



TOWNHOMES

Redefine the way you live.

HARPLEY STAGE 78 NORTH



Artist Impression

Discover the charm of townhome living in Harpley.

The next-generation of contemporary homes in Werribee 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 to bring you a selection of stunning 2, 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





Your new lakeside neighbourhood.

This natural neighbourhood surrounded by unique waterways is set to become a destination like no other. It's a place built for community and convenience, where everything you need to live a fulfilling life is within easy reach. From the future waterfront town centre to hectares of lush parkland on your doorstep, Harpley is an exciting neighbourhood rich with opportunity.



4.4km

from Werribee train station



Town Centre with Coles, Liquorland, Dan Murphy's, specialty stores and eateries now open



100 hectares

of the community is dedicated to open space



Education

including two childcare centres, one kindergarten, one catholic primary school, one public primary school, one public secondary and one specialist school



3km

from Werribee's CBD





Welcome to the neighbourhood

Every detail of Harpley has been designed to support a lifestyle of ease and enjoyment.



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



Artist Impression

As to the accuracy of the information in this plan nor does Lendlease accept any responsibility for any inaccuracies or omissions. Artists' impressions and images are for illustrative purposes only. You 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 as at April 2024. ^Indicative distances sourced from Google Maps. * Subject to planning approval.

Lot 7812
151m²

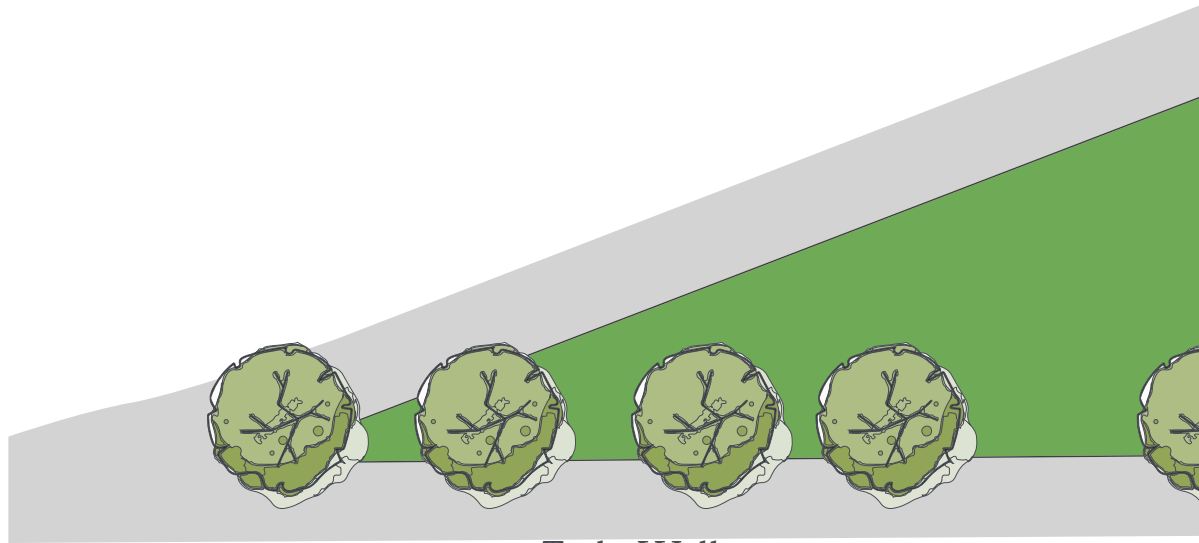
Lot 7811
114m²

Lot 7810
114m²

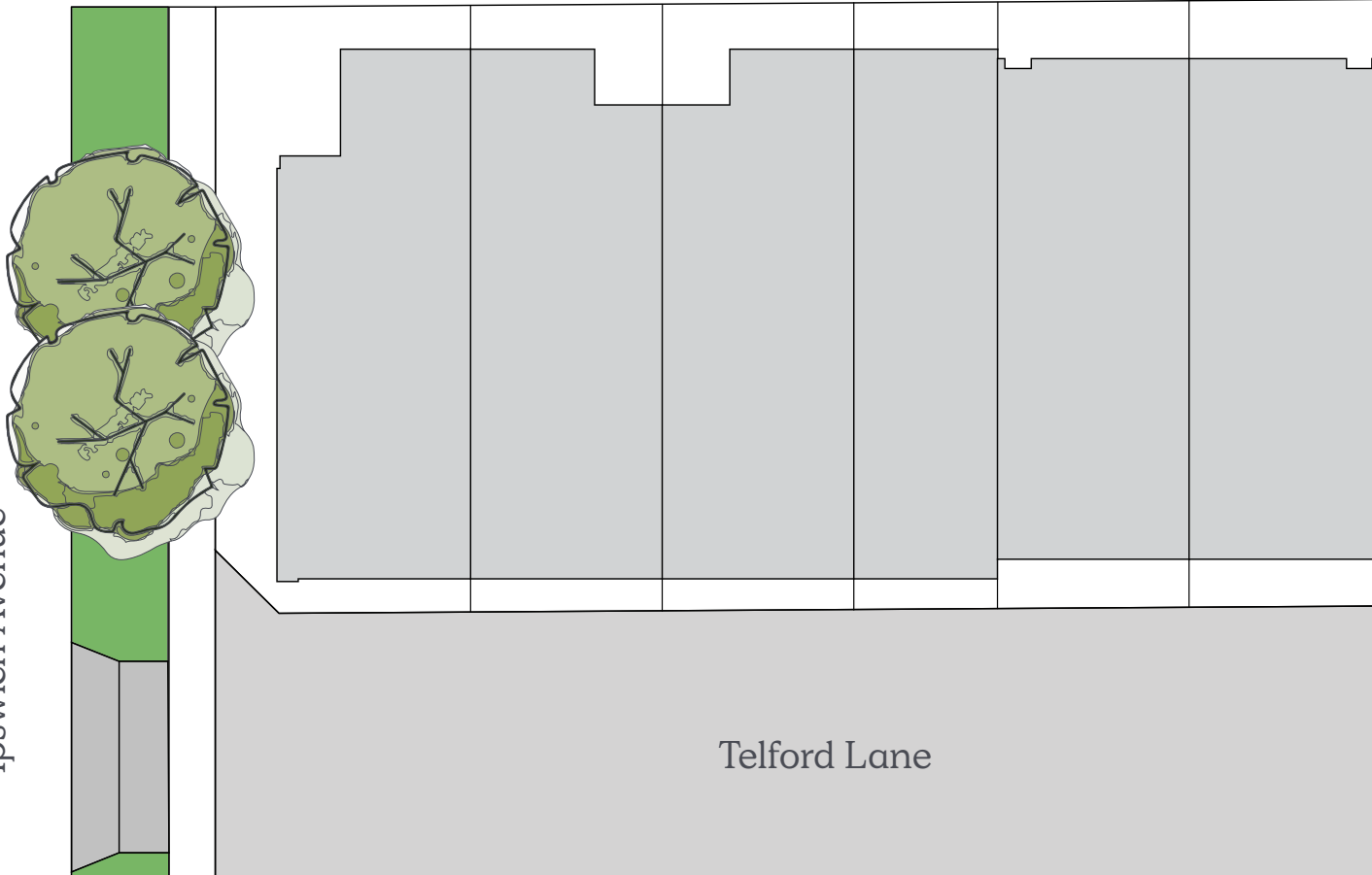
Lot 7809
86m²

Lot 7808
114m²

Lot 7807
114m²



Toda Walk



Ipsswich Avenue

Telford Lane

Lot 7806
86m²
●

Lot 7805
86m²
●

Lot 7804
114m²
●

Lot 7803
86m²
●

Lot 7802
86m²
●

Lot 7801
194m²
●



Choose your design.

We provide you with the freedom to choose between a 2, 3 or 4 bedroom design to find the perfect home that aligns with your lifestyle and budget.

