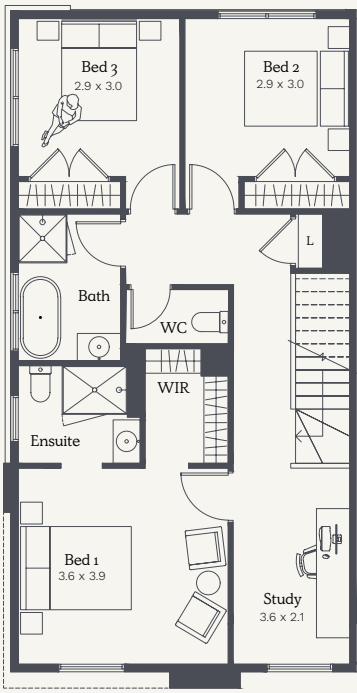
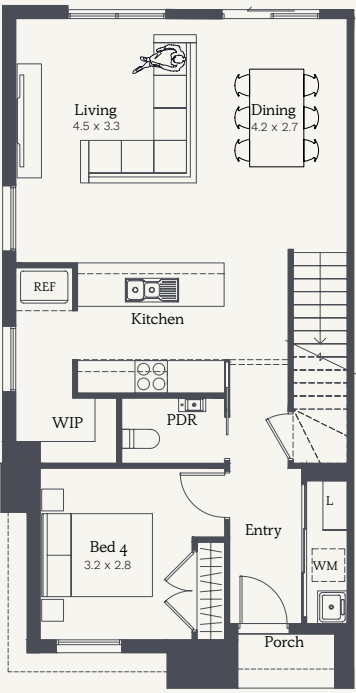
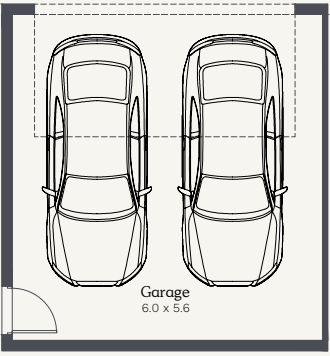


2



2

OPTIONS
3 Bed
4 Bed GF ensuite upgrade



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



## Inclusions

General	
<b>Guarantee</b>	25 year structural guarantee
<b>Construction</b>	Dwelling constructed independently

Connections	
<b>Taps</b>	Garden Tap
<b>Stormwater</b>	Stormwater drains
<b>Sewer</b>	Sewer drains
<b>Utilities</b>	Electricity, gas and water connections
<b>Fibre Optic</b>	Fibre Optic provisions (does not include installation of Hub or final connections)
<b>Costs</b>	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 main living and 2440mm to other level
Plasterwork	Cove cornice to entire home

Windows	
Material	Aluminium windows
Locks	Keyed locks to all windows

Facade	
<b>Facade</b>	Facade as noted in approved architectural drawings

External Cladding	
Cladding	VBA compliant cladding

Roof	
Roof Materials	Metal sheet roofing or concrete roof tiles (floorplan specific)
	Coloured fascia, gutter, downpipes and cappings

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	Solar hot water unit (note: when an estate requires recycled water connection, a gas continuous flow hot water unit will be supplied.) <b>Subject to gas availability.</b>

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 (plan specific)

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

Electrical	
<b>Safety Switches</b>	Safety switches (residual current devices)
<b>Smoke Detector(s)</b>	Direct wired smoke detectors
<b>Internal Light Points</b>	LED downlights to home (as per plan)
<b>External Lights</b>	1 x Rear flood light
<b>Exhaust Fans</b>	Exhaust fans to areas with no openable window
<b>Power Points</b>	1 x Double powerpoint to each room (refer to Electrical Plans)
<b>TV/Phone Point</b>	1 x Television and phone point (refer to Electrical Plans)
<b>Data Point</b>	1 x Data point (refer to Electrical Plans)





Heating/ Cooling	
Heating Panels (Flat Roof)	Heating panels to all bedrooms and living
Ducted Heating (Pitched Roof)	Ducted heating with thermostat (number of points and unit size are floorplan specific) <b>Note: Subject to gas availability. If no gas is available, heating panels will be provided.</b>
Cooling System	Reverse cycle split system to main living (unit size is plan 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 (plan 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 (plan 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)

Appliances	
Oven	600mm stainless steel built-in oven
Cooktop	600mm stainless steel gas cooktop
Rangehood	Stainless steel undermount rangehood
Dishwasher	600mm stainless steel dishwasher

Laundry	
Trough	Freestanding laundry trough with cabinet and chrome mixer
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 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. Where the estate or development has no gas supplied, electric will be provided at no cost.
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V2 02.10.2024

