



# TOWNHOMES

Built for living.

DEANSIDE VILLAGE STAGE 23



**Moremac.** Inspiring Places™

Artist Impression

## Discover the charm of townhome living in Deanside.

The next-generation of contemporary homes in Deanside 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 Moremac to bring you a selection of stunning 3 or 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







## Right where you are.

Realise the lifestyle you deserve at Deanside Village - the west's newest premium community, set amid beautiful surroundings with superb connectivity and easy access to established facilities. Uniquely, for a new community, residents will have immediate access to a large variety of established shopping outlets, business services and lifestyle facilities at nearby Caroline Springs, just a 3 minute drive away.



### Connectivity

Existing public transport facilities are close by too, with easy access to Caroline Springs Train Station and connecting bus routes.



### Amenity

1km from future Coles neighbourhood centre and 2.5km to Caroline Springs



An abundance of green open space in the form of sporting fields, a park and beautiful nature reserves for all to enjoy



### Education

Walking distance to primary and secondary schools, as well as early learning facilities



### 30km

from Melbourne's CBD with direct access to the western highway









## Connecting you to convenience.

Every detail of Deanside Village has been designed to support superb connectivity and easy access to established facilities.



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

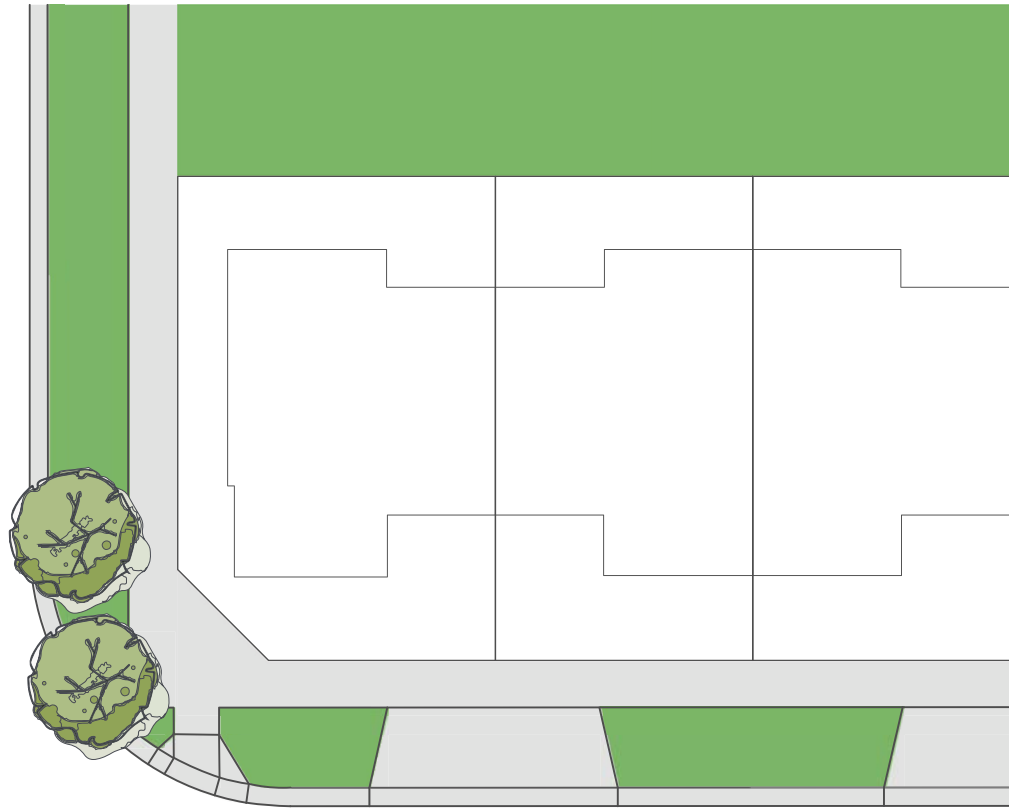
# Masterplan

## Deanside Village



While best endeavours have been used to provide information in this publication that is true and accurate, Deanside Village, its consultants, agents and related entities accept no responsibility and disclaim all liability in respect to any errors or inaccuracies it may contain. Prospective purchasers should make their own enquiries to verify the information contained herein.

