

NOSTRA
HOMES

TOWNHOMES

Built for Living.

GRAND CENTRAL STAGE 19



 Stockland

Discover the charm of townhome living in Grand Central.



2 + 3

2

1 + 2

The next-generation of contemporary homes in Grand Central 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 and 3 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 Nostra Homes journey”



Anthony Caruana
Founder



Find your perfect balance.

It's so easy to see why Grand Central is full of promise. An active, progressive community where families thrive. Located in Tarneit, in Melbourne's booming western corridor, this masterplanned community offers a rare and abundant mix of established and future amenity with transport links that make commuting a breeze.

At Grand Central, everything you need for daily life is already just minutes away. Where your CBD commute is simple, and where you've got an unbeatable choice of retail, cafes, schools, transport and leisure activities. And the best part is there's more to come – it's no wonder Grand Central, Tarneit is the perfect place to build your dream lifestyle.



Coles

Amenity a short walk away.



11 min

drive to Tarneit Train Station.



Open Space

Habitat Neighbourhood Park features BBQs, outdoor gym, bike track and playground all beside Davis Creek.



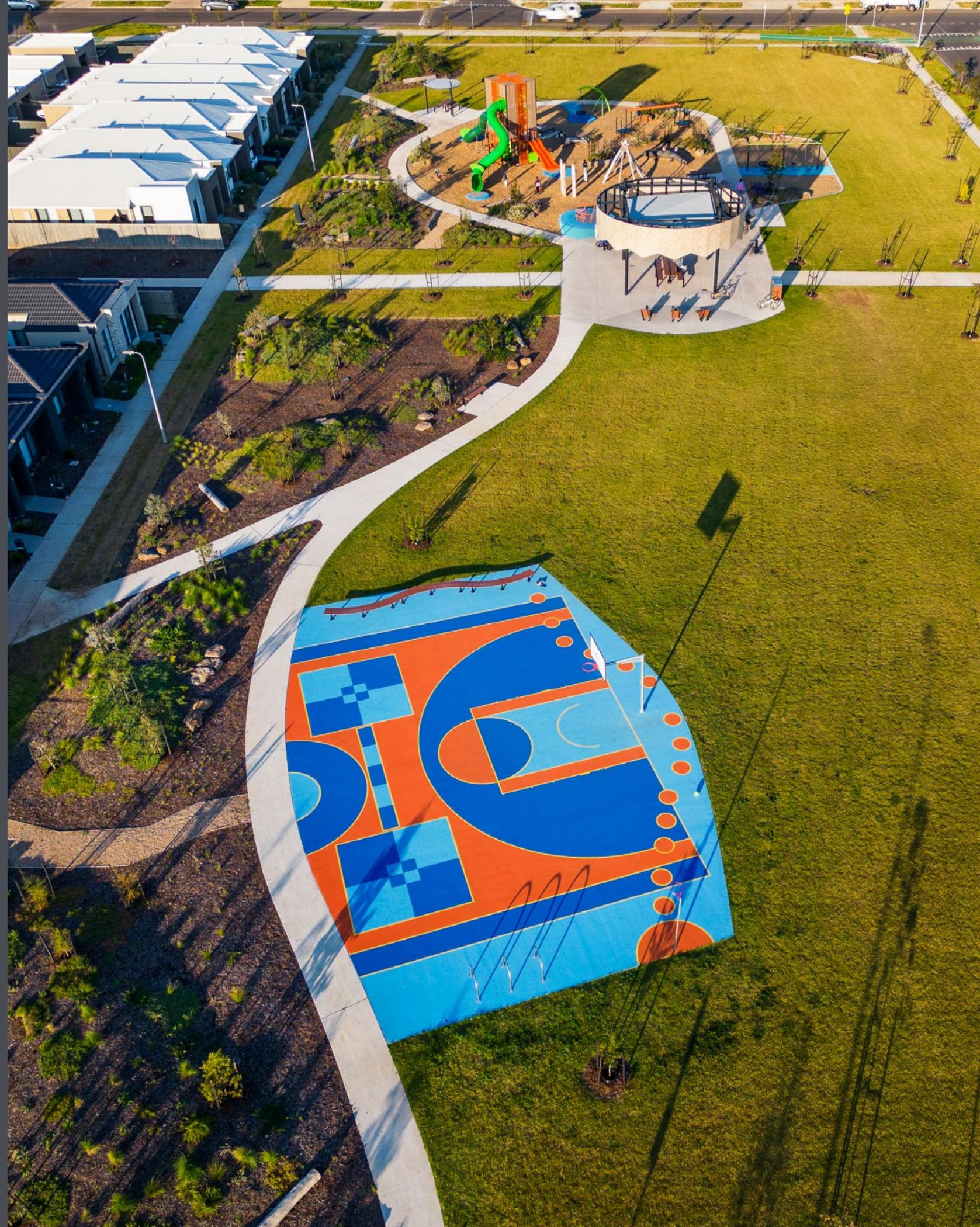
31.5km

from Melbourne's CBD.