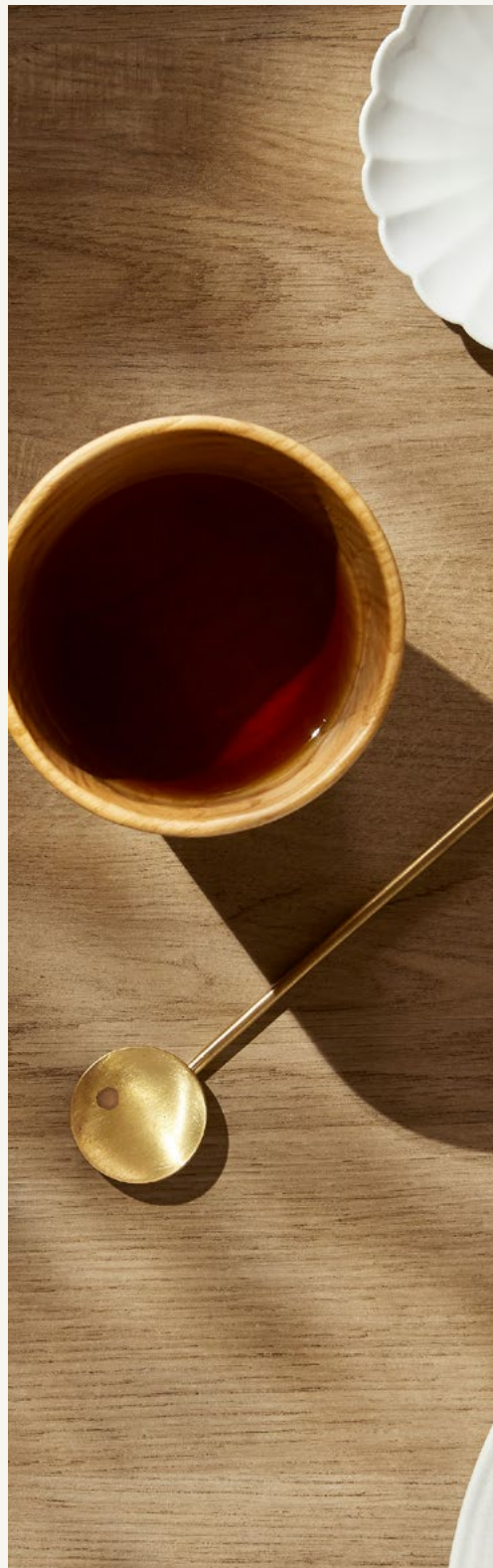


Artist Impression  
Artist Impression: Images used are for colour reference and material finish only, please refer to contract drawings. Items shown include upgrade options.  
Note: Tapware, wall tiles, square set ceiling, mirror and blinds are upgrade items. Render based on an Inverloch design.



# Interior styling that is easily accessible.

Your choice of three colour schemes.



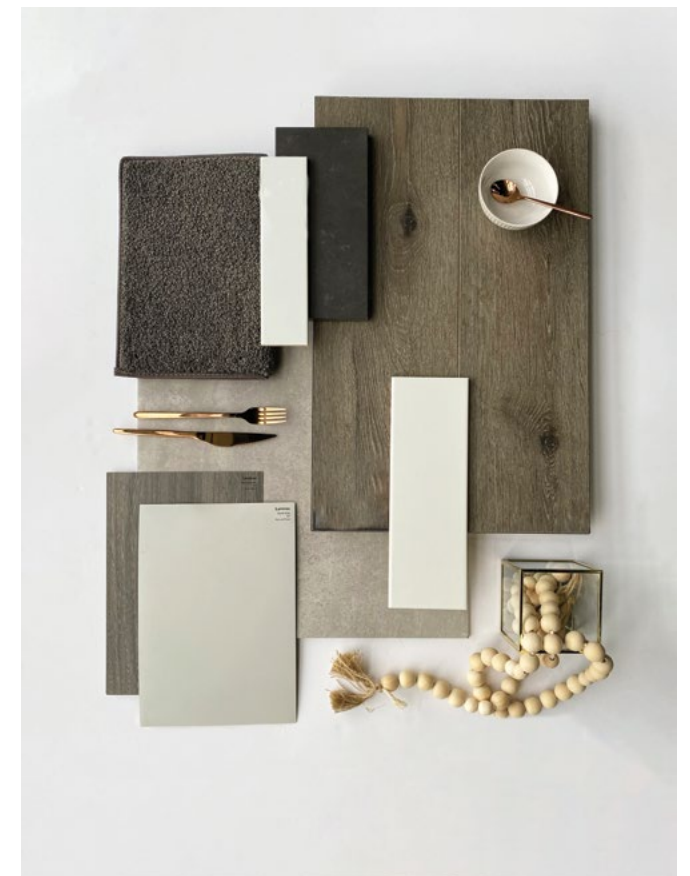
## Mode.

A light and soothing sanctuary.



## Luxe.

A moody and dramatic space.







## Coastal.

A calming retreat.





# 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 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.

\*For terms and conditions, please visit <https://nostrahomes.com.au/terms.html>

A strong partnership, delivering excellence together.



## 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

Villawood Properties has grown to become one of Australia’s leading residential land developers. With a proven track record in delivering innovative, community-focused developments, Villawood boasts a portfolio of over 50 completed residential projects. Villawood Properties understands there is much more to creating a living, breathing community than simply constructing a housing allotment, and are committed to going that extra mile to deliver vibrant communities where residents form strong and lasting relationships.



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



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Townhome Sales Consultant

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Build with property  
experts you can trust.

Proudly built and developed by

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properties

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