

TOWNHOMES

PREMIUM COLOUR GUIDE

HARPLEY NORTH S78



A seamless colour selection experience.

The Nostra Homes team and I are dedicated to deliver a premium level of service at every step of your Nostra Homes journey, enhancing and maximising your home building experience.



Anthony Caruan

Nostra Homes

The Nostra difference.

Delivering architecturally inspired design and craftsmanship.



Architecturally designed homes



Dedicated Customer Service Officer



12 Months RACV Home Assist



25 Year Structural Guarantee



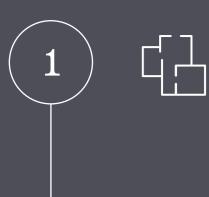
Bespoke colour schemes



Trusted suppliers and construction method

NOTE All colours shown in this book are a guide only. Categories and colours are indicative and can be subject to change.

A seamless process.



Select design, colours and upgrades and pay your initial deposits

Pay your build deposit Pay your land deposit



Sign contracts and pay full deposits

Build contract: balance of 5% deposit Land contract: balance of 5% or 10% deposit (project specific)



Welcome to Nostra Homes

Nostra Homes Customer Care Manager will contact you and provide you with access to your personal 24/7 online portal, keeping you updated with your build progress at all times

Construction

Construction of your new build takes place, featuring quality inspections at each milestone

Completion & move in

25 Year Structural Guarantee RACV Home Assist FREE for 12 months



Guarantee Construction Connections Taps Stormwater Sewer Utilities	25 year structural guarantee Dwelling constructed independently Garden tap Stormwater drains
Taps Stormwater Sewer	'
Taps Stormwater Sewer	'
Stormwater Sewer	'
Sewer	Stormwater drains
Utilities	Sewer drains
	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 Double Storey	2740mm high ceilings 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
LUCKS	Reyed tocks to all Willdows
Facade	
Facade	Facade as noted in approved architectura drawings
External Cladding	
	VBA compliant cladding
External Cladding Cladding	VBA compliant cladding
	VBA compliant cladding
Cladding	VBA compliant cladding Metal sheet roofing or concrete roof tiles (floorplan specific)

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 Stoircose 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 / Architroves 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 rase. 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 Light Points 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)	Wrap	Sisalation wall wrap
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 read to the shelf with chrome hanging read t	External Walls	<u>'</u>
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Heating Panels	Heating panels to all bedrooms and secon 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 par
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	20
Benchtops Doors/Drawers	20mm mineral surface benchtops 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

Oven	600mm Fisher & Paykel black built-in over
Cooktop	600mm Fisher & Paykel black induction cooktop
Rangehood	Fisher & Paykel stainless steel undermoun rangehood
Dishwasher	600mm Fisher & Paykel 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)
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.



Internal Inclusions

Mode Colour Scheme

Option 1. Mode



Timber Laminate Flooring
Light Timberlook



Carpet
Light Grey (100% Polyester)



Mineral Surface Benchtops

Kitchen, Bathroom, Ensuite
20mm Edge - Light Grey



Kitchen Overhead Cabinetry
Light Timberlook



Kitchen Base Cabinetry
Light Grey



Bathroom & Ensuite Base
Cabinetry
Light Timberlook



Walls Tiles

Kitchen - White (Refer to plan for sizing)



Wall Tiles

Laundry - White (Refer to plan for sizing)

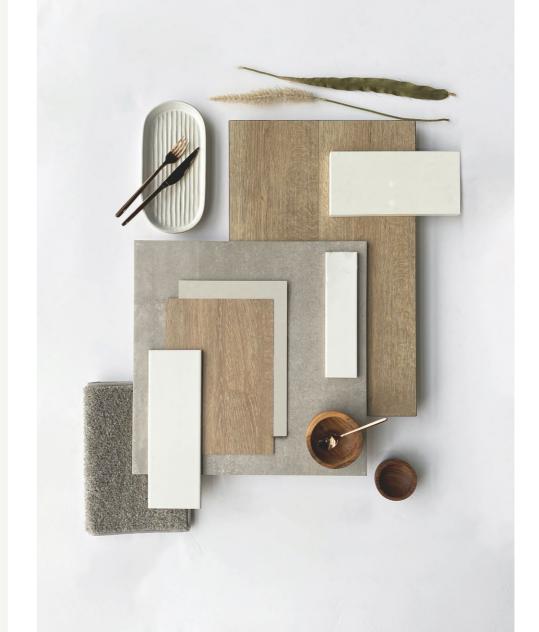


Wet Area Floor & Wall Tiles

Medium Grey



Paint Colour
White



Mode.

A light and soothing sanctuary.



Option 1. Mode 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.

