



# TOWNHOMES

Built for Living.

GRAND CENTRAL STAGE 19





## 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.



- Education and Childcare Centres**

  - 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
- Shopping and Amenities**

  - Proposed Town Centre – <1km
  - Riverdale Village Shopping Centre – 2.3km
  - Tarneit Gardens Shopping Centre – 3.6km
  - Tarneit West Village – 4.2km
- Parks and Open Spaces**

  - Medallion Park – Onsite
  - Proposed Sports Reserve – <1km
  - Penrose Promenade Park – 3.5km
  - Tarneit Lakes – 4.3km
- Medical Centres**

  - Tarneit Family Medical Centre – 1.8km
  - Q1 Medical Centre – 5.7km
  - St. Vincents Private Hospital – 10.2km
  - Werrisbee Mercy Hospital – 11km
- Public Transport and Accesses**

  - Proposed Riverdale Train Station – <1km
  - Tarneit Station – 6.7km
  - Princes Freeway (entrance) – 11.2km
  - Melbourne CBD – 30km
- Leisure and Sporting Clubs**

  - Proposed Sports Reserve – <1km
  - Proposed Aquatic and Fitness Centre – <1km
  - Planned Tarneit Stadium – <1km
  - Hoppers Crossing Sports Club – 6.8km
- Grand Central Sales & Information Centre**
- Legend**

  - Future 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, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (December 2023).



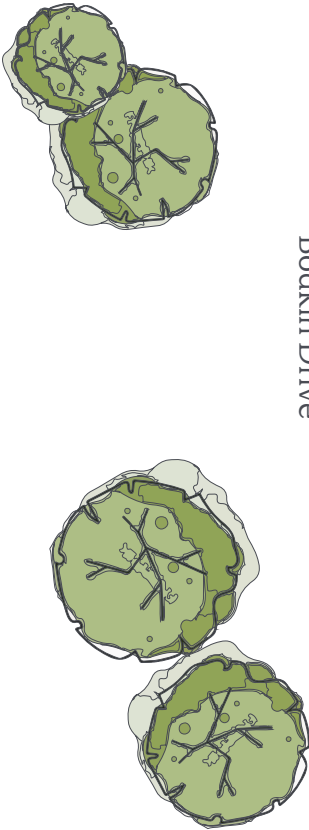
- Lot 1927  
131m<sup>2</sup>  
●
- Lot 1928  
108m<sup>2</sup>  
●
- Lot 1929  
108m<sup>2</sup>  
●
- Lot 1930  
81m<sup>2</sup>  
●
- Lot 1931  
81m<sup>2</sup>  
●
- Lot 1932  
108m<sup>2</sup>  
●
- Lot 1933  
108m<sup>2</sup>  
●
- Lot 1934  
81m<sup>2</sup>  
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- Lot 1935  
81m<sup>2</sup>  
●
- Lot 1936  
108m<sup>2</sup>  
●
- Lot 1937  
108m<sup>2</sup>  
●
- Lot 1938  
160m<sup>2</sup>  
●

Pumpkin Lane

Pumpkin Lane

Papyrus Walk

Papyrus Walk



Bodkin Drive

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  
20.73sq

4 2 2

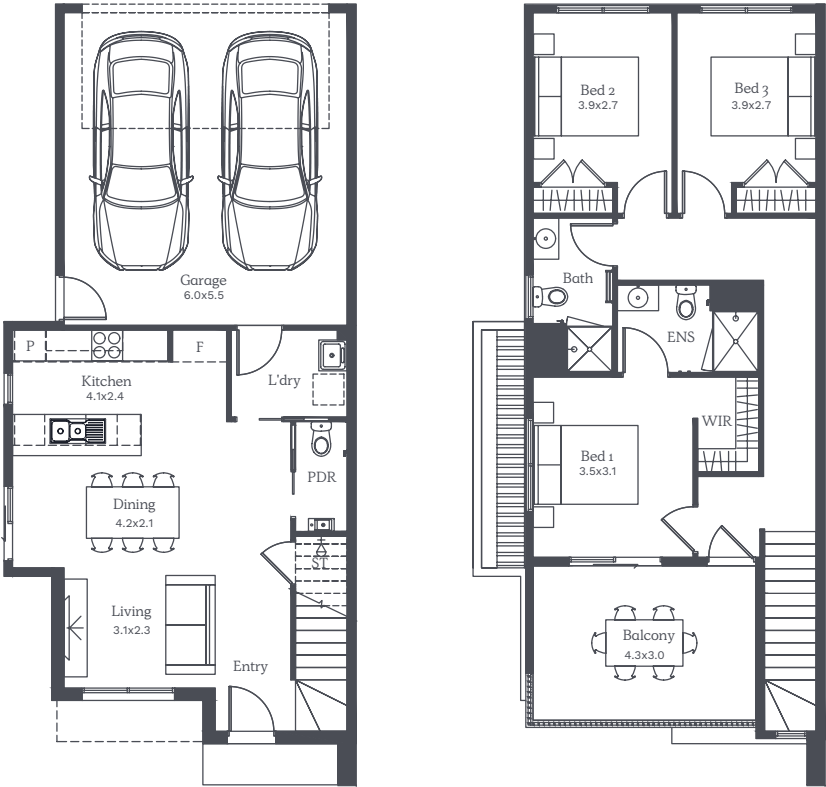
SOLD.