Lot 7801
20.26sq



















Lot 7802
14.96sq

Lot 7803
14.96sq

Lot 7804
20.12sq

Lot 7805
14.96sq

Lot 7806
14.96sq

																	
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Lot 7807
20.12sq

Lot 7808
20.12sq

Lot 7809
15.62sq

Lot 7810
19.54sq

Lot 7811
19.54sq

Lot 7812
19.43sq


3


2


2


3


2


2


2


2


1


4


2


2


4


2


2


4


2


2



Murano 2ocr

Lot 7812

House Size 19.43sq



4



2



2



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

Murano 20c

Lot 7801

House Size 20.26sq



3



2



2



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

Murano 20r

Lot 7810, 7811

House Size 19.54sq



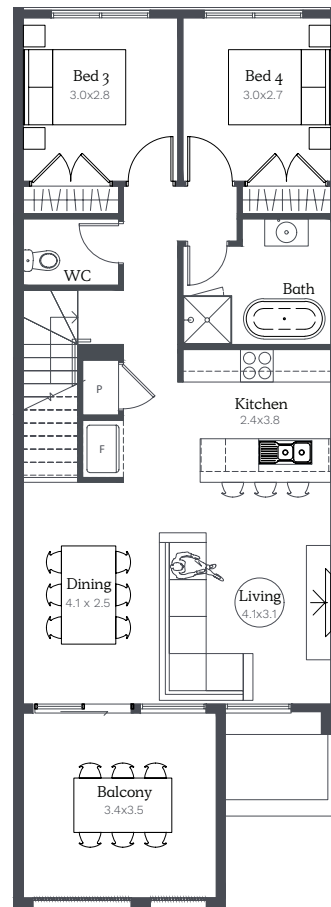
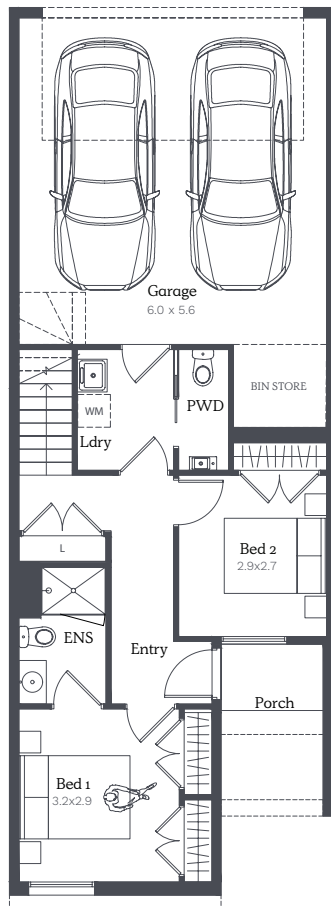
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2



2



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

Murano 20

Lot 7804, 7807, 8708

House Size 20.12sq



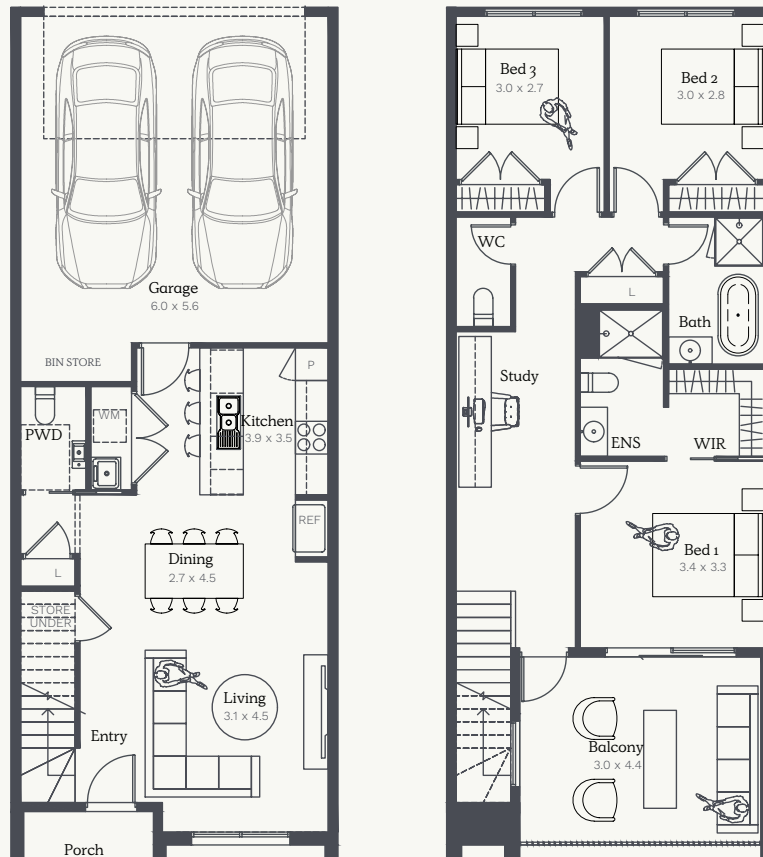
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2



2



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

Murano 16r

Lot 7809

House Size 15.62sq



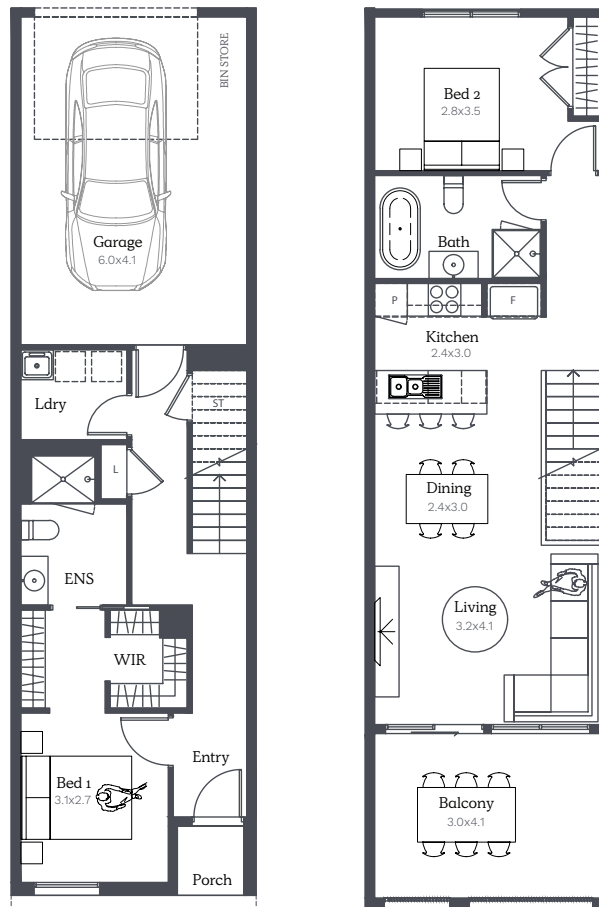
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2



