



# TOWNHOMES

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PREMIUM COLOUR GUIDE

### 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 Caruana*  
Founder

### 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



Carefully curated colour schemes



Trusted suppliers and construction method



Energy Efficient



All Electric homes

Built for living.

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.

1



Select design, colours and upgrades and pay your initial deposits

Pay your build deposit  
Pay your land deposit

2



Sign contracts and pay full deposits

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

3



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

4



Construction

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

5



Completion & move in

25 Year Structural Guarantee  
RACV Home Assist FREE for 12 months



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 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	
<b>Site Costs</b>	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
<b>Slab</b>	Engineered concrete slab
Framing	
<b>Wall Frames</b>	Stabilised pine or steel wall frames with lintels and beams
<b>Ceiling</b>	Engineered designed roof trusses
Ceilings	
<b>Single Storey</b>	2740mm high ceilings
<b>Double Storey</b>	2590mm high ceilings to main living and 2440mm to other level
<b>Plasterwork</b>	Cove cornice to entire home
Windows	
<b>Material</b>	Aluminium windows
<b>Locks</b>	Keyed locks to all windows
Facade	
<b>Facade</b>	Facade as noted in approved architectural drawings
External Cladding	
<b>Cladding</b>	VBA compliant cladding
Roof	
<b>Roof Materials</b>	Metal sheet roofing or concrete roof tiles (floorplan specific)
Coloured fascia, gutter, downpipes and cappings	

Insulation	
<b>Wrap</b>	Sisalation wall wrap
<b>External Walls</b>	Wall batts to external walls
<b>Ceiling Cavity</b>	Insulation wool to ceiling cavity of living areas
<b>Hot Water System</b>	Electrical storage hot water unit
Garage	
<b>Garage Door</b>	Panel lift garage door with 2 hand held and 1 wall mounted remote control
Staircase	
<b>Stairs</b>	MDF treads and risers with carpet (floorplan 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	
<b>Mouldings</b>	67mm x 18mm primed MDF skirting and architraves
<b>Wet Area</b>	Tiled skirting 100mm to wet areas

Shelving	
<b>Robes</b>	1 x melamine shelf with chrome hanging rails
<b>Linen</b>	3 x melamine shelves
<b>Pantry</b>	4 x 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	
<b>Heating Panels</b>	Heating panels to all bedrooms and second living (floorplan specific)
<b>Cooling System</b>	Reverse cycle split system to main living (unit size is floorplan specific)
Toilets	
<b>Toilet Suite</b>	Dual flush cisterns with vitreous china pan
<b>Toilet Roll</b>	Toilet roll holders
<b>Basin</b>	Wall mounted basin with mirror to powder room (floorplan specific)

Bathroom and Ensuite	
<b>Cabinetry</b>	Laminate cabinets
<b>Benchtops</b>	20mm mineral surface benchtops
<b>Basin/Tapware</b>	Vitreous china designer basins with chrome flick mixers
<b>Bath</b>	Freestanding bath with chrome outlet and tap set (floorplan specific)
<b>Mirror</b>	Polished edge mirrors (size is width of vanities)
<b>Shower Base</b>	Tiled shower base
<b>Shower Screen</b>	Framed pivot door screen to all showers
<b>Shower Outlet</b>	Wall mounted shower on rail with chrome mixer
<b>Towel Holder</b>	Double towel rail holder or 2no. hooks (floorplan specific)
<b>Handles</b>	Finger pull cabinetry and doors to bathroom/ ensuite (where applicable)

Australian Made Kitchen	
<b>Benchtops</b>	20mm mineral surface benchtops
<b>Doors/Drawers</b>	Laminate panels and doors
<b>Overhead Cupboards</b>	Overhead cupboards above kitchen including feature open shelf
<b>Sink</b>	Stainless steel sink with chrome mixer
<b>Handles</b>	Finger pull cabinetry and doors to kitchen (where applicable)
Solar	
<b>Solar PV</b>	Minimum 2kw solar PV system with inverter (size to be determined at build stage)

Appliances	
<b>Oven</b>	600mm Fisher & Paykel black built-in oven
<b>Cooktop</b>	600mm Fisher & Paykel black induction cooktop
<b>Rangehood</b>	Fisher & Paykel stainless steel undermount rangehood
<b>Dishwasher</b>	600mm Fisher & Paykel stainless steel dishwasher

Laundry	
<b>Trough</b>	Freestanding laundry trough with cabinet and chrome mixer

Flooring	
<b>Flooring</b>	Timber laminate (please refer to standard floorplan for locations)
<b>Floor Tiles</b>	Ceramic floor tiles to bathroom, toilet, ensuite and laundry
<b>Carpet</b>	Carpet to remainder (refer to standard plans)