Schools

12 Established schools within a 6km radius, offers top quality education.

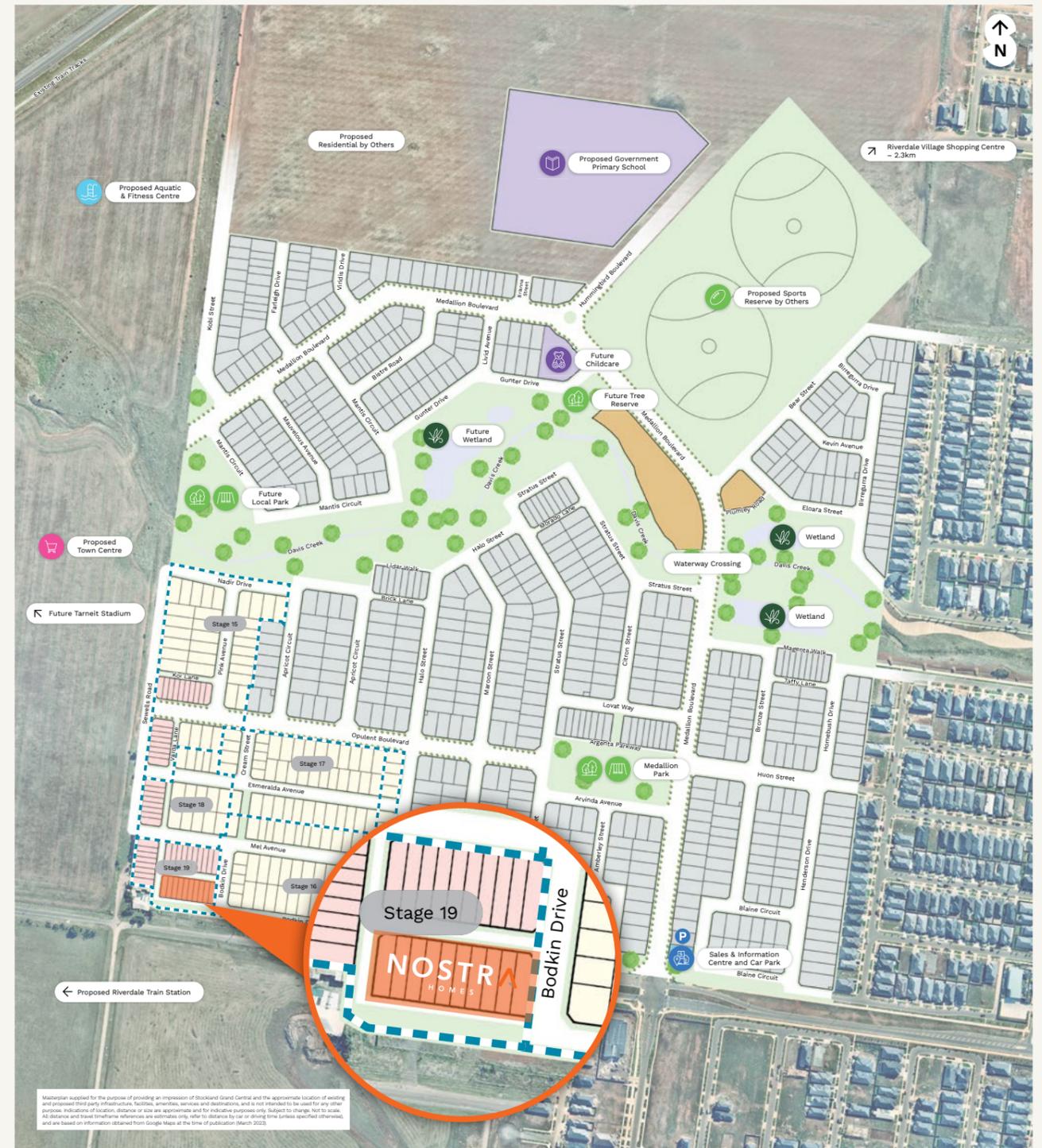


Everything you need and more.

Located just over 30km from Melbourne's CBD, Grand Central offers convenience at your doorstep. From the day you move in, Tarneit delivers. With five shopping centres, a train station, established bus routes, beautiful parks and quality education options, your everyday needs are covered. Plus, with proposed schools, town centres, train stations and the future Tarneit Stadium coming soon, there's more on the horizon for this desired pocket of Melbourne's west.



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



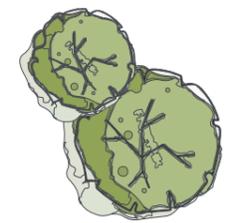
- | | | | | |
|--|---|--|---|---|
| <p>Education and Childcare Centres</p> <ul style="list-style-type: none"> Child's Play Early Learning Tarneit West – 150m Explorers Early Learning Tarneit – 450m Sparrow Early Learning Tarneit – 2.5km Amiga Montessori Tarneit Centre – 31km Proposed Government Primary School – <1km Davis Creek Primary School – 3km Islamic College of Melbourne (P-6) – 3km Islamic College of Melbourne (7-12) – 3km The Grange (7-12) – 4.4km Tarneit Senior College – 5.3km | <p>Shopping and Amenities</p> <ul style="list-style-type: none"> Proposed Town Centre – <1km Riverdale Village Shopping Centre – 2.3km Tarneit Gardens Shopping Centre – 3.6km Tarneit West Village – 4.2km <p>Parks and Open Spaces</p> <ul style="list-style-type: none"> Medallion Park – Onsite Proposed Sports Reserve – <1km Penrose Promenade Park – 3.5km Tarneit Lakes – 4.3km | <p>Medical Centres</p> <ul style="list-style-type: none"> Tarneit Family Medical Centre – 1.8km Q1 Medical Centre – 5.7km St. Vincents Private Hospital – 10.2km Werrisbee Mercy Hospital – 18km <p>Public Transport and Accesses</p> <ul style="list-style-type: none"> Proposed Riverdale Train Station – <1km Tarneit Station – 6.7km Princes Freeway (entrance) – 11.2km Melbourne CBD – 30km | <p>Leisure and Sporting Clubs</p> <ul style="list-style-type: none"> Proposed Sports Reserve – <1km Proposed Aquatic and Fitness Centre – <1km Planned Tarneit Stadium – <1km Hoppers Crossing Sports Club – 6.8km <p>Grand Central Sales & Information Centre</p> | <p>Legend</p> <ul style="list-style-type: none"> Proposed Residential Future Townhomes Superlot subject to planning approval Sold Lots |
|--|---|--|---|---|

Masterplan supplied for the purpose of providing an impression of Stockland Grand Central and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. All distance and travel timeframe references are estimates only (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (December 2023).

