NOSTRA
HOMES

TOWNHOMES

Built for Living.

GRAND CENTRAL STAGE 19

Stockland

Artist Impression

Discover the charm of townhome living in Grand Central.

2 - 4 | 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, 3 and 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 Nostra Homes journey”

Anthony Caruana
Founder

Artist Impression

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.

Riverdale Shopping Centre

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

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 (March 2023).

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 – 3.1km
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
Werribee 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

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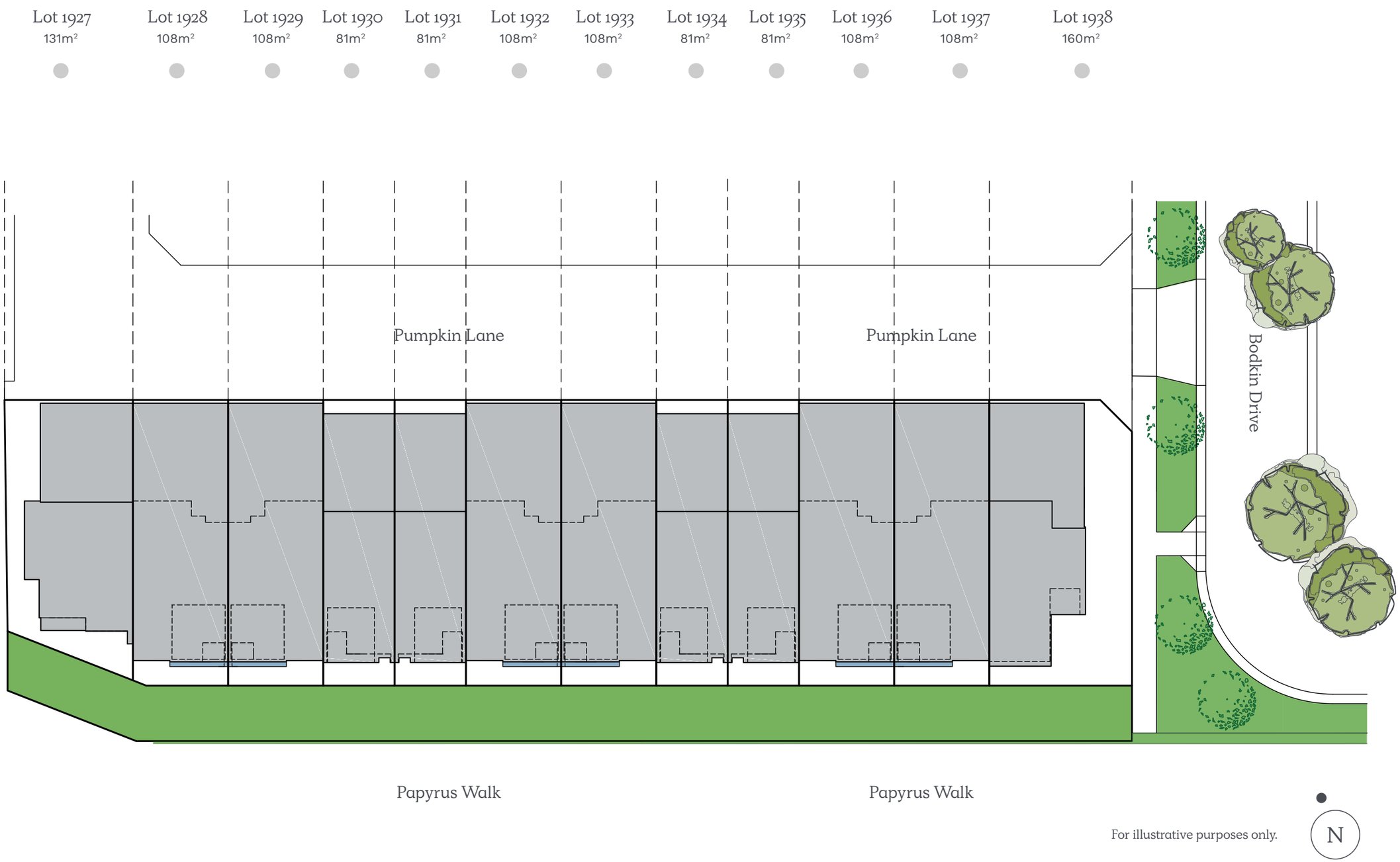


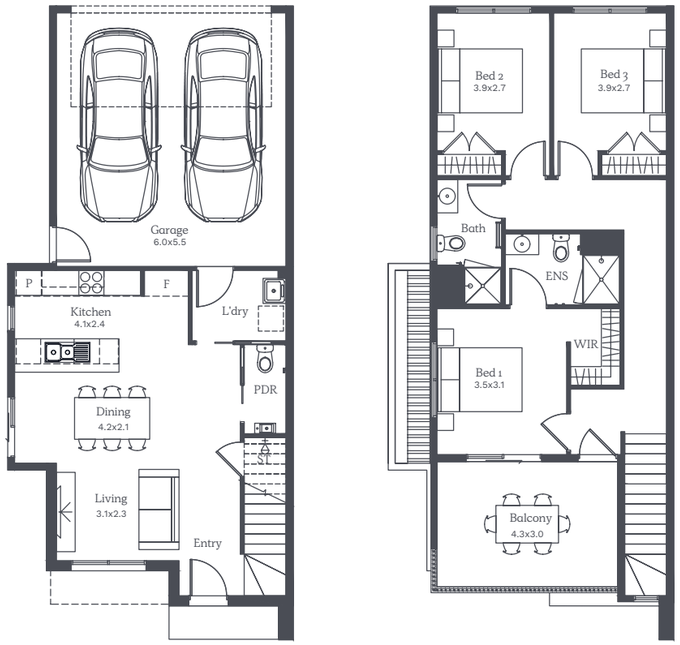
For illustrative purposes only.