Wall Tiles	
<b>Kitchen</b>	Ceramic wall tiles to above kitchen bench including behind feature shelving
<b>Shower</b>	Ceramic wall tiles to shower walls
<b>Bath</b>	Ceramic wall tiles bath edge to floor

Paint	
<b>Ceiling</b>	Premium 2 coat ceiling paint system
<b>Internal Walls</b>	Premium 3 coat wall paint system
<b>Timberwork</b>	High gloss enamel to all interior wood work and doors
<b>Cladding</b>	2 coats to all exterior claddings

External	
<b>Driveway</b>	Concrete driveway (as per plan)
<b>Landscaping</b>	Full front and rear landscaping with plants, pebbles and mulch
<b>Fencing</b>	Fixed fencing to all boundaries to developers requirements (refer to plans)
<b>Letterbox</b>	Pre-formed letterbox
<b>Clothesline</b>	Folding clothesline (plan specific) (All external works to builders discretion)

<b>Please note</b>	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.
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V7 29.01.2025

# Inclusions.

# Option 1. Mode



**Timber Laminate Flooring**  
Light Timberlook



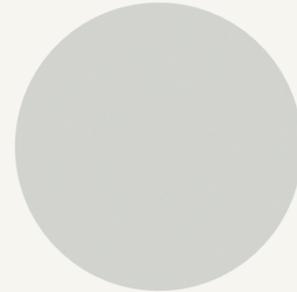
**Carpet**  
Light Grey (100% Polyester)



**Mineral Surface Benchtops**  
Kitchen, Bathroom, Ensuite  
20mm Edge - Light Grey



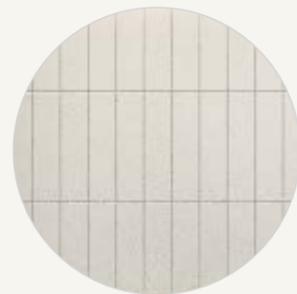
**Kitchen Overhead Cabinetry**  
Light Timberlook



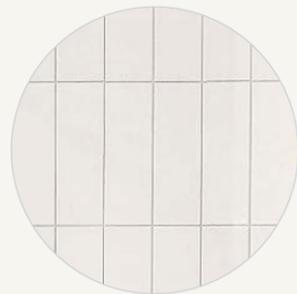
**Kitchen Base Cabinetry**  
Light Grey



**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

Kitchen & Dining featuring the timber look laminate flooring option.

Lofty high ceilings

Overhead cupboards including feature open shelf

LED downlights throughout

20mm 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: Overhead cupboard to fridge space, undermount sink, and decor are not included. Render based on a Capri Series kitchen design.

# 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.

# Option 2. Luxe



**Timber Laminate Flooring**  
Dark Timberlook



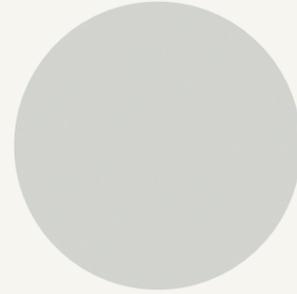
**Carpet**  
Medium/Dark Grey  
(100% Polyester)



**Mineral Surface Benchtops**  
Kitchen, Bathroom, Ensuite  
20mm Edge - White



**Kitchen Overhead Cabinetry**  
Dark Timberlook



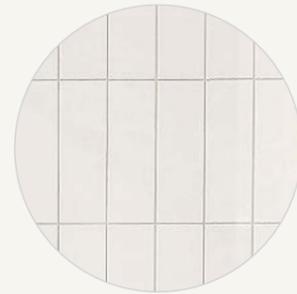
**Kitchen Base Cabinetry**  
Light Grey



**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

## Luxe.

A moody and dramatic space.



# Option 2. Luxe

Kitchen & Dining featuring the timber look laminate flooring option.

Lofty high ceilings

Overhead cupboards including feature open shelf

LED downlights throughout

20mm 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: Overhead cupboard to fridge space, undermount sink, and decor are not included. Render based on a Capri Series kitchen design.

# Option 2. Luxe



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.



# Option 3. Coastal

Kitchen & Dining featuring the timber look laminate flooring option.

Overhead cupboards including feature open shelf

Lofty high ceilings

LED downlights throughout

20mm mineral surface benchtop

Timber laminate to main living areas

UPGRADE

Artist Impression: Images used are for colour reference and material finish only, please refer to contract drawings. Image shown includes upgrade options. Note: Overhead cupboard to fridge space, undermount sink and decor are not included. Render based on a Capri Series Kitchen design.