1



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

Murano 15

Lot 7802, 7803, 7805, 7806

House Size 14.96sq



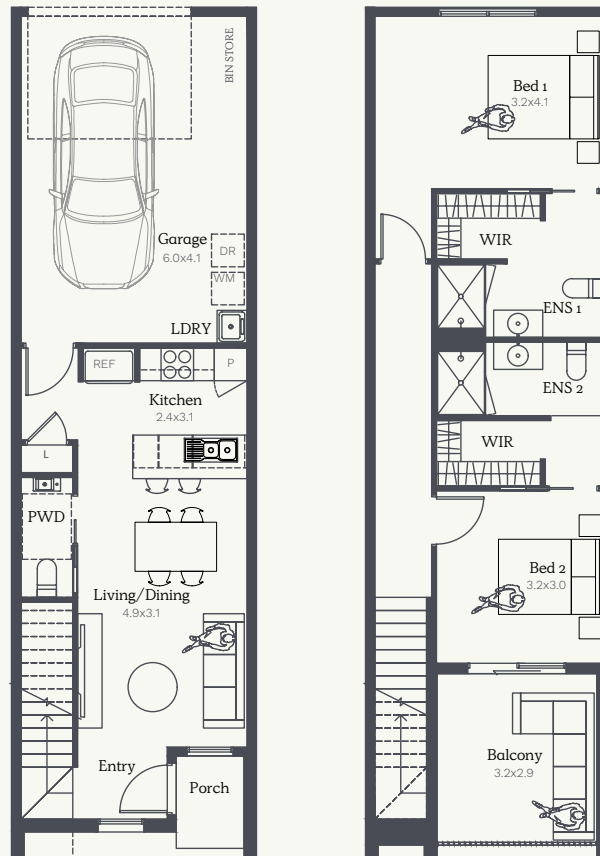
2



2



1



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

Facade	Facade as noted in approved architectural drawings
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External Cladding

Cladding	VBA compliant cladding
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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	Electrical storage hot water unit

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 (floorplan 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. 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)



LED downlights to home

Lofty high ceilings

Overhead cupboards including feature open shelves

20mm kitchen mineral surface benchtop

Timber laminate to main living areas

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	
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)
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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

20mm mineral surface benchtop

Full floating laminate cabinets

Oversized floor tiles

Interior styling that is easily accessible.

Your choice of four colour schemes.



Mode.

A light and soothing sanctuary.





Luxe.

A moody and dramatic space.





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 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.



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

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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Townhome Sales Consultant

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Build with property experts you can trust.

Proudly built and developed by

NOSTRA
HOMES



House and land sold separately. Nostra Homes and Developments Pty Ltd acts as the builder of the home only. Buyers must enter into a separate contract with the land developer for the purchase and development of the land. Buyers should review the land and building contracts carefully, make their own inquiries and obtain independent advice before proceeding. Illustrations and information are intended to be indicative only and are believed to be correct at the time of publication. Nostra Homes and Developments Pty Ltd reserves the right to withdraw or alter any package at any time without notice at its absolute discretion. Estimated costs for the package are indicative only and other costs and fees are payable, including but not limited to: transfer/stamp duty, settlement/registration fees, legal/conveyancing fees, finance costs, site works, engagement of any consultants, approvals, connection for services and variations. All imagery on this brochure is for illustrative purposes only. Artist impression is for illustrative purposes only. Items depicted in these images that are excluded from the standard inclusions are included but not limited to pendent lighting, frameless shower screen, freestanding bath, finger-pull cabinetry and fixtures. Final drawings are subject to developer and council approval; refer to the contract documentation for further details. Nostra Homes reserves the right to amend specification and price without notice. The First Home Owners Grant is a Government incentive and is subject to change. Nostra Homes and Developments Pty Ltd. Information and other content contained within this document is believed to be accurate as at October 2023 but may change at any time without notice. No warranty or representation (implied or express) is given as to the accuracy, reliability or completeness of the information or other content contained in this document.