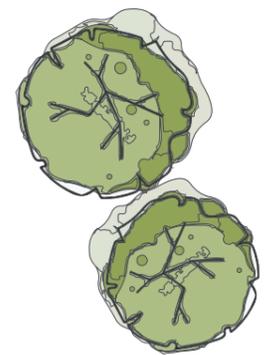
- Lot 1927
131m²
●
- Lot 1928
108m²
●
- Lot 1929
108m²
●
- Lot 1930
81m²
●
- Lot 1931
81m²
●
- Lot 1932
108m²
●
- Lot 1933
108m²
●
- Lot 1934
81m²
●
- Lot 1935
81m²
●
- Lot 1936
108m²
●
- Lot 1937
108m²
●
- Lot 1938
160m²
●

Pumpkin Lane

Pumpkin Lane



Bodkin Drive



Papyrus Walk

Papyrus Walk

For illustrative purposes only.



Lot 1927

18.42sq

3 2 2

Lot 1929

20.73sq

3 2 2

Lot 1931

15.00sq

2 2 1

Lot 1933

20.73sq

3 2 2

Lot 1935

15.00sq

2 2 1

Lot 1937

20.73sq

3 2 2

Lot 1928

20.73sq

3 2 2

Lot 1930

15.00sq

2 2 1

Lot 1932

20.73sq

3 2 2

Lot 1934

15.00sq

2 2 1

Lot 1936

20.73sq

3 2 2

Lot 1938

SOLD.