# Option 3. Coastal

UPGRADE



Designer basins & tapware

Full floating laminate cabinets

20mm mineral surface benchtop

Oversized floor tiles

# 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



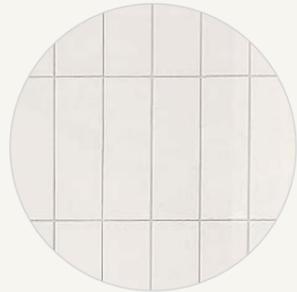
Kitchen Base Cabinetry  
AbsoluteMatte - Paper Bark



Bathroom & Ensuite Base  
Cabinetry  
Nuance - Black



Kitchen Splashback Mirror  
Bronze



Laundry Wall Tiles  
White  
(Refer to plan for sizing)

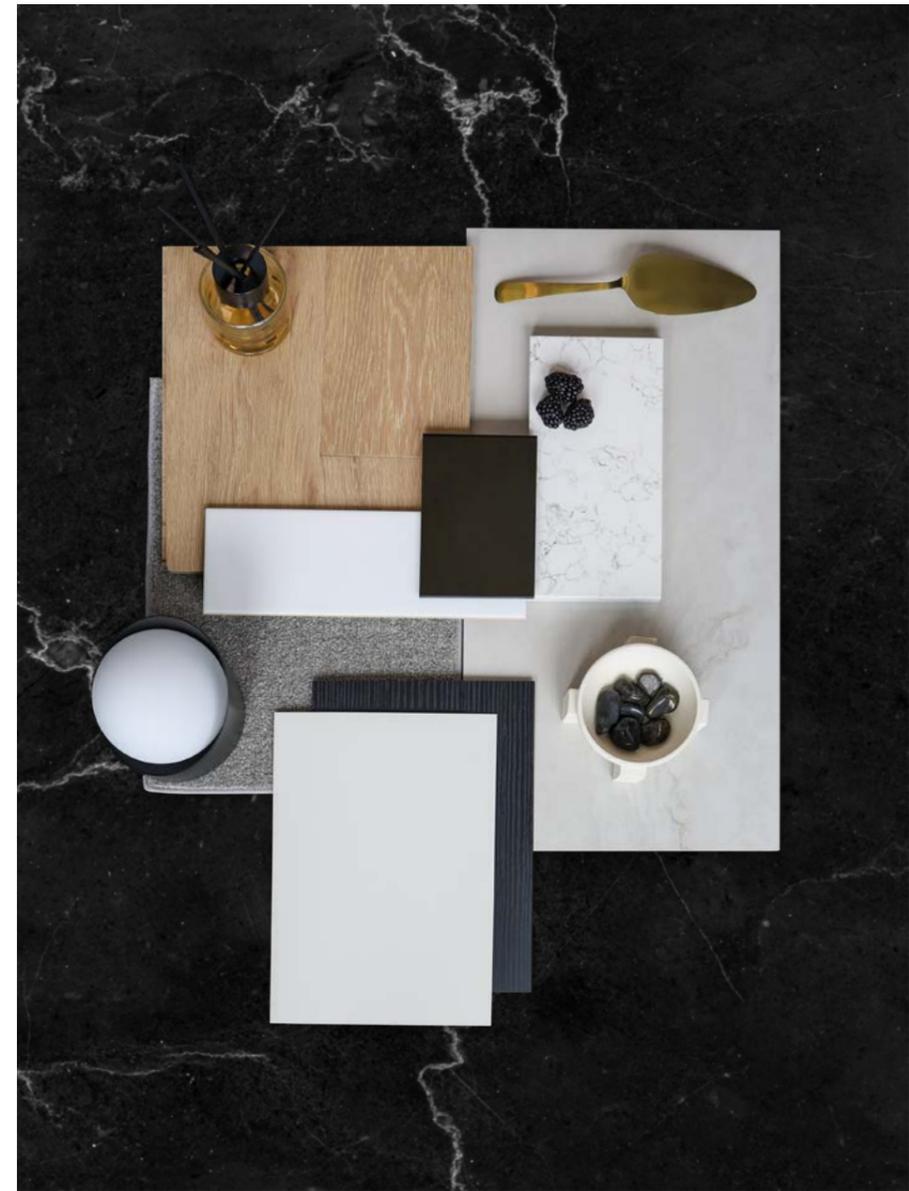


Wet Area Floor & Wall Tiles  
White Lappato  
(Refer to plan for sizing)



Paint Colour  
White

Modern haven of luxurious contrast.



