

TOWNHOMES

Redefine the way you live.

NOSTRA



Stockland

MT. ATKINSON



Discover the charm of townhome living in Mt Atkinson.



2 & 4



2



1-2

The next-generation of contemporary homes in Mt Atkinson 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 has partnered with Stockland Mt Atkinson to bring you a selection of stunning 2 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 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



Belong to Melbourne's new west.

Mt. Atkinson offers a truly connected urban lifestyle. Where high walkability means employment, education, shopping, health services and parklands are closer than ever before, enabling a better quality of life. Mt. Atkinson will be a place to call home, this is where the west lives.



Future
Town Centre



4.9km
from Rockbank Train Station



50+ hectares
Mt Atkinson reserve



25km
from Melbourne's CBD



**Proposed sports
and recreation precinct**



4,200+ families
will call Mt. Atkinson home



A thriving community.

Located in Truganina just 25km from Melbourne’s CBD, Mt. Atkinson will have everything you need to live a connected and convenient life. A considered master-planned design creates a balance between modern infrastructure, transportation and beautiful natural surrounds.



NOSTRA
HOMES

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



- Shopping and Amenities**
 - Killara Cafe
 - Proposed Local Convenience Centre
 - Future Town Centre
 - Caroline Springs Square - 7.5km
- Transport Connections**
 - Community Bus Service
 - Proposed Train Station
 - Rockbank Train Station - 4.9km
 - Caroline Springs Railway Station - 6.6km
 - Melbourne Airport - 24.7km
 - Melbourne CBD - 25km
- Leisure and Sporting Clubs**
 - Proposed Indoor Recreation Centre
 - Proposed Sports and Recreation Precinct
 - Proposed Playing Fields
 - Mount Cottrell Recreation Reserve - 5.5km
- Early Education and Schools**
 - Mt. Atkinson Kindergarten
 - Future Private Primary School
 - Future Private Secondary School
 - Future Government Primary School
- Community Centres**
 - Mt. Atkinson Children's & Community Centre
 - Mt. Atkinson Community Centre by Edmund Rice Services
- Parks and Open Spaces**
 - Proposed Bike Paths and Walkways
 - Grizzly Bear Park
 - Mt. Atkinson Reserve
 - Western Grasslands Nature Reserve
 - Conondale Park
- Medical Centres**
 - Melton Health - 13.2km
 - Sunshine Hospital - 13.6km
- Sales & Information Centre**
- Display Village**

- Legend**
- Future Residential Townhomes
 - Education
 - Proposed Community Centre
 - Proposed Retail/Commercial/Business
 - Proposed Mixed Use
 - Sold
 - Existing Train Line
 - Overhead Power Easement