Internal Inclusions

Luxe Colour Scheme

Option 2. Luxe



Timber Laminate Flooring

Dark Timberlook



Carpet

Medium/Dark Grey (100% Polyester)



Mineral Surface Benchtops

Kitchen, Bathroom, Ensuite 20mm Edge - White



Kitchen Overhead Cabinetry

Dark Timberlook



Kitchen Base Cabinetry

Light Grey



Bathroom & Ensuite Base Cabinetry

Dark Timberlook



Wall Tiles

Kitchen - White (Refer to plan for sizing)



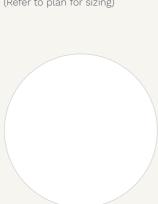
Wall Tiles

Laundry - White (Refer to plan for sizing)



Wet Area Floor & Wall Tiles

Medium Grey



Paint Colour

White



A moody and dramatic space.







Upgrade Option (\$1,990 design option) Coastal Colour Scheme

Option 3. Coastal



Timber Laminate Flooring

Dark Timberlook



Carpet

Light Grey (100% Polyester)



Mineral Surface Benchtops

Kitchen, Bathroom, Ensuite 20mm Edge - White



Wet Area Floor & Wall Tiles

Medium Grey



Kitchen, Bathroom, Ensuite

Dark Grey



Kitchen Overhead Cabinetry

Light Grey



Kitchen Wall Tiles

White



Laundry

White Satin Finish



Paint Colour

White



Cabinetry Handles

Cabinetry Doors & Drawers (Includes Overhead Cabinetry)





Coastal.

A calming retreat.





Artist Impression: Images used are for colour reference and material finish only, please refer to contract drawings. Items shown include upgrade optio Render based on an Invertoch design.

Oversized floor tiles

Upgrade Option (\$19,900 design option) Architecton Colour Scheme

Option 4. Architecton



Engineered Timber Flooring

Light Timber



Carpet

Medium Grey



Mineral Surface Benchtops

Kitchen, Bathroom, Ensuite 20mm Edge - White Veined



Kitchen Overhead Cabinetry (Rangehood area)

Nuance - Black



Kitchen Base Cabinetry

AbsoluteMatte - Paper Bark



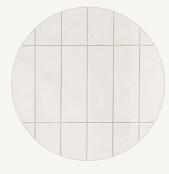
Bathroom & Ensuite Base Cabinetry

Nuance - Black



Kitchen Splashback Mirror

Bronze



Laundry Wall Tiles

White (Refer to plan for sizing)

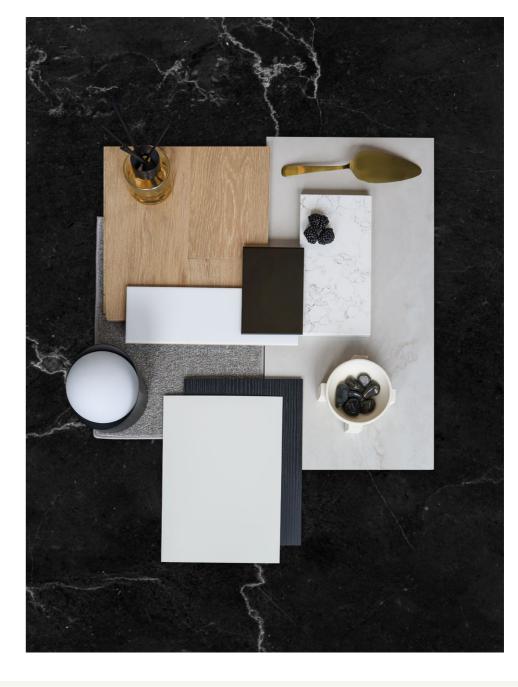


Wet Area Floor & Wall Tiles

White Lappato (Refer to plan for sizing)



Modern haven of luxurious contrast.



Paint Colour

White

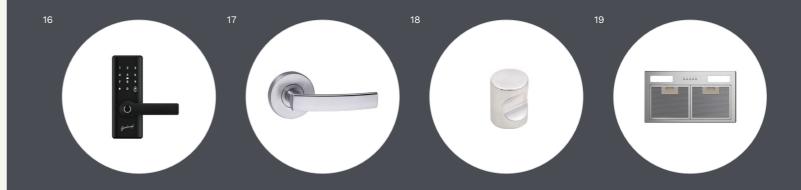




Artist Impression: Images used are for colour reference and material finish only, please refer to contract drawings. Items shown include upgrade opti Render based on an Inverloch design.

Standard Fittings & Fixtures.

