

NOSTRA
HOMES

TOWNHOMES

Redefine the way you live.

S346 RELEASE 3



Stockland

Discover the charm of townhome living in Cloverton.



The next-generation of contemporary homes in Cloverton 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 Cloverton 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



Life at Cloverton.

Come home to a vibrant future city with every convenience at your doorstep. Set to become Victoria's largest masterplanned community, and the future city of Melbourne's North, Cloverton has been designed for the lifestyle you deserve: connected to nature, convenience, and brimming with opportunity. It's easy to live life your way in a location like this.



Shops

2km to established Kallo Town Centre
Proposed major retail and future
Cloverton city centre



2km

drive to Donnybrook Train Station



80+ hectares

Cloverton conservation



38km

from Melbourne's CBD



Future sports precinct
currently under construction



8+ schools

to be built

NOTE All distances and travel timeframe references are approximate only, refer to distance or travel timeframe by car (unless specified otherwise), and are based on information obtained from Google Maps



Image courtesy of Stockland

Connecting you to convenience.

Located just 38km from Melbourne’s CBD, Cloverton is Victoria’s largest masterplanned community. Set to become a future city for the northern suburbs, residents will have access to schools, retail centres, medical facilities and well-connected public transport in the future.



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



This map is provided solely for the purpose of providing an impression of the development called “Cloverton”, as well as the approximate location for existing and proposed facilities, amenities, services or destinations, and the contents are not intended to be used for any other purpose. Any statements of distance or size are approximate and for indicative purposes only. Stockland makes no representations and gives no warranties about the future developmental potential of the site, or the current or future location or existence of any facilities, amenities, services or destinations. All images and statements are based on information available to, and the intention of, Stockland at the time of creation of this map (May 2025) and may change due to future circumstances. This map is not a legally binding obligation on or warranty by Stockland. Stockland accepts no liability for any loss or damage arising as a result of any reliance on this brochure or its contents.

Lot 34613	Lot 34614	Lot 34615	Lot 34616	Lot 34617	Lot 34618	Lot 34619	Lot 34620	Lot 34621	Lot 34622	Lot 34623	Lot 34624
144m ²	108m ²	108m ²	108m ²	108m ²	81m ²	81m ²	108m ²	108m ²	108m ²	108m ²	140m ²
●	●	●	●	●	●	●	●	●	●	●	●

Molonglo Road

Molonglo Road



Azalea Walk

Azalea Walk

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 34613
- Lot 34614
- Lot 34615
- Lot 34616
- Lot 34617
- Lot 34618
- Lot 34619
- Lot 34620
- Lot 34621
- Lot 34622
- Lot 34623
- Lot 34624



Artist Impression

The Murano.

An innovative layout, that maximises space and captures views. There’s ample room for both privacy and togetherness. The open-plan living, dining, and kitchen area creates a vibrant hub for gatherings and relaxation. Welcome home to urban living at its finest.

		<div><div></div><div></div><div></div></div>		
20c	34613	20.12SQ	3	22
20	34614, 34615, 34616, 34617, 34620, 34621, 34622, 34623	20.00SQ	3	22
15	34618, 34619	14.96SQ	2	21
20c	34624	19.78SQ	3	21