# Option 4. Architecton

AbsoluteMatte® panels

Bronze mirrored splashback

20mm mineral surface benchtop

Engineered timber to main living areas

UPGRADE

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

# Option 4. Architecton

UPGRADE



Designer basins & tapware



Full floating laminate cabinets

20mm mineral surface benchtop



Oversized floor tiles



# Standard Fittings & Fixtures.



### Standard Kitchen Tapware Inclusions

01	Sink Mixer	Chrome Gooseneck Mixer
02	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.

01



02



03



04



05



06



07



08



09



10



11



## Standard Black Kitchen Tapware Inclusions

01	Sink Mixer	Black Matte Gooseneck Mixer
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## 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
08	Towel Rail	Black Matte 600mm Double Towel Rail

## Standard Black Internal Inclusions

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



# Upgrade Options.

01



02



03



04



05



06



07



08



## Upgrade Kitchen Tapware Options

01	Sink Mixer	Chrome/Black Flexible Hose
02	Sink Mixer	Matte Black Flexible Hose
03	Undermount Sink	Matte Black Double Bowl
04	Undermount Sink	Chrome Double Bowl

## 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

08	Feature Lighting	White Round
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# Step 2. Upgrades

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

36	Coastal interior design scheme	\$1,990	○
37	Architecton interior design scheme	\$19,900	○
	Provide engineered timber flooring		
	Provide tinted mirrored splashback to kitchen		
	Provide 40mm category 3 stone with 1 x waterfall end to kitchen (including vertical stone panels)		
	Provide 20mm category 3 stone to ensuite and bathroom		
	Provide AbsoluteMatte joinery to kitchen base cabinetry		
	Provide WoodMatt joinery to kitchen overhead cabinetry (rangehood area), and bathroom and ensuite base cabinetry		
	Provide 300x600 porcelain floor and wall tiles to wet area		
<b>ELECTRICAL UPGRADES</b>			
38	Provide a 32amp circuit to garage for future electric car charging point installation (includes 3 phase power upgrade and 8mm core cable)	\$2,700	○
39	Provide alarm system (back to base system with 3 detectors)	\$1,480	○
40	Provide light/fan/heater combo in lieu of exhaust fan to bathroom and ensuite	\$480	○
41	Provide LED strip light to kitchen (under rangehood and cabinet)	\$590	○
42	Provide electrical package to home including: 10 pack of additional double powerpoints to home (locations at as per GPO upgrade standard plan), TV point to master bedroom and second living (floorplan specific), 1 additional data point, 1 additional phone point (locations as per data upgrade standard plan)	\$1,420	○
43	Provide surface mounted feature lights above island bench (x3)	\$675	○
44	Provide Excel Life light switch range throughout dwelling in lieu of standard   <b>white or black</b>	\$660	○
45	Provide ceiling fan only to bedroom (note. downlights to remain as per electrical plan)   <b>\$590 each   Qty:</b> <b>Location:</b>	\$	○
46	Provide 2.5kW split system in lieu of standard electric panel heating Note: the condensers to be located externally to the ground floor in builders preferred location   <b>\$2,800 each   Qty:</b> <b>Location:</b>	\$	○
47	Provide an upgrade to a multi head condenser in lieu of standard (condenser per split system):	\$2,800	○
	multi head unit for 2 split systems (1 upgraded unit required)		
	multi head unit for 3 split systems (2 upgraded units required)	\$500	○
	multi head unit for 4 split systems (3 upgraded units required)	\$500	○
	multi head unit for 5 split systems (includes unit upgrade due to number of split systems - 4 upgraded units required)	\$700	○
<b>GAS UPGRADE</b>			
48	Provide upgrade to gas (confirmation of gas provision to estate must be provided prior to selection. Price excludes any Government connection fees)	\$1,900	○
	Provide hot water storage unit		
	Provide 600mm Fisher & Paykel cooktop		
<b>Notes:</b>			
<b>TOTAL</b>		<b>\$</b>	

Client Signature

Date

Client Signature

Date

# Your selection.

- 1 Mode
- 2 Luxe
- 3 Coastal  
(Upgrade)
- 4 Architecton  
(Upgrade)

Total value of upgrade selection \_\_\_\_\_

Sales Consultant \_\_\_\_\_

Customer name \_\_\_\_\_

Property address \_\_\_\_\_

Customer signature \_\_\_\_\_

Date \_\_\_\_\_

STEP. ONE

STEP. TWO

STEP. THREE

**NOSTRA**  
HOMES

Architectural designs, built with purpose.

**Disclaimer** The information contained in this booklet to be used as a guide only. The booklet was completed prior to the engineering and construction of the particular home designs therefore design, engineering, dimensions, fittings and specifications are subject to change and will be specified in the final purchase and/or construction contract. The booklet includes features not supplied by Nostra Homes including without limitation landscaping, concrete driveways, fencing, water features and furniture. This booklet does not constitute part of an offer or contract. Prospective purchasers should rely on their own enquiries, legal advice and the contract of sale. Please contact our office if you have any questions regarding the property. © Nostra Homes and Developments.