01 02 03 04 06 09 07 08 10 12 13





Standard Kitchen Tapware Inclusions

01	Sink Mixer	Chrome Gooseneck Mixer	

Sink Chrome Double Bowl Sink with Side Drainer

Standard Bathroom, Ensuite, Powder-room Inclusions

03	Basin Mixer	Chrome Vessel Mixer
04	Basin	White Round Above Counter basin
05	Shower Outlet	Chrome Shower on Rail
06	Shower and Bath Mixer	Chrome Mixer
07	Bath Outlet	Chrome Wall Bath Outlet
08	Bath	White Acrylic Tub
09	Vanity (Powder)	White Wall Basin
10	Toilet Suite	White Close Coupled Toilet Suite
11	Towel Rail	Chrome 600mm Double Towel Rail
12	Toilet Roll Holder	Chrome Toilet Roll Holder
13	Robe Hook Round Plate	Chrome (if applicable)

Standard Laundry Inclusions

14	Laundry Mixer	Chrome Mixer
15	Laundry Trough	Freestanding

Standard Internal Inclusions

16	Digital Entrance Lock	Black
17	Internal Door Handle	Brushed Chrome
18	Robe/ Linen Handle	Brushed Chrome

Standard Appliance Inclusions

19	Rangehood	Stainless Steel Fisher & Paykel Concealed Undermount Rangehood
20	Cooktop	Black 600mm Fisher & Paykel Induction Cooktop
21	Oven	Black 600mm Fisher & Paykel Built-in Oven
22	Dishwasher	Stainless Steel 600mm Fisher & Paykel Underbench Dishwasher

Black Interior Upgrade Pack.



Standard Black Kitchen Tapware Inclusions

01 Sink Mixer Black Matte Gooseneck Mixer

Standard Black Bathroom, Ensuite, Powder-room Inclusions

02	Shower and Bath Mixer	Black Matte Vessel Mixer
03	Basin Mixer	Black Matte Mixer
04	Bath Outlet	Black Matte Wall Bath Outlet
05	Shower Outlet	Black Matte Shower on Rail
06	Framed Shower screen	Black Matte Framed Shower Screen
07	Toilet Roll Holder	Black Matte Toilet Roll Holder
80	Towel Rail	Black Matte 600mm Double
		Towel Rail

Standard Black Internal Inclusions

,	Internal Door Handle	Black Matte Handle
	Robe Hook Round Plate	Black Matte (if applicable)
	Robe/Linen Door Handle	Black Matte Knob



Upgrade Options.

01 02 03 03 04 04 05 06 06 06 07 08 07 08

Upgrade Kitchen Tapware Options

Sink Mixer	Chrome/Black Flexible Hose
Sink Mixer	Matte Black Flexible Hose
Undermount Sink	Matte Black Double Bowl
Undermount Sink	Chrome Double Bowl
	Sink Mixer Undermount Sink

Upgrade Bathroom, Ensuite, Powder-room Options

05	Mirror	Pill shaped LED mirror
06	Cabinetry	Pill shaped Shaving Cabinet
07	Vanity (Powder)	White Wall Basin

Upgrade Kitchen Lighting



Step 2. Upgrades

#	Item	Price (inc. Gst)	
	KITCHEN/BATHROOM/PDR UPGRADES		
1	Provide 40mm mineral surface edging to kitchen bench in lieu 20mm	\$920	0
2	Provide 40mm mineral surface edging to bathroom and ensuite in lieu 20mm	\$620	0
3	Provide mirrored splashback to kitchen	\$1,940	0
4	Provide overhead cupboard to kitchen in lieu of open shelf	\$960	0
5	Provide overhead cupboard to fridge space in lieu of open space	\$1,200	0
6	Provide stainless steel undermount sink	\$1,220	0
7	Provide black undermount sink	\$1,440	0
8	Provide kitchen mosaic tiled splashback	\$850	0
9	Provide 900mm Fisher & Paykel black appliances in lieu of standard	\$1,920	0
10	Provide privacy snib to powder/bathroom/ensuite door handles	\$390	0
11	Provide soap niche (400mm x 400mm) to bathroom or ensuite \$600 each Qty: Location:	\$	0
12	Provide floor to ceiling tiles to bathroom (three walls as per floor tiles with a white tile feature wall to rear/mirror location - refer to bathroom upgrade image)	\$2,600	0
13	Provide floor to ceiling tiles to powder (three walls as per floor tiles with a white tile feature wall to toilet wall)	\$1,800	0
14	Provide floor to ceiling tiles to ensuite (three walls as per floor tiles with a white tile feature wall to rear/mirror location - refer to bathroom upgrade image)	\$2,600	0
15	Provide semi frameless shower screens throughout	\$980	0
16	Provide capped water point to kitchen fridge space	\$490	0
17	Black interior pack	\$2,700	0
18	Kitchen Vezz flexible hose sink mixer chrome or black	\$425	0
19	LED pill shaped mirror with full tiling on wall of mirror only \$1,950 each Qty: Location:	\$	0
20	Pill shaped shaving cabinet with continuation of tiles (refer to plans for layout) \$840 each Qty: Location:	\$	0
	INTERNAL UPGRADES		
21	Provide sliding flush panel robe door to bedroom in lieu of standard hinged to bedroom robe \$660 each Qty: Location:	\$	0
22	Provide framed mirrored sliding robe door in lieu of standard hinged to bedroom robe \$990 each Qty: Location:	\$	0
23	Provide fibre glass mesh flydoor to rear sliding door \$590 each Qty:	\$	0
24	Provide KDHW timber staircase in lieu of standard (clear finish only) - floorplan specific	\$5,600	0
25	Provide laminate benchtop and cupboard to laundry	\$1,120	0
26	Provide tiles to living areas in lieu of timber laminate	\$1,800	0
27	Provide tiles/floorboards to living area in lieu of carpet (plan specific refer to plan)	\$950	0
28	Provide upgrade carpet (dark grey - 100% nylon) with 10mm carpet underlay	\$3,470	0
29	Provide Belray suntube (500mm diameter) to first floor bathroom/ensuite \$1520 each Qty: Location:	\$	0
30	Provide hinged door to master bedroom robe / ensuite (plan specific) \$590 Qty: Location:	\$	0
31	Provide square set cornices to ground floor only	\$2,200	0
32	Provide square set cornices to first floor only	\$2,620	0
33	Blinds & flyscreens to all openable windows Note: blinds to sliding door only. Excludes entry door.		
	13.99 sq and under	\$2,900	0
	14 sq and above	\$3,900	0
	Corner allotment Note: additional upgrade for corner lot	\$800	0
34	Provide manual sectional door to rear of garage (floorplan specific)	\$3,400	0
35	Provide bedroom 4 ensuite floorplan option (option available for Lipari plan only, project specific)	\$5,950	0

