

NOSTRA  
HOMES

# TOWNHOMES

Built for Living™

Averley Stage 11



## Discover the charm of townhome living in Averley.



  
 2, 3 or 4    2    1-2

The next-generation of contemporary homes in Averley 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 Averley by Stockland, to bring you a selection of stunning 2, 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 Nostra Homes journey”



*Anthony Caruana*  
Founder



## Averley – experience the easy life.

Located 65km south east of Melbourne's CBD, near Pakenham, Stockland Averley offers a unique lifestyle.

Create your dream home amongst 20 hectares of green space, overlooking rolling hills and with everything you need in easy reach. Combining rural tranquillity and urban convenience, this new community is set to become a sought-after address.

Make it yours - minutes from Coles, a local chemist, and an array of established conveniences.



### Town Centre

800m\* from proposed Pakenham East Town Centre and 3km from Cardinia Lakes Shopping Centre



### 4.1km

drive to East Pakenham Train Station



### Open Space

20% of the project dedicated to public open space, including 10ha Hilltop Park and 11ha wetland reserve and trails



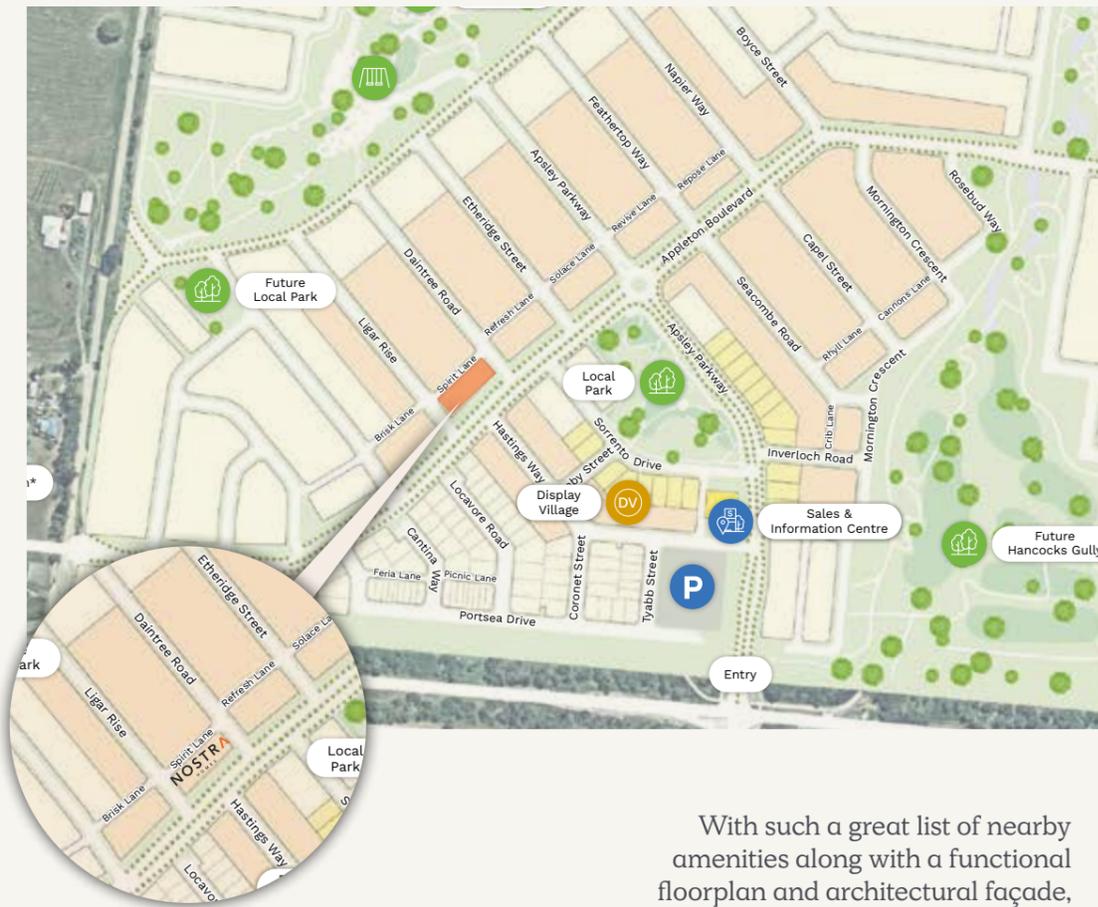
### 6+ schools

In close proximity to 3 primary schools and 3 secondary schools, with an additional proposed primary school to be built within Averley



## Convenience close to home.

Averley makes it easy to build your dream home and enjoy the best things in life. You'll be among the first to enjoy this growing area within the Pakenham East PSP, with everything you need close at hand. Pick up groceries at the proposed town centre or catch up with friends and family at the many local pubs, restaurants and cafés around Pakenham's Main Street.