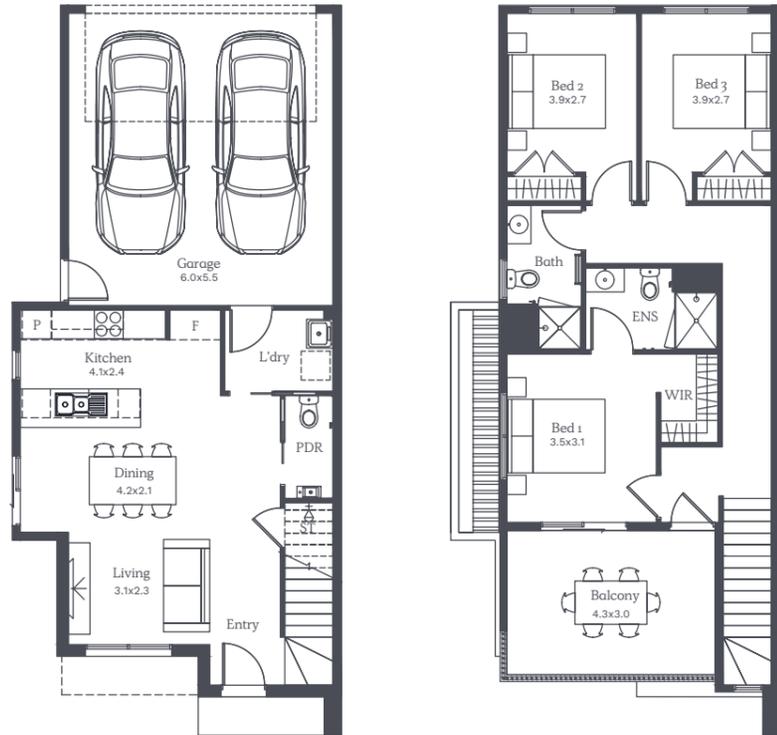
4 2 2



Murano 18c

Lot 1927
House Size 18.42sq

| | | |
|---|---|---|
|  |  |  |
| 3 | 2 | 2 |



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

Murano 21t

Lot 1928, 1929, 1932, 1933, 1936, 1937
House Size 20.73sq

| | | |
|---|---|---|
|  |  |  |
| 3 | 2 | 2 |

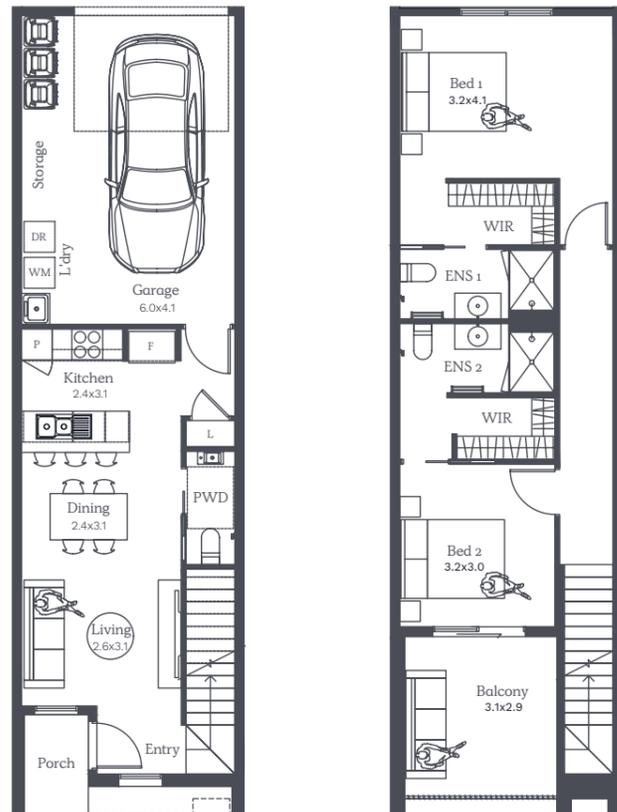


NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation and final layout.

Murano 15t

Lot 1930, 1931, 1934, 1935
House Size 15.00sq

 2
  2
  1



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

Murano 20rc

Lot 1938
House Size 19.82sq

 4
  2
  2



NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation and final 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) |



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 | |
|-----------------------|---|
| 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) |

| 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 |

| 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.



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.

Interior styling that is easily accessible.

Your choice of four colour schemes.



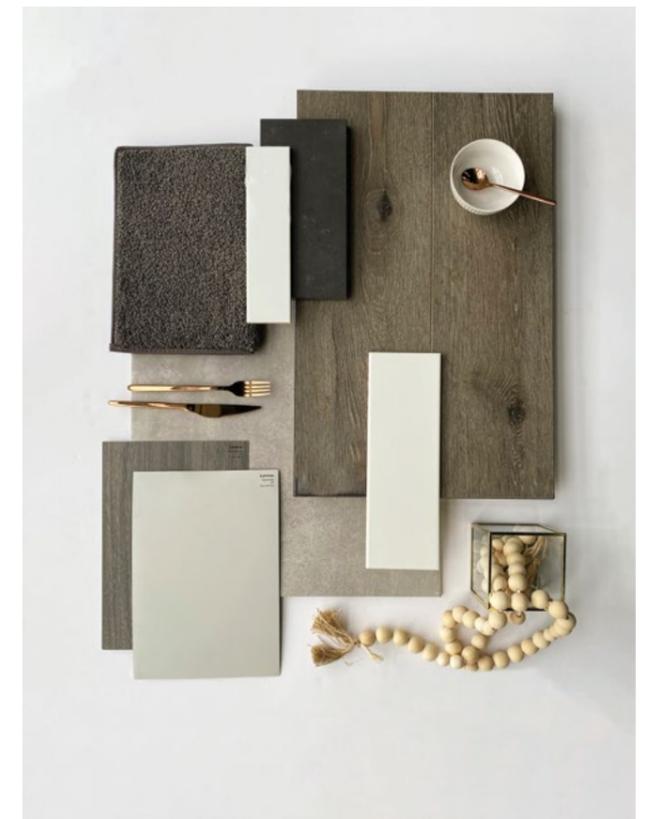
Mode.