Lot 30545
157m²

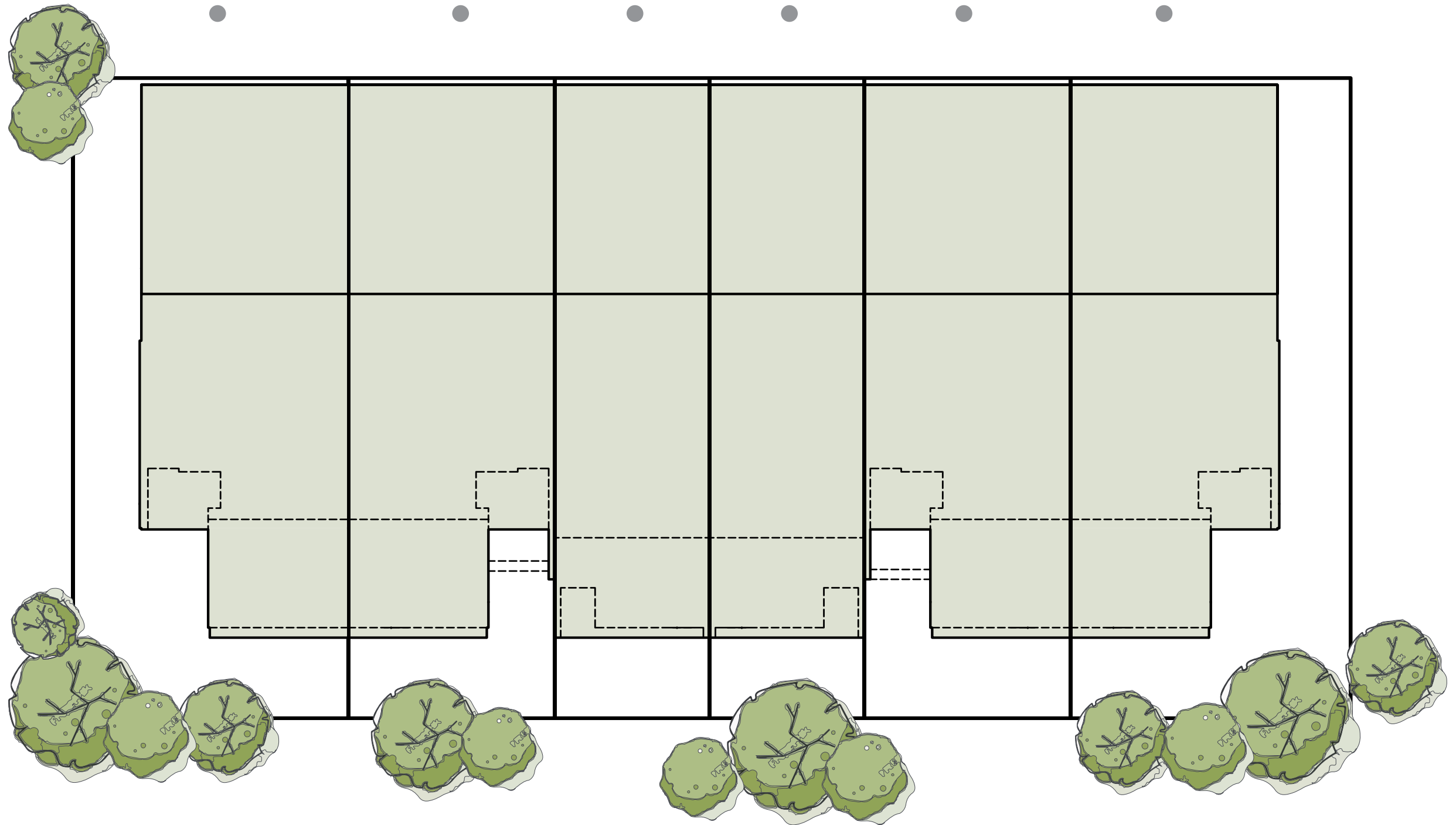
Lot 30546
115m²

Lot 30547
87m²

Lot 30548
87m²

Lot 30549
115m²

Lot 30550
154m²



For illustrative purposes only.