Murano 20c

Lot 34613
House Size 20.12sq


3


2



2



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

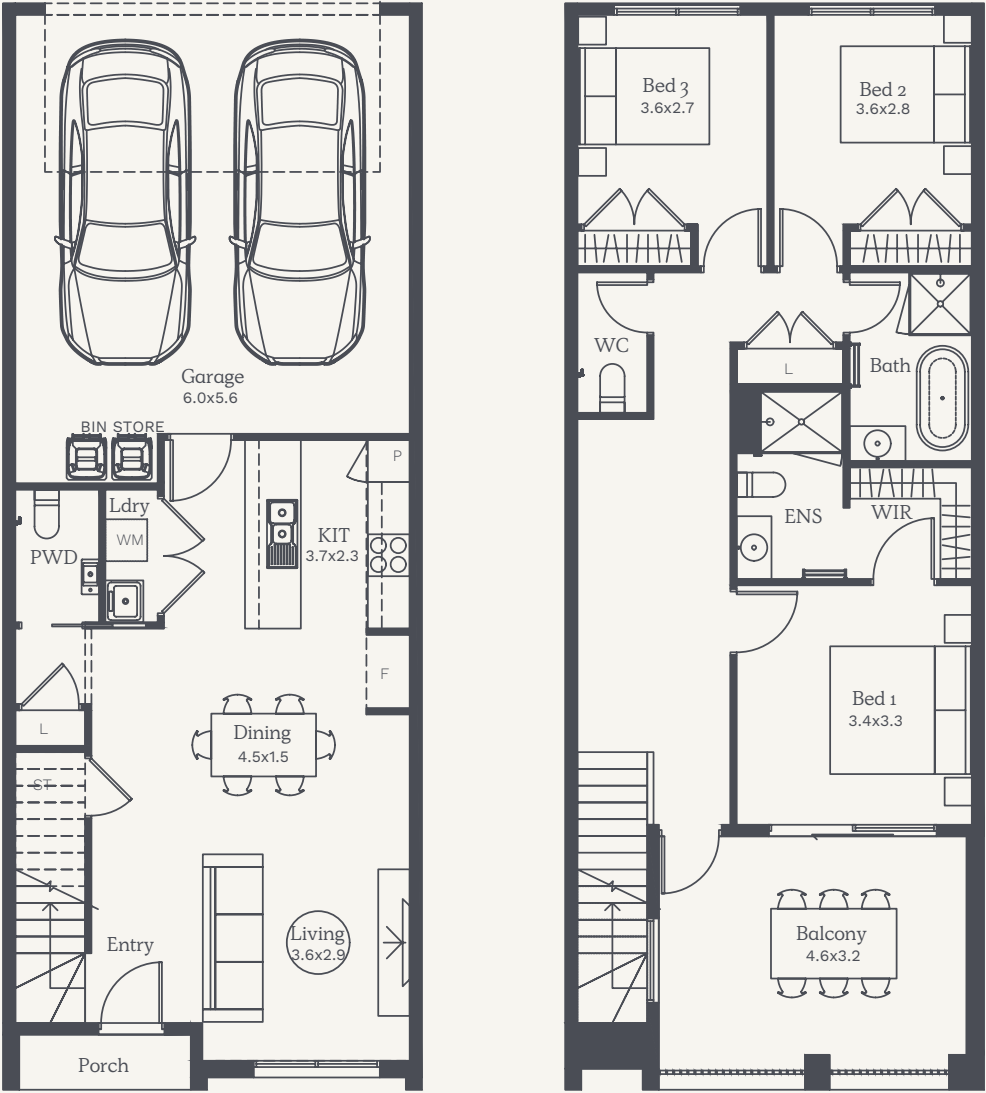
Murano 20

Lot 34614, 34615, 34616, 34617, 34620, 34621, 34622, 34623
House Size 20.00sq


3


2


2



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

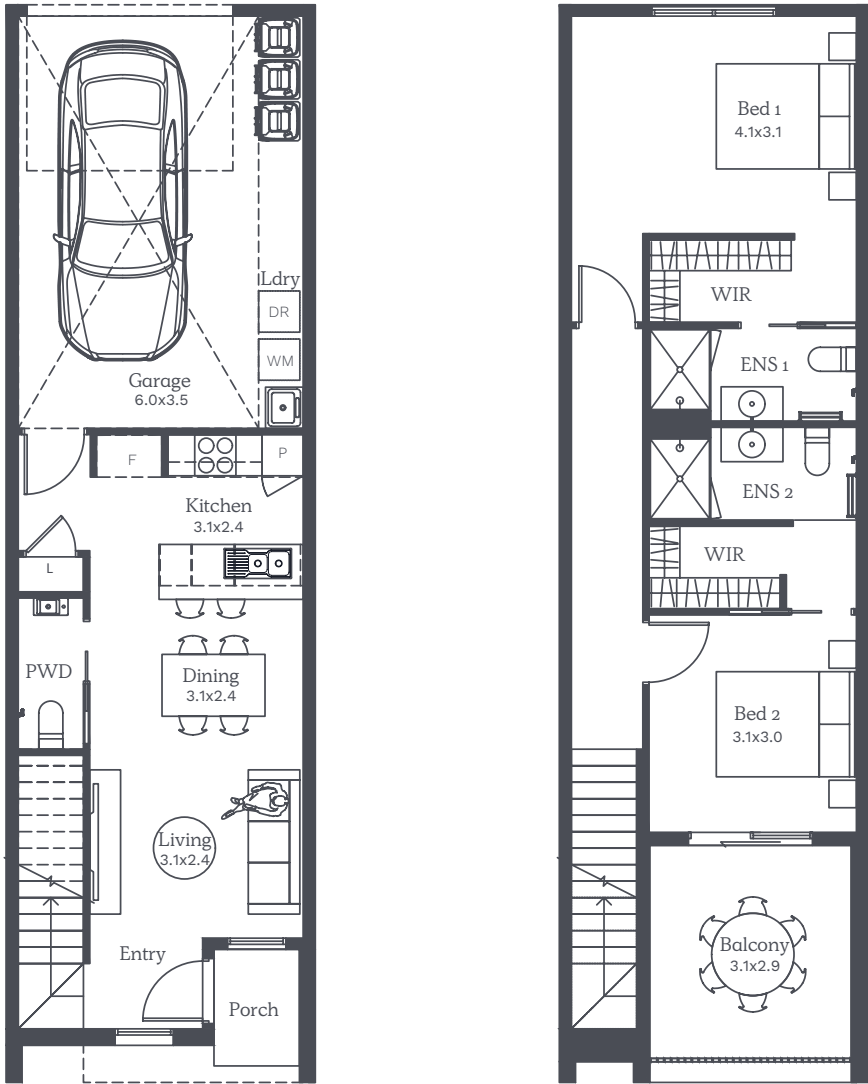
Murano 15

Lot 34618 & 34619
House Size 14.96sq


2


2


1



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

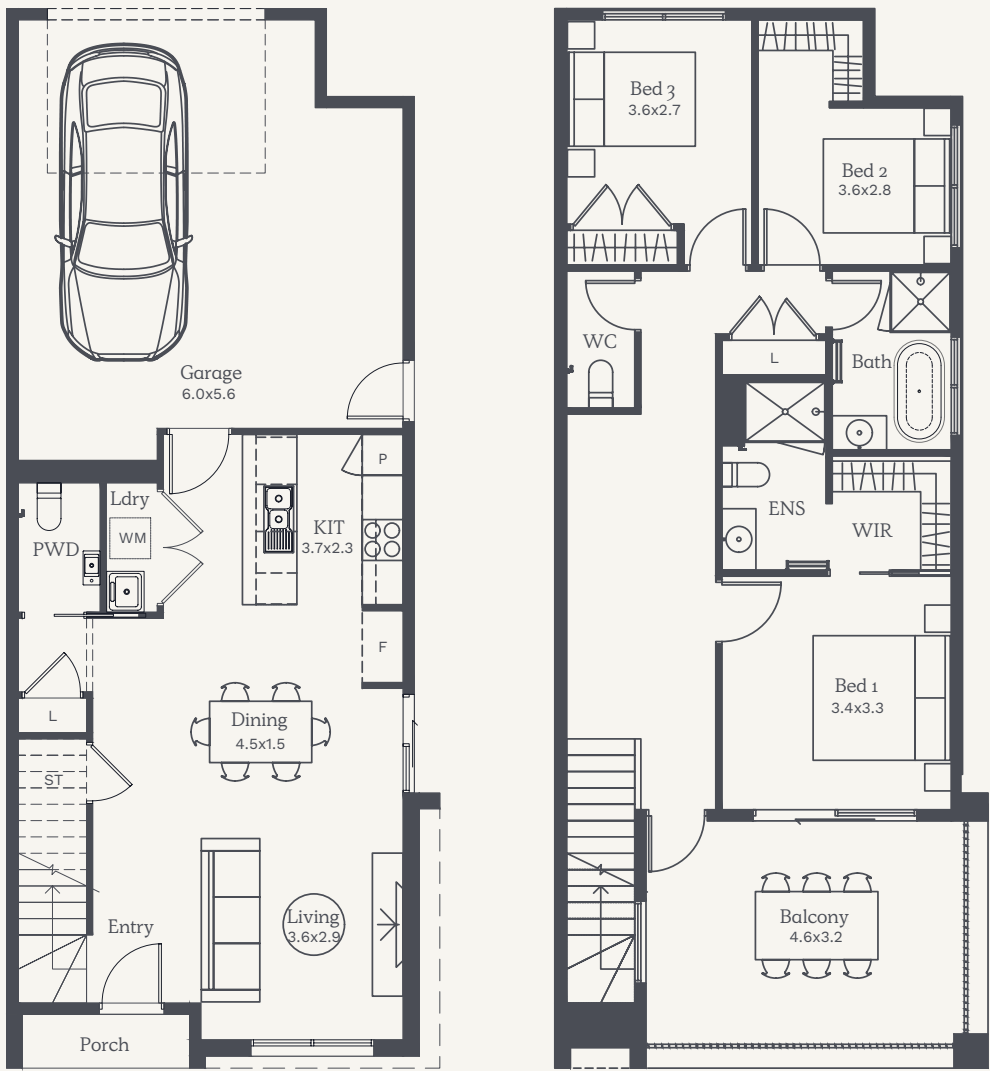
Murano 20c

Lot 34624
House Size 19.78sq


3


2


1



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



Pictured: Pine Grove Park | Image courtesy of Stockland

Inclusions

General	
Guarantee	25 year structural guarantee
Construction	Dwelling constructed independently

Connections	
Taps	Garden Tap
Stormwater	Stormwater drains
Sewer	Sewer drains
Utilities	Electricity, gas 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	Solar hot water unit (note: when an estate requires recycled water connection, a gas continuous flow hot water unit will be supplied.) Subject to gas availability.

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 (plan 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	x 1 melamine shelf with chrome hanging rails
Linen	x 3 melamine shelves
Pantry	x 4 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 (Flat Roof)	Heating panels to all bedrooms and second living (plan specific)
Ducted Heating (Pitched Roof)	Ducted heating with thermostat (number of points and unit size are plan specific) Note: Subject to gas availability. If no gas is available, heating panels will be provided.