Falconberg Street



Lot 2325  
164m<sup>2</sup>

Lot 2326  
136m<sup>2</sup>

Lot 2327  
136m<sup>2</sup>



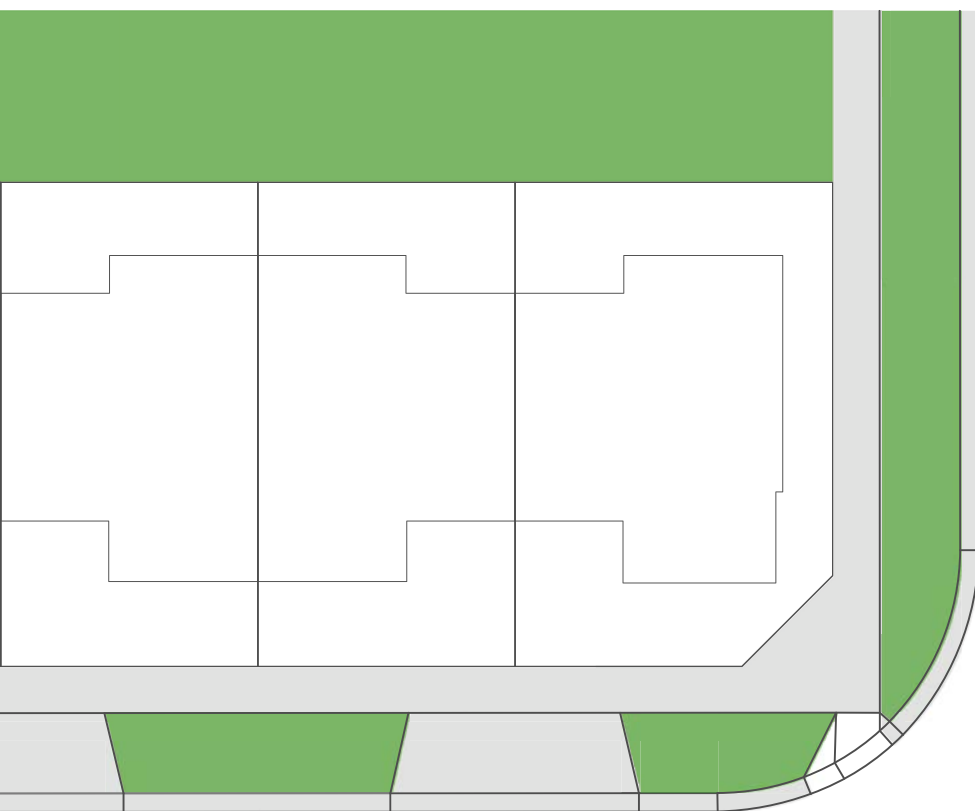
Cormorant Road



Lot 2328  
136m<sup>2</sup>

Lot 2329  
136m<sup>2</sup>

Lot 2330  
164m<sup>2</sup>



Cormorant Road

Easterngrey Drive

For illustrative purposes only.



# Choose your design.

We offer a thoughtfully designed duplex style that maximises the land size. Choose from our 3 or 4 bedroom designs to find the perfect home that suits your lifestyle and budget.

## Lot 2325

16.95sq

    
4 2 1



## Lot 2326

16.77sq

    
4 2 1



## Lot 2327

16.77sq

    
4 2 1







Lot 2328

16.77sq

    
4      2      1



Lot 2329

16.77sq

    
4      2      1



Lot 2330

16.95sq

    
4      2      1



# Levanzo 17c

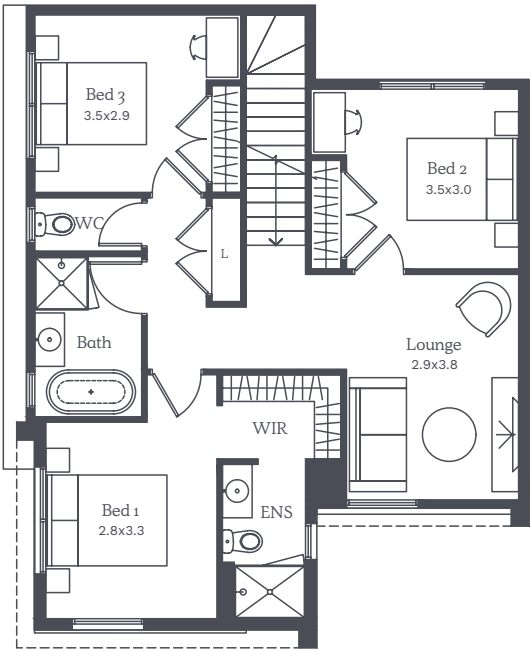
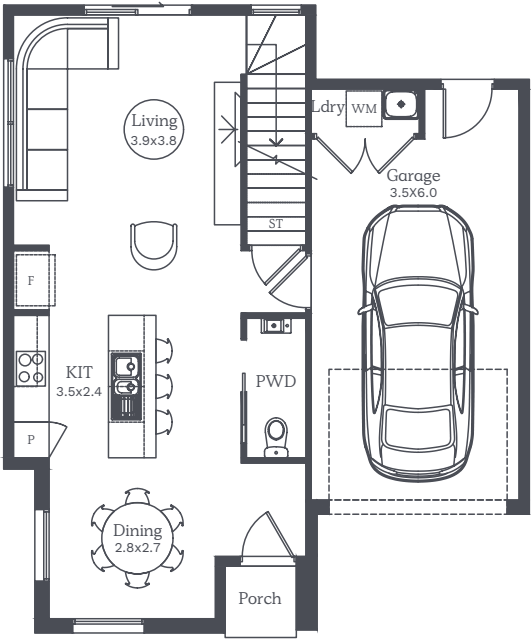
Lot 2325 & 2330

House Size 16.95sq

  
4

  
2

  
1



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



# Levanzo 17

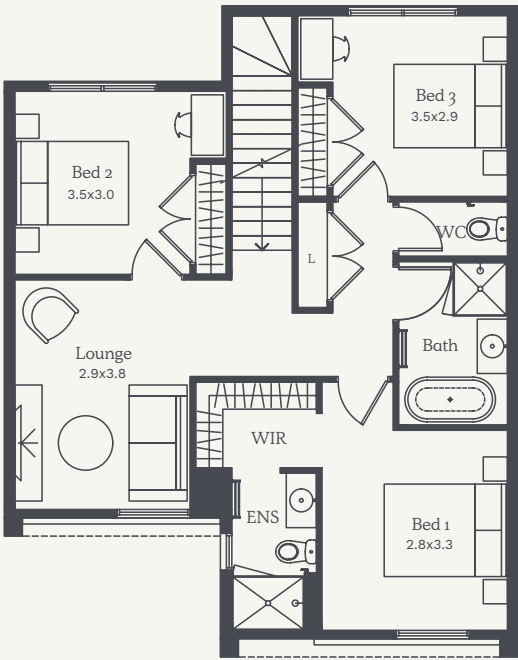
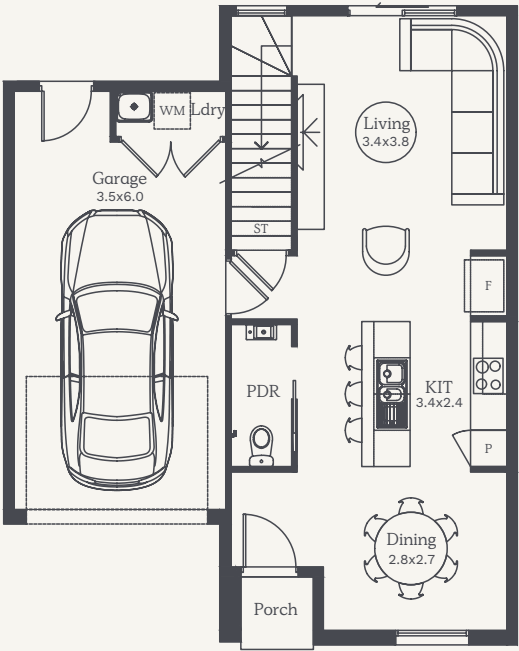
Lot 2326, 2327, 2328, 2329

House Size 16.77sq

  
4

  
2

  
1



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

# Inclusions

## 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
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## External Cladding

<b>Cladding</b>	VBA compliant cladding
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## 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
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## Staircase

<b>Stairs</b>	MDF treads and risers with carpet (floorplan specific)
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## 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)



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: Undermount sink, overhead cupboards above fridge and decor are not included. Render based on a Capri Series kitchen design.

#### 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)
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#### 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
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#### 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)

#### 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



All Electric homes

**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.

### **Moremac.** Inspiring Places™

#### DEVELOPER

Since 2010, Moremac has built a track record of successful projects from boutique infill estates to new large-scale neighbourhoods. Moremac works from a place of great respect – for the natural environment, for the local community, and for the residents who will call their new neighbourhood home. Moremac understands that every place is different, which is why they bring an open mind and an adaptable process to every project – from the structure of their partnerships to the way they develop and deliver.



Build with property  
experts you can trust.



Ethan Playnsek  
New Home Consultant

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Proudly built and developed by



**Moremac.** Inspiring Places.™

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