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.  
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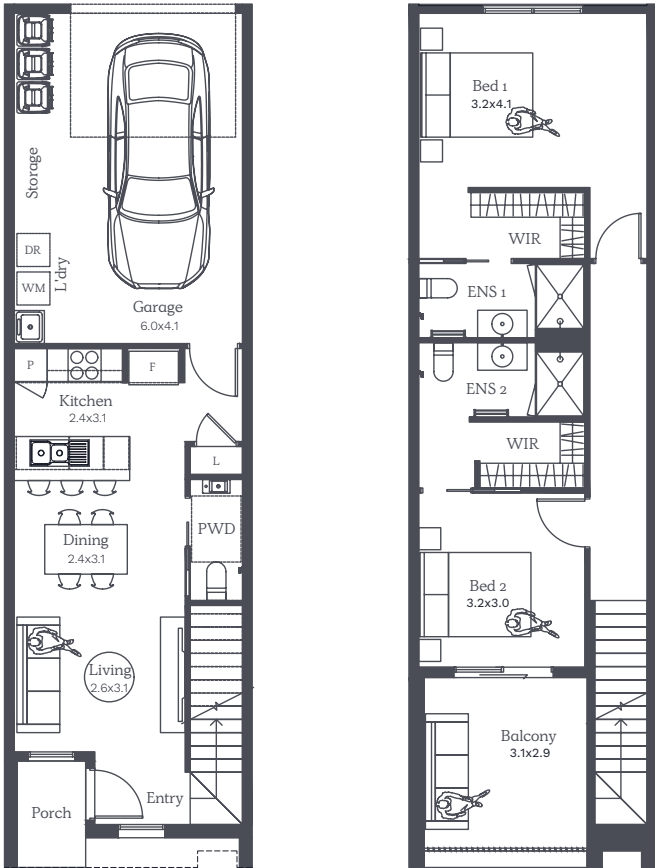
Murano 15t

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



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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.
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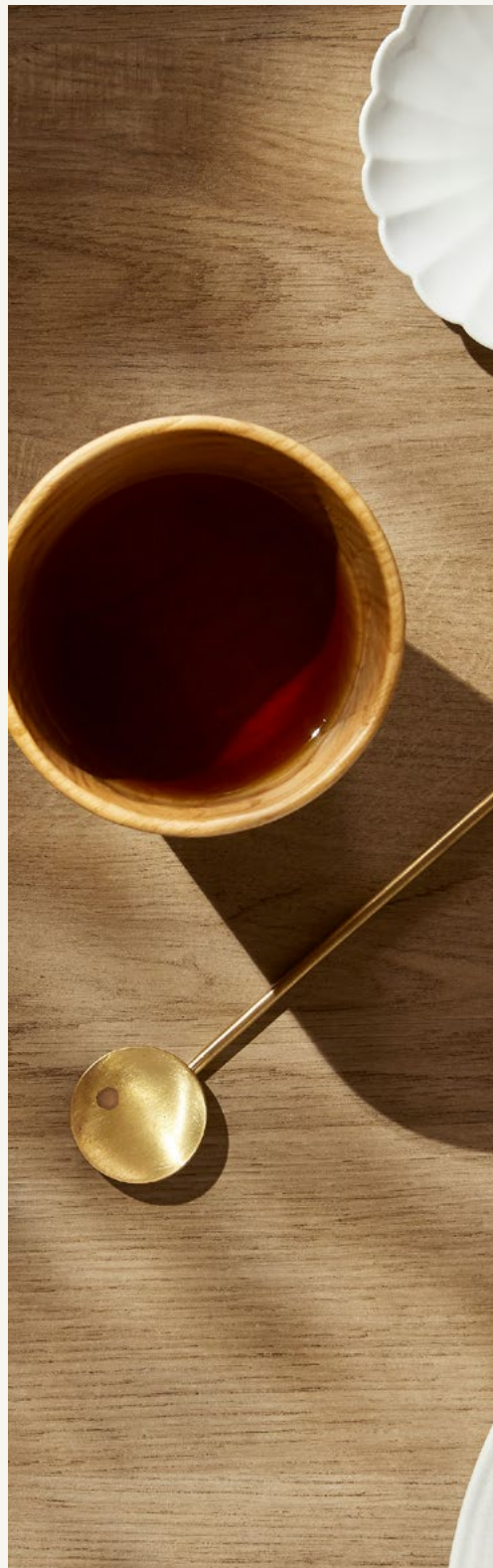


Artist Impression  
Images used are for colour reference and material finish only, please refer to contract drawings.  
Note: Render based on an Inverloch design.