Cooling System	Reverse cycle split system to main living (unit size is plan 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 (plan 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 (plan 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)

Appliances	
Oven	600mm stainless steel built-in oven
Cooktop	600mm stainless steel gas cooktop
Rangehood	Stainless steel undermount rangehood
Dishwasher	600mm stainless steel dishwasher

Laundry	
Trough	Freestanding laundry trough with cabinet and chrome mixer
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 and above bathtub

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. Where no gas is available in an estate, purchasers will be provided with an all electric home with no gas appliances. This includes an electric heat pump, electric oven, electric ceramic cooktop and no provision for gas connection.
-------------	---

V3 18.11.2024



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.



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.



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.



Ethan Playnsek
Townhome Sales Consultant

0484 279 605
ethanp@nostrahomes.com.au

Build with property experts you can trust.

Proudly built and developed by



Disclaimer: House and land sold separately. Nostra Homes and Developments Pty Ltd acts as the builder of the home only. Buyers must enter into a separate contract with the land developer for the purchase and development of the land. Buyers should review the land and building contracts carefully, make their own inquiries and obtain independent advice before proceeding. Illustrations and information are intended to be indicative only and are believed to be correct at the time of publication. Nostra Homes and Developments Pty Ltd reserves the right to withdraw or alter any package at any time without notice at its absolute discretion. Estimated costs for the package are indicative only and other costs and fees are payable, including but not limited to: transfer/stamp duty, settlement/registration fees, legal/conveyancing fees, finance costs, site works, engagement of any consultants, approvals, connection for services and variations. All imagery on this brochure is for illustrative purposes only. Artist impression is for illustrative purposes only. Items depicted in these images that are excluded from the standard inclusions are included but not limited to pendent lighting, frameless shower screen and fixtures. Final drawings are subject to developer and council approval; refer to the contract documentation for further details. Nostra Homes reserves the right to amend specification and price without notice. The First Home Owners Grant is a Government incentive and is subject to change. Nostra Homes and Developments Pty Ltd. Information and other content contained within this document is believed to be accurate as at April 2025 but may change at any time without notice. No warranty or representation (implied or express) is given as to the accuracy, reliability or completeness of the information or other content contained in this document.