

NOSTRA
HOMES



THE MAPLES

TOWNHOMES

Redefine the way you live.



PASK

Places for generations

Artist Impression

Discover the charm of contemporary living at The Maples.

The next-generation of contemporary townhomes at The Maples aim to redefine the way you can live setting a new benchmark in flexible, light-filled living environments.

As part of this vision, Nostra Homes has partnered with Pask to bring you a selection of stunning 2 and 3 bedroom turn-key homes that provide a contemporary living solution for first home buyers, downsizers or those looking for a low maintenance, modern lifestyle.

Featuring an attractive list of fixed price inclusions along with 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



Artist Impression

An iconic place to live.

Situated just over 26km from Melbourne's CBD is the thriving community of Greenvale. Steeped in a rich and diverse history, Greenvale has seen generations choose this beautiful location for their new home. The Maples is Greenvale's next inspiring chapter. Residents of The Maples will have access to an enviable network of nearby established amenities.



Neighborhood shopping precincts inclusive of major supermarkets and specialty retailers.



A selection of great primary and secondary schools and childcare.



Extensive parklands, picnic areas and walking & cycling trails.



An abundance of sporting clubs and recreational facilities.



Convenience of two train stations and proximity to major freeway arterials.



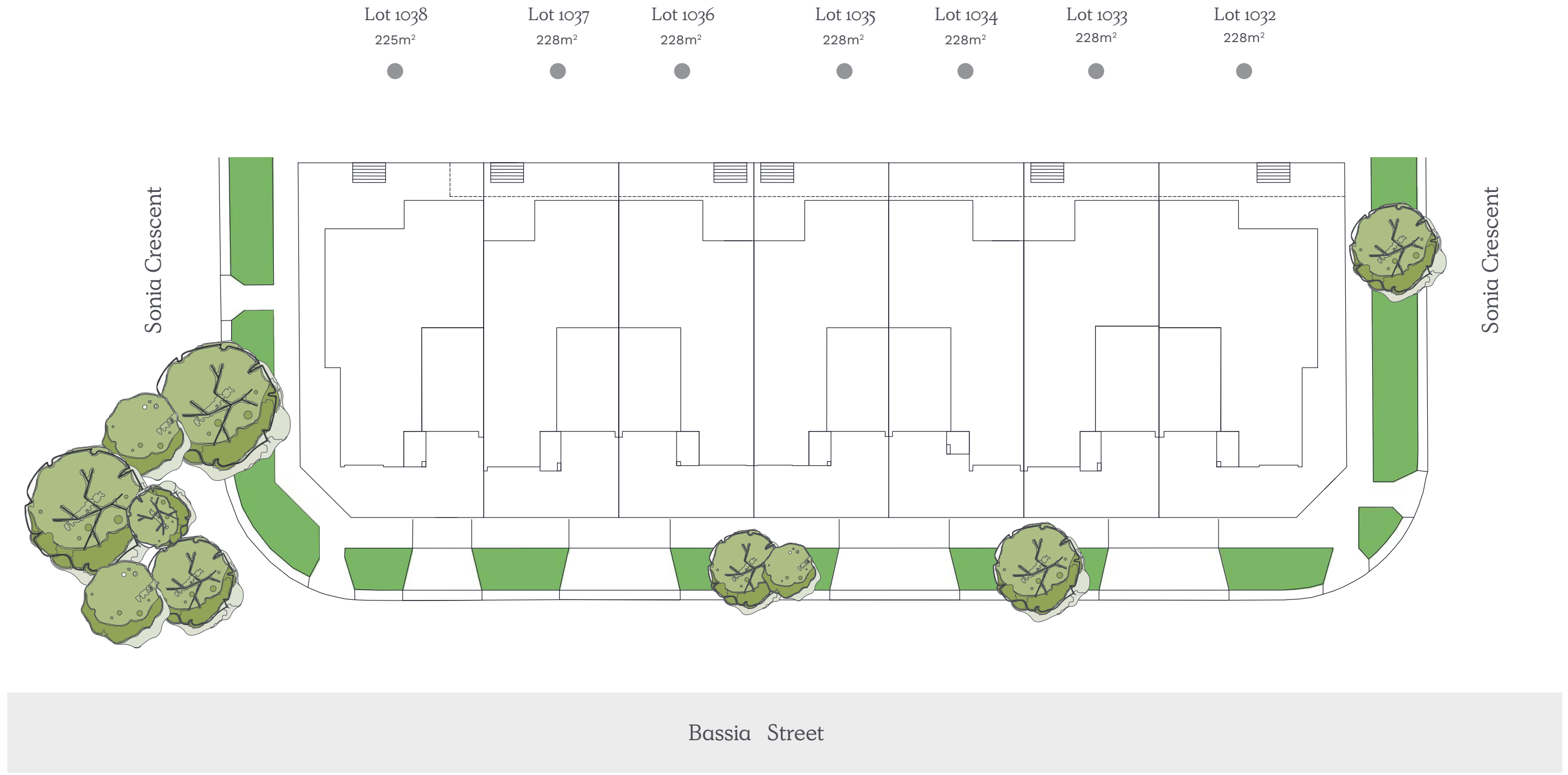
A connected life.