engineered timber flooring tinted mirrored splashback to kitchen 40mm category 3 stone with 1 x waterfall end to kitchen (including vertical stone panels) 20mm category 3 stone to ensuite and bathroom AbsoluteMatte joinery to kitchen base cabinetry WoodMatt joinery to kitchen overhead cabinetry (rangehood area), and bathroom and base cabinetry 300x600 porcelain floor and wall tiles to wet area LUPGRADES amp circuit to garage for future electric car charging point installation (includes 3 phase ade and 8mm core cable) m system (back to base system with 3 detectors) Ufan/heater combo in lieu of exhaust fan to bathroom and ensuite strip light to kitchen (under rangehood and cabinet) trical package to home including: 10 pack of additional double stoneme (locations at as per GPO upgrade standard plan), TV point edroom and second living (floorplan specific), 1 additional data point, phone point (locations as per data upgrade standard plan) ace mounted feature lights above island bench (x3) at Life light switch range throughout dwelling in lieu of standard white or black mag fan only to bedroom (note. downlights to remain as per electrical plan) Qty: Location:	\$19,900 \$2,700 \$1,480 \$480 \$590 \$1,420 \$675 \$660	
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ng fan only to bedroom (note. downlights to remain as per electrical plan) Qty: Location:	\$660	
Qty: Location:		0
W split system in liquid standard plactric panel	\$	0
W split system in lieu of standard electric panel e: the condensers to be located externally to the ground floor in builders preferred location ch Qty: Location:	\$	0
npgrade to a multi head condenser in lieu of standard (condenser per split system): unit for 2 split systems (1 upgraded unit required)	\$2,800	0
ead unit for 3 split systems (2 upgraded units required)	\$500	0
ead unit for 4 split systems (3 upgraded units required)	\$500	0
	\$700	0
DE		
	\$1,900	0
hot water storage unit		
600mm Fisher & Paykel cooktop		
	\$	
e e	ead unit for 3 split systems (2 upgraded units required) ead unit for 4 split systems (3 upgraded units required) ead unit for 5 split systems (includes unit upgrade due to r of split systems - 4 upgraded units required) ADE grade to gas (confirmation of gas provision to estate must be provided prior to selection. des any Government connection fees) hot water storage unit 600mm Fisher & Paykel cooktop	ead unit for 4 split systems (3 upgraded units required) ead unit for 5 split systems (includes unit upgrade due to r of split systems - 4 upgraded units required) *700 *ADE grade to gas (confirmation of gas provision to estate must be provided prior to selection. des any Government connection fees) *1,900 *hot water storage unit *600mm Fisher & Paykel cooktop

1	Mode		
2	Luxe		STEF
3	Coastal (Upgrade)		STEP. ONE
4	Architecton (Upgrade)		
Total value of u	upgrade selection		STEP. TWO
Sales Consultant			
Customer name			STEP
Property address			STEP. THREE
Customer signature			
Date			



Architectural designs, built with purpose.