Artist Impression

Murano 18c

3 2 2

Lot 1927
House Size 18.42sq

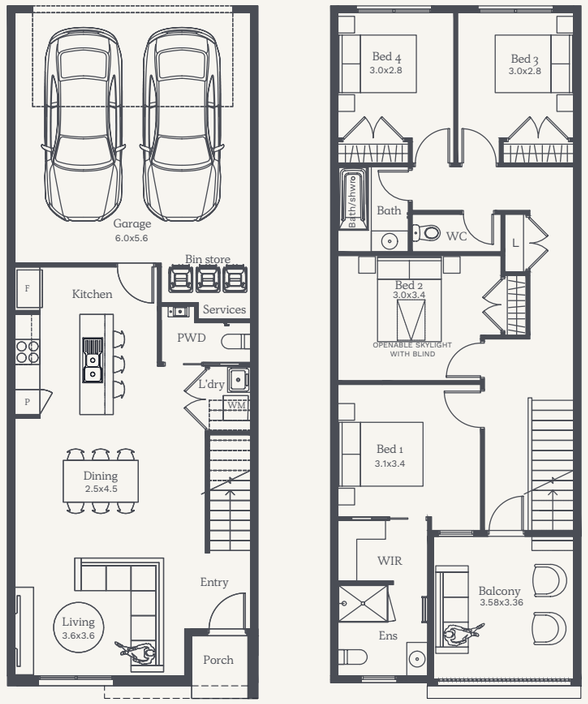


NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation and final layout.

Murano 21t

4 2 2

Lot 1928, 1929, 1932, 1933, 1936, 1937
House Size 21.08sq



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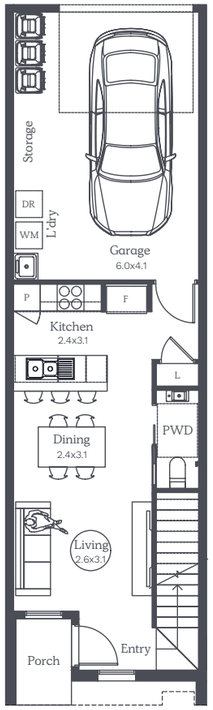
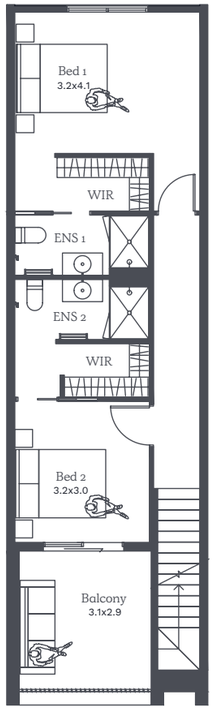
Murano 15t

2 2 1

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





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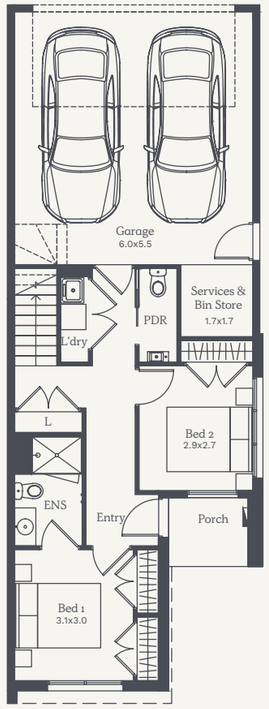
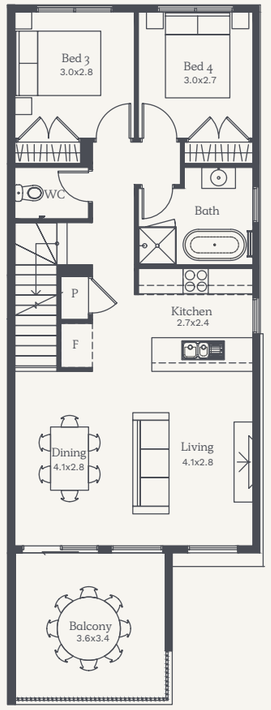
Murano 20rc

4 2 2

Lot 1938
House Size 19.82sq





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Artist Impression

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

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.
	V7 29.01.2025

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.

NOSTRA HOMES

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.

Build with property experts you can trust.

Proudly built and developed by

NOSTRA HOMES

Stockland | Grand Central

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