To live at The Maples is to live a truly connected life. Everything you could want is within easy reach.

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



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For illustrative purposes only.



Choose your design.

Find the perfect home that aligns with your lifestyle and budget.

Lot 1038 13.75sq	Lot 1037 12.07sq	Lot 1036 12.00sq	Lot 1035 12.00sq	Lot 1034 11.92sq	Lot 1033 12.07sq	Lot 1032 13.75sq
  	  	  	  	  	  	  
3 2 1	2 2 1	2 2 1	2 2 1	2 2 1	2 2 1	3 2 1
						



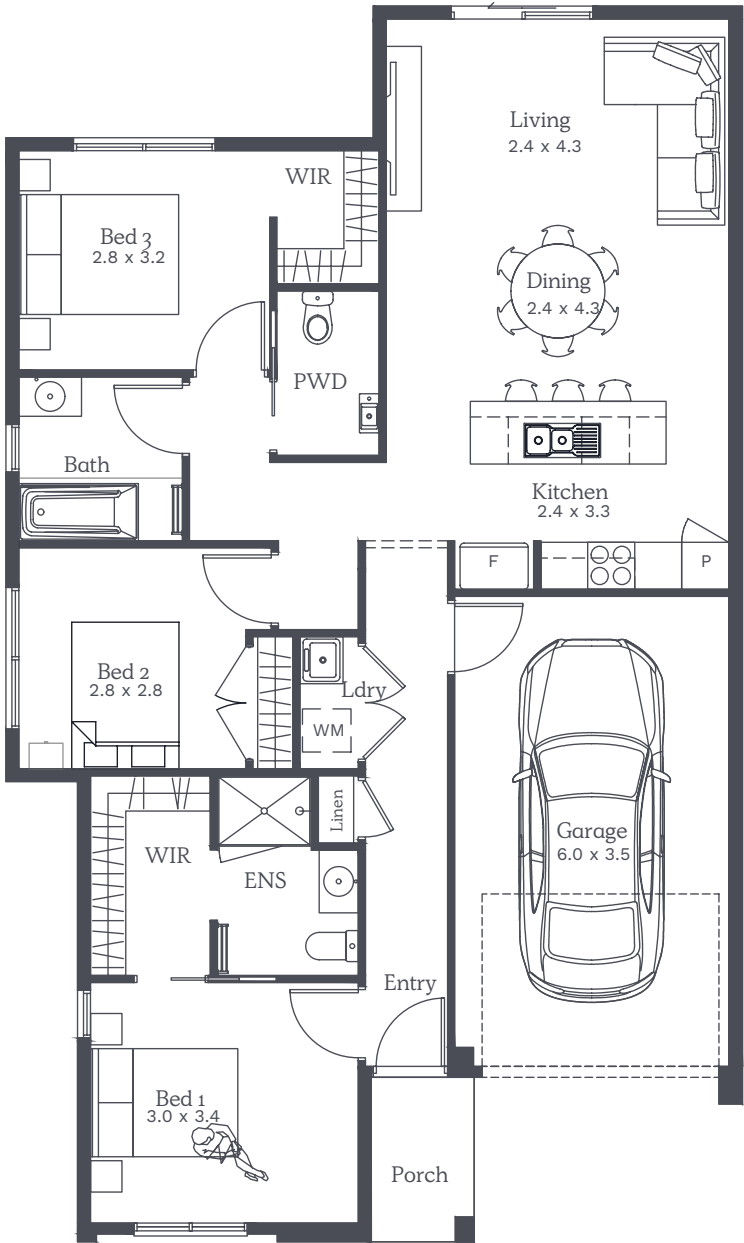
Torcello 14c

Lot 1038, 1032
House Size 13.75sq

3

2

1



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

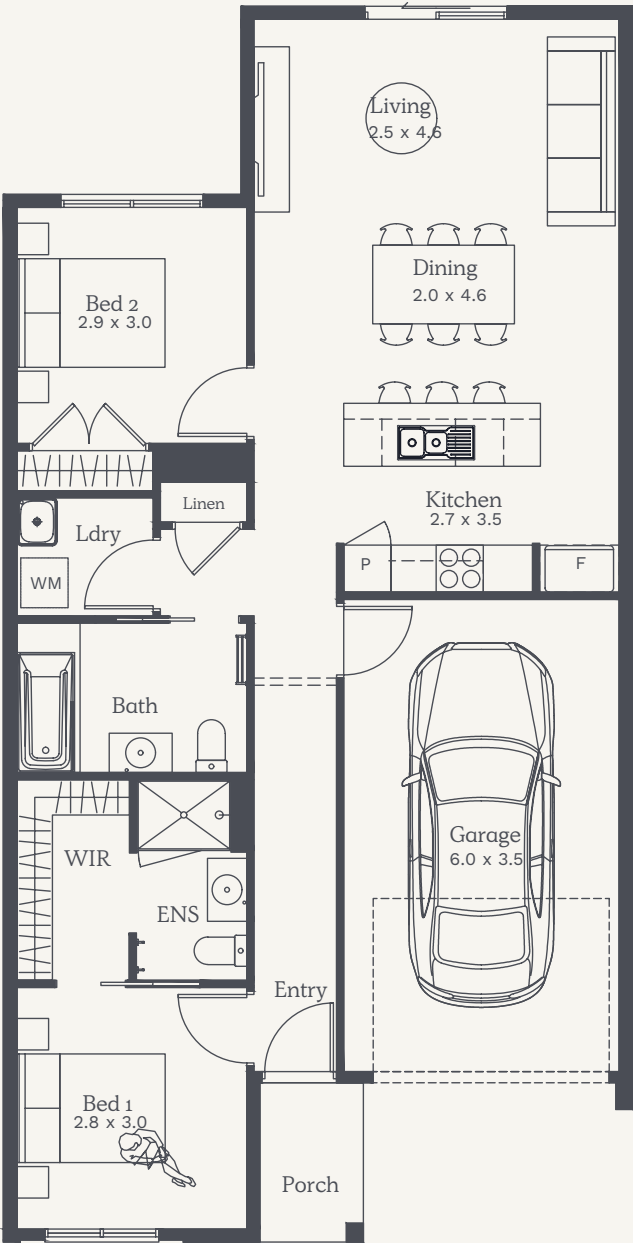
Torcello 12

Lot 1035, 1036
House Size 12.00sq

2

2

1

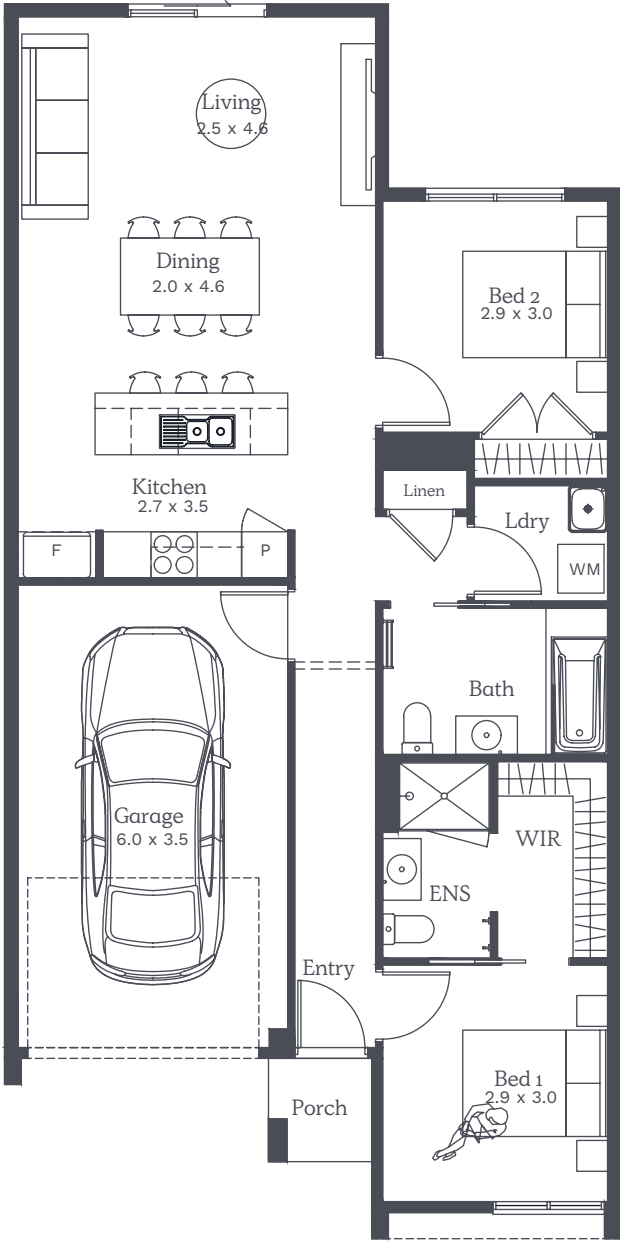


NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation, facade and final landscaping layout.