Lot 30545 | Murano 19 c
19sq

4 2 2



Lot 30546 | Murano 19
19sq

4 2 2



Lot 30547 | Murano 16
16sq

2 2 1



Lot 30548 | Murano 16
16sq

2 2 1



Lot 30549 | Murano 19
19sq

4 2 2



Lot 30550 | Murano 19c
19sq

4 2 2



Murano 16

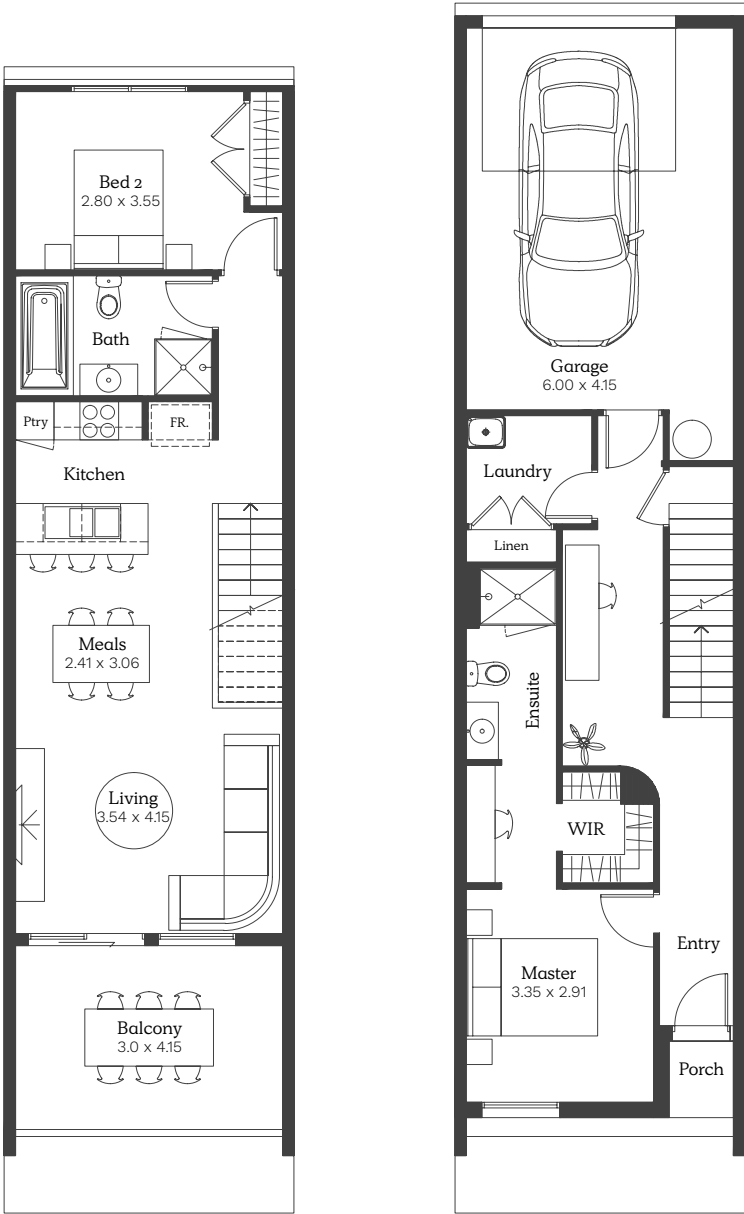
Lot 30547-30548

House Size 16sq
Land Area 87m²


2


2


1



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

Murano 19

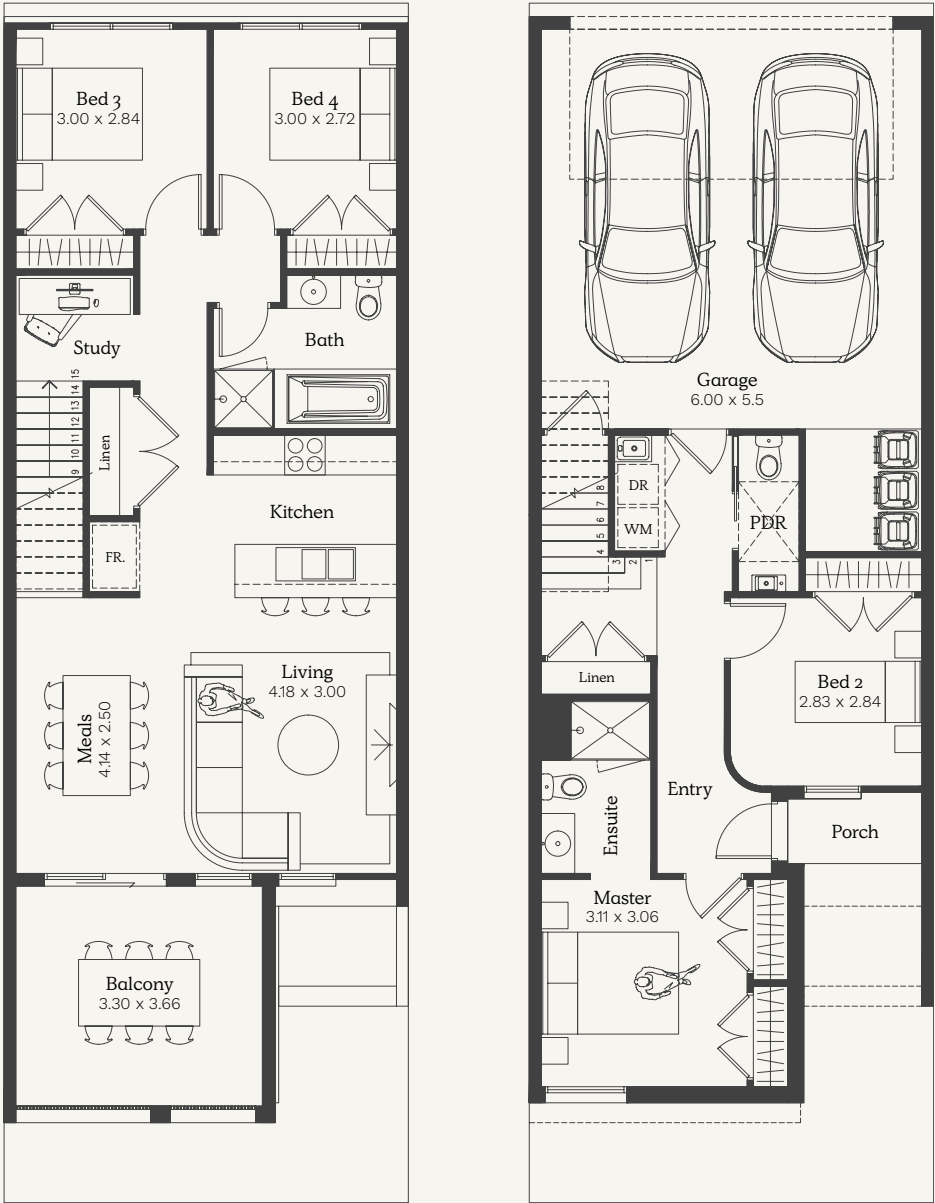
Lot 30546, 30549

House Size 19sq
Land Area 115m²


4


2


2



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