# Interior styling that is easily accessible.

Your choice of four colour schemes.



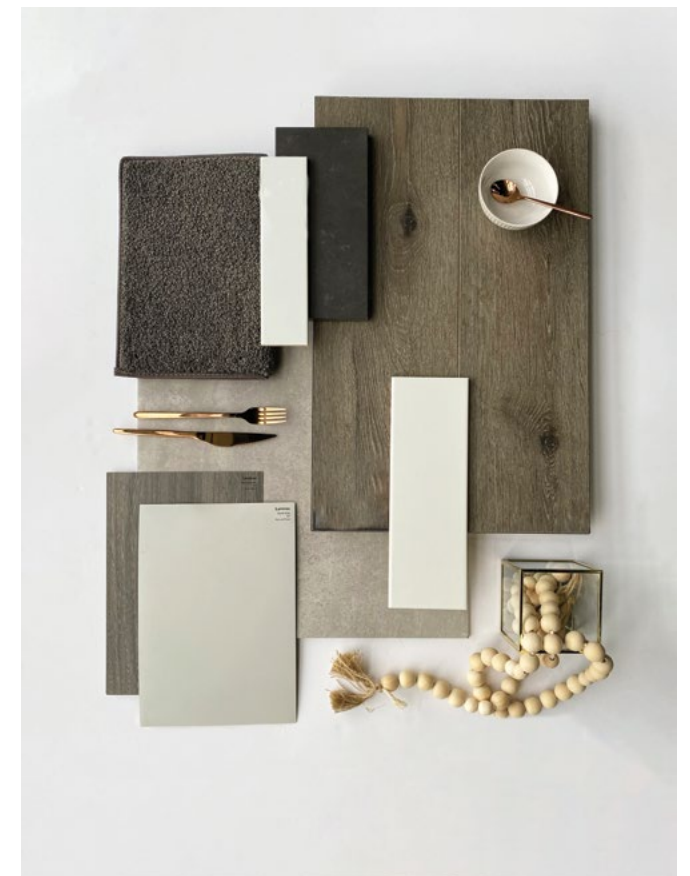
## Mode.

A light and soothing sanctuary.



## Luxe.

A moody and dramatic space.







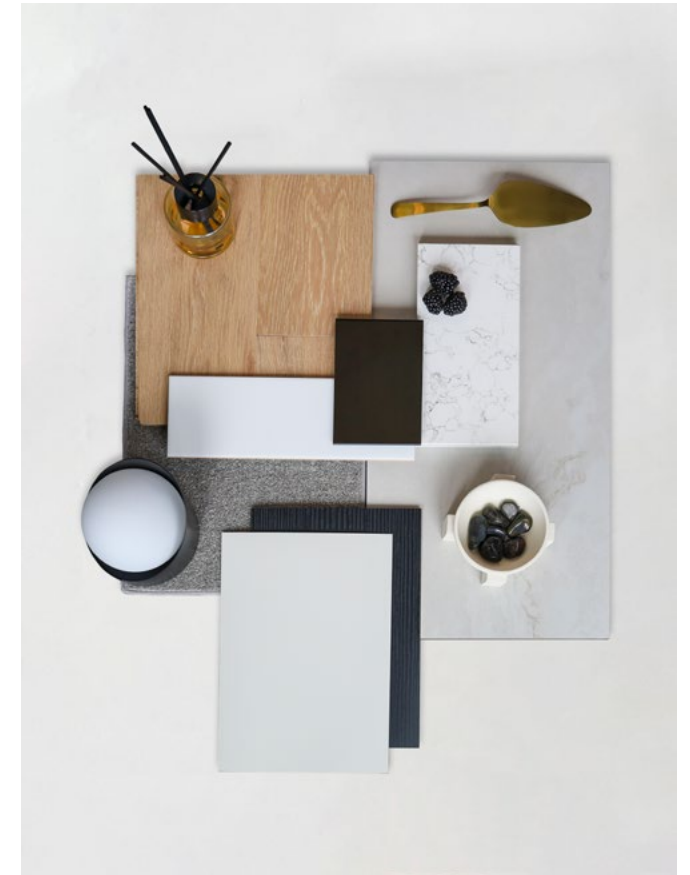
## Coastal.

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 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.



## 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.



Brett Joseph  
Townhome Sales Consultant

0429 233 983  
brettj@nostrahomes.com.au



Vineet Hirani  
Sales Professional Townhome Specialist

13 52 63  
vineet.hirani@stockland.com.au

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