Torcello 12

Lot 1034
House Size 11.92sq


 2  2  1

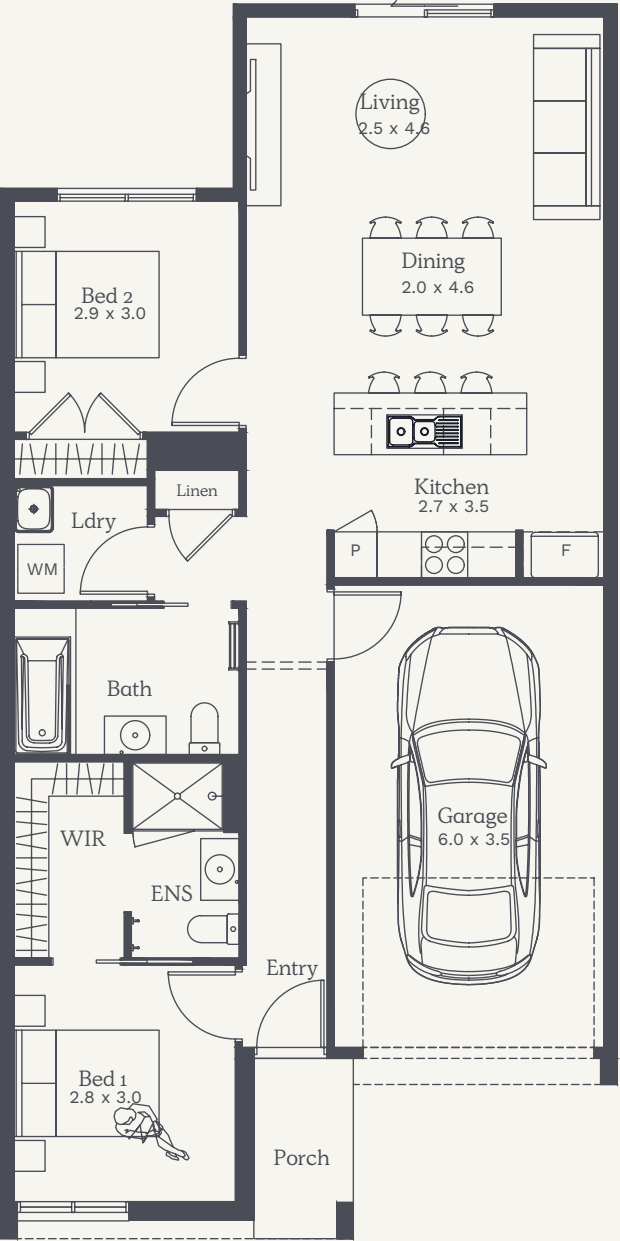


NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation, facade and final landscaping layout.

Torcello 12

Lot 1033, 1037
House Size 12.07sq

 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
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	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 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)



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.



Places for generations

DEVELOPER

Established for over 50 years and with a proud legacy of over 100 successful developments, Pask’s reputation is built on consistently delivering quality projects in both Victoria and Queensland.

The Maples forms part of Pask’s Communities Collection; landmark greenfield residential developments which are designed and built in close collaboration with the industry’s leading consultants, builders and contractors. Delivering generational communities

which embody innovative and sustainable planning, landscaping and engineering design, we strive to establish communities which will thrive today and tomorrow. As a family business, Pask has stayed true to the vision of its founder, Nev Pask, fostering a culture that promotes excellence and enabling our customers to buy with confidence, knowing that over half a century of experience is invested in every project to fulfil its enduring commitment to create places for generations.

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

The Maples Sales Office

980 Mickleham Road, Greenvale 3059 VIC

Open 7 days | 11am - 5pm

03 9684 8118

themaples@oliverhume.com.au

Build with property
experts you can trust.

Proudly built and developed by

NOSTRA
HOMES

PASK

Places for generations

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