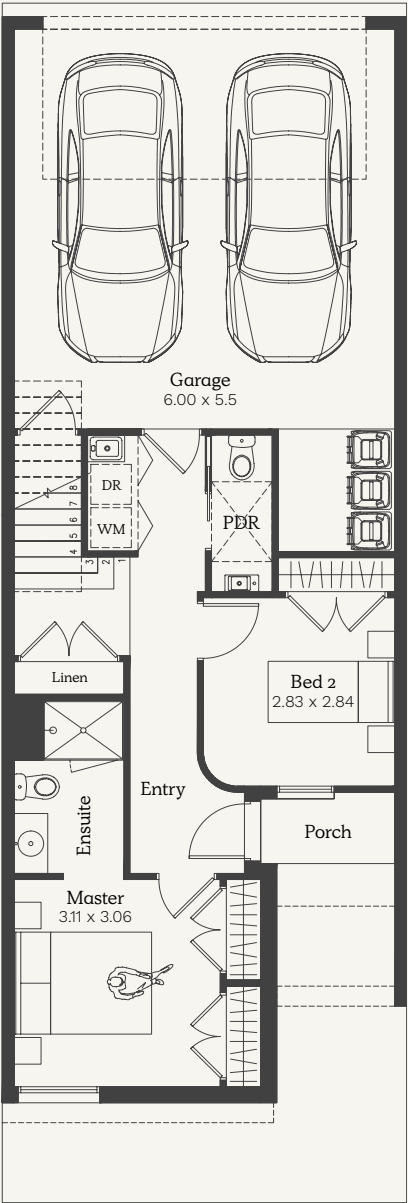
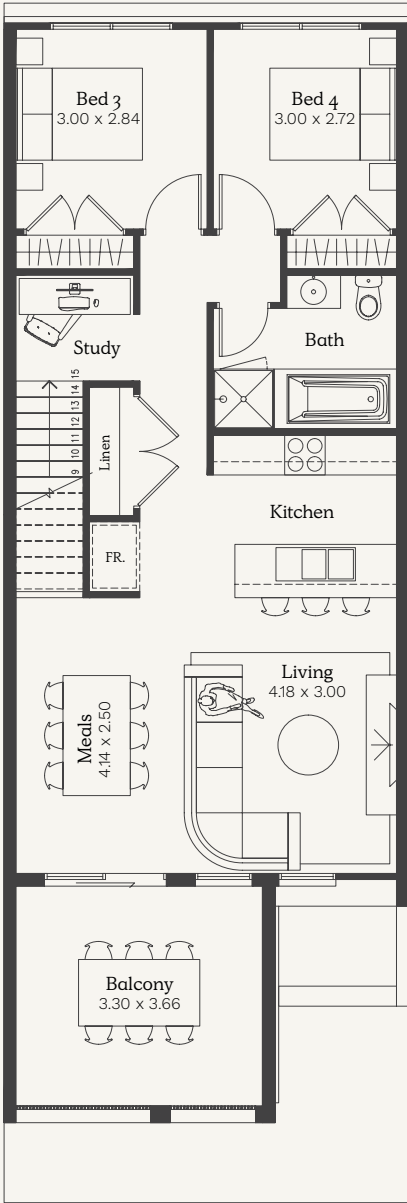
Murano 19c

		
4	2	2

Lot 30545, 30550

House Size 19sq

Land Area 154, 157m²



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



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	2740mm high ceilings
Double Storey	2440mm high ceilings to ground floor and 2590mm 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

External Cladding	
Cladding	VBA compliant cladding

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
Hot Water System	Solar boosted eletric 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

Staircase	
Stairs	MDF treads and risers with carpet (plan 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
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
Ducted Heating (Pitched Roof)	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.



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)
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 gas 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.

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

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)



Designer basins & tapware

20mm mineral surface benchtop

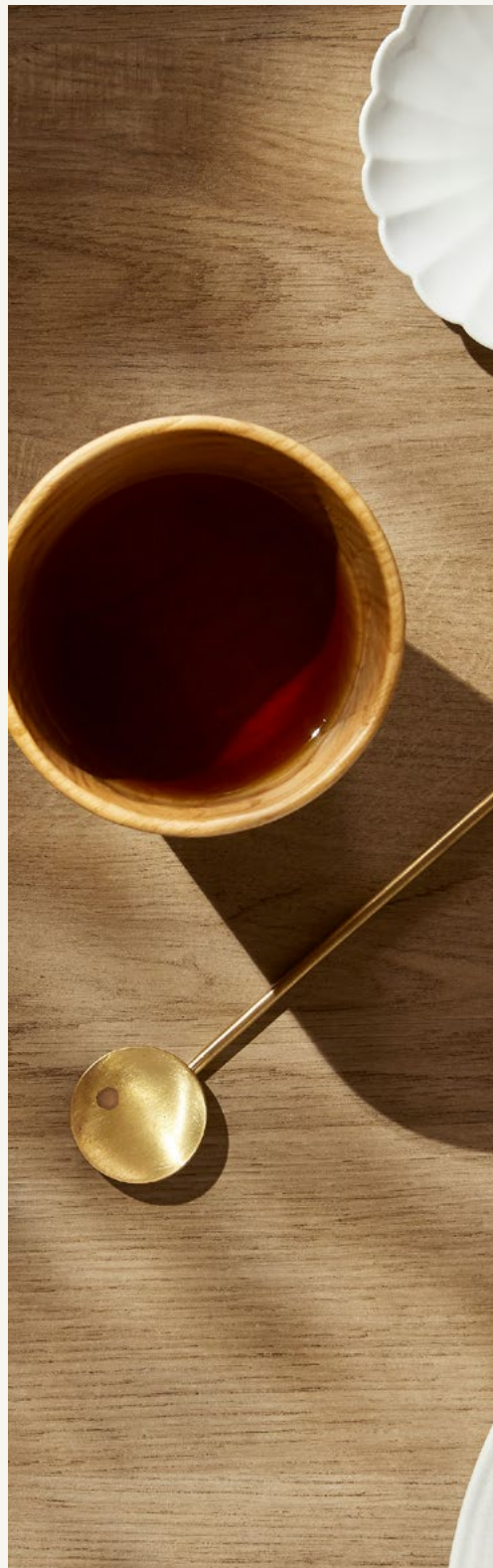
Full floating laminate cabinets

Oversized floor tiles

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.



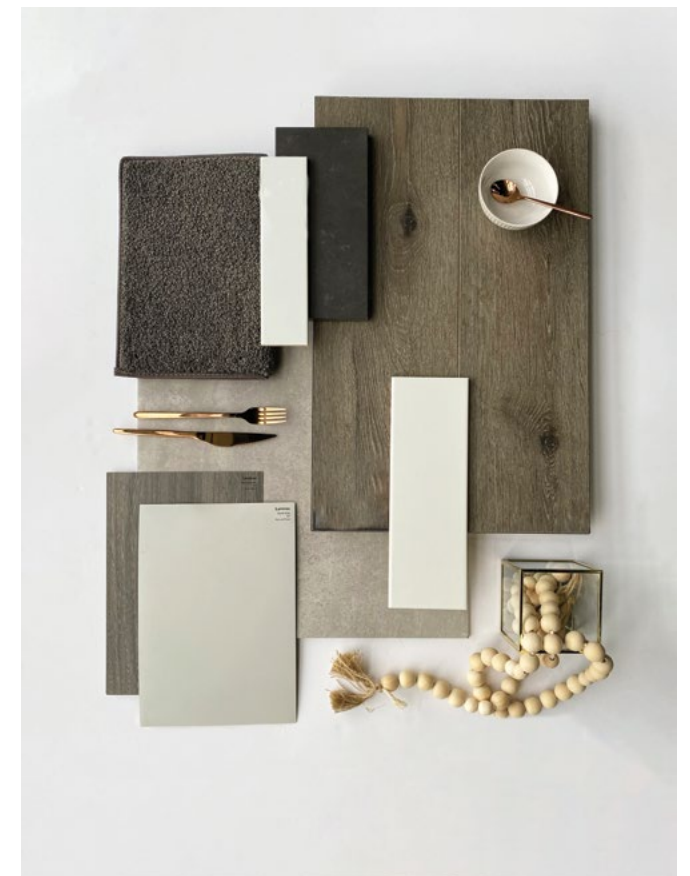
Mode.

A light and soothing sanctuary.



Luxe.

A moody and dramatic space.



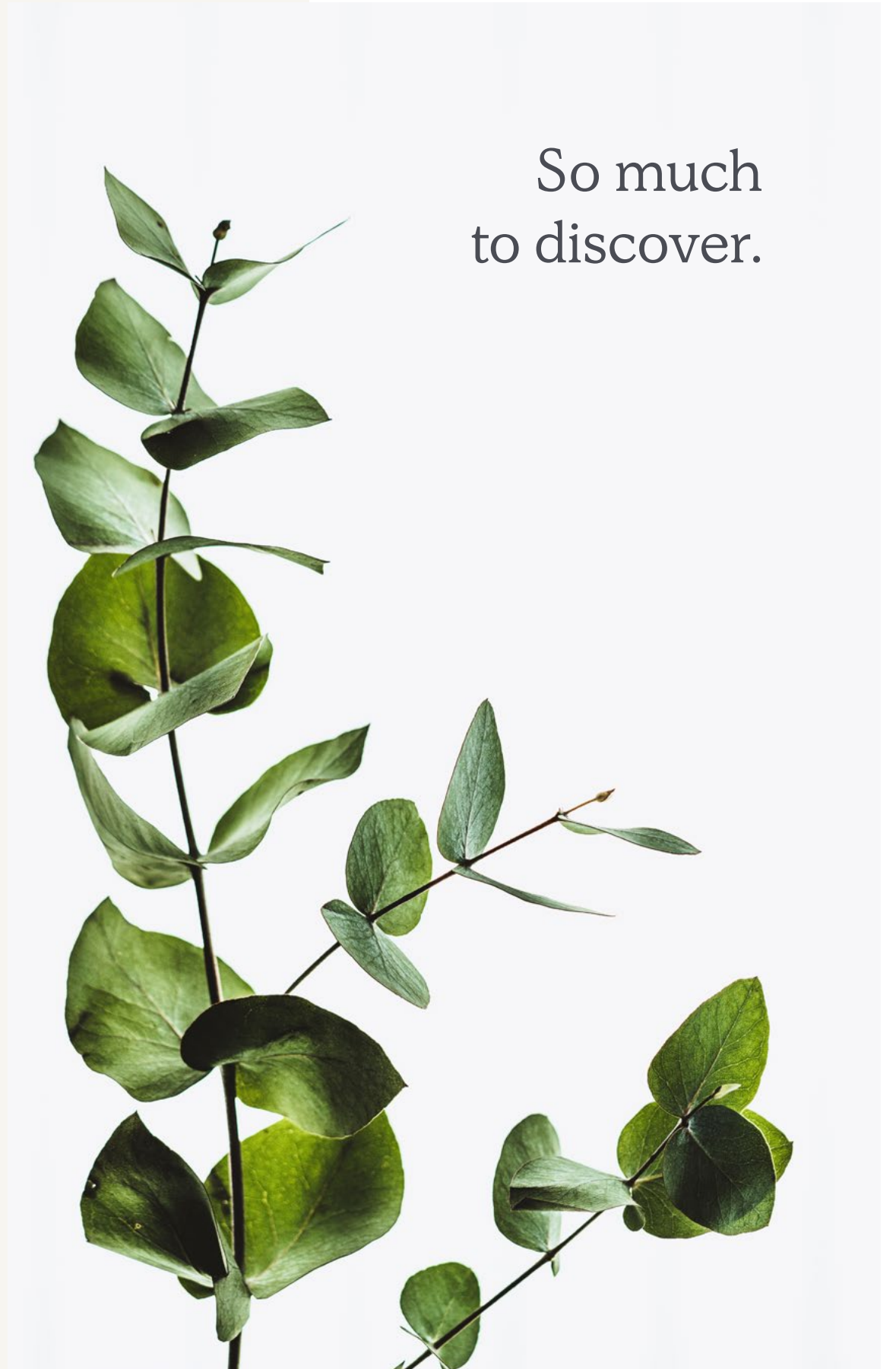


Coastal.

A calming retreat.



So much
to discover.



Nostra’s point of difference.

Motivated to deliver architecturally inspired design and craftsmanship.



Architecturally inspired 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.

A strong partnership,
delivering excellence
together.

NOSTRA

BUILDER

Specialising in turn-key townhome living, Nostra have been building homes across Melbourne since 2006. Nostra maintains a focus on creating affordable homes using only quality products. With a high level of standard finishes, Nostra’s townhome options are a great choice for anyone looking for a modern, low maintenance living space with architectural appeal.



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.




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Build with property
experts you can trust.

Proudly built and developed by

NOSTRA
H O M E S

 Stockland | **MT. ATKINSON**

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