A light and soothing sanctuary.



Luxe.

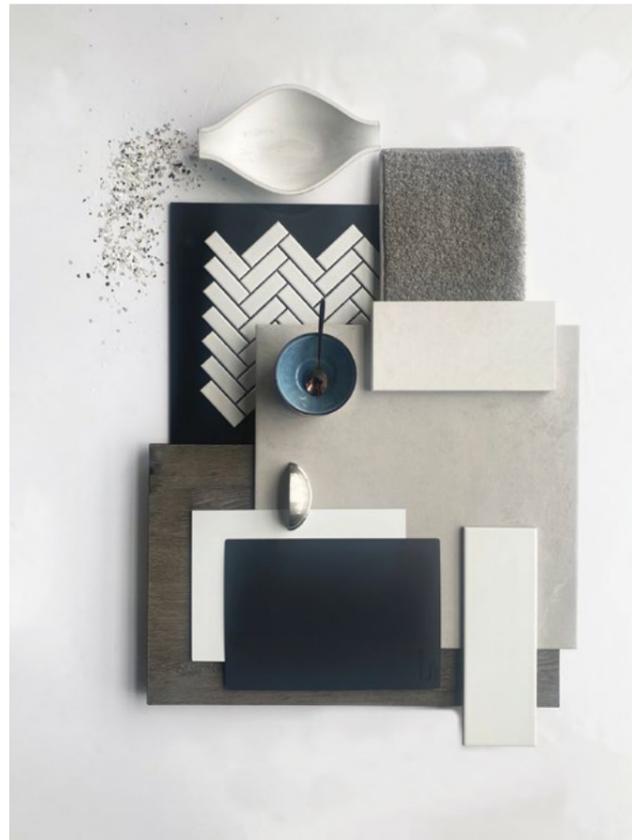
A moody and dramatic space.





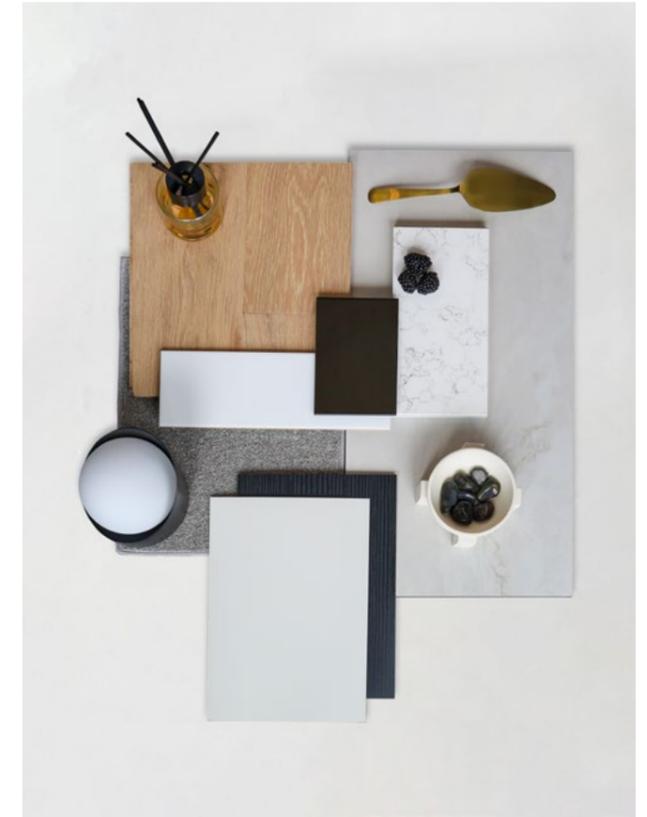
Coastal.

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

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.

NOSTRA
H O M E S

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.

 **Stockland**

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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Build with property experts you can trust.

Proudly built and developed by

NOSTRA
HOMES

 Stockland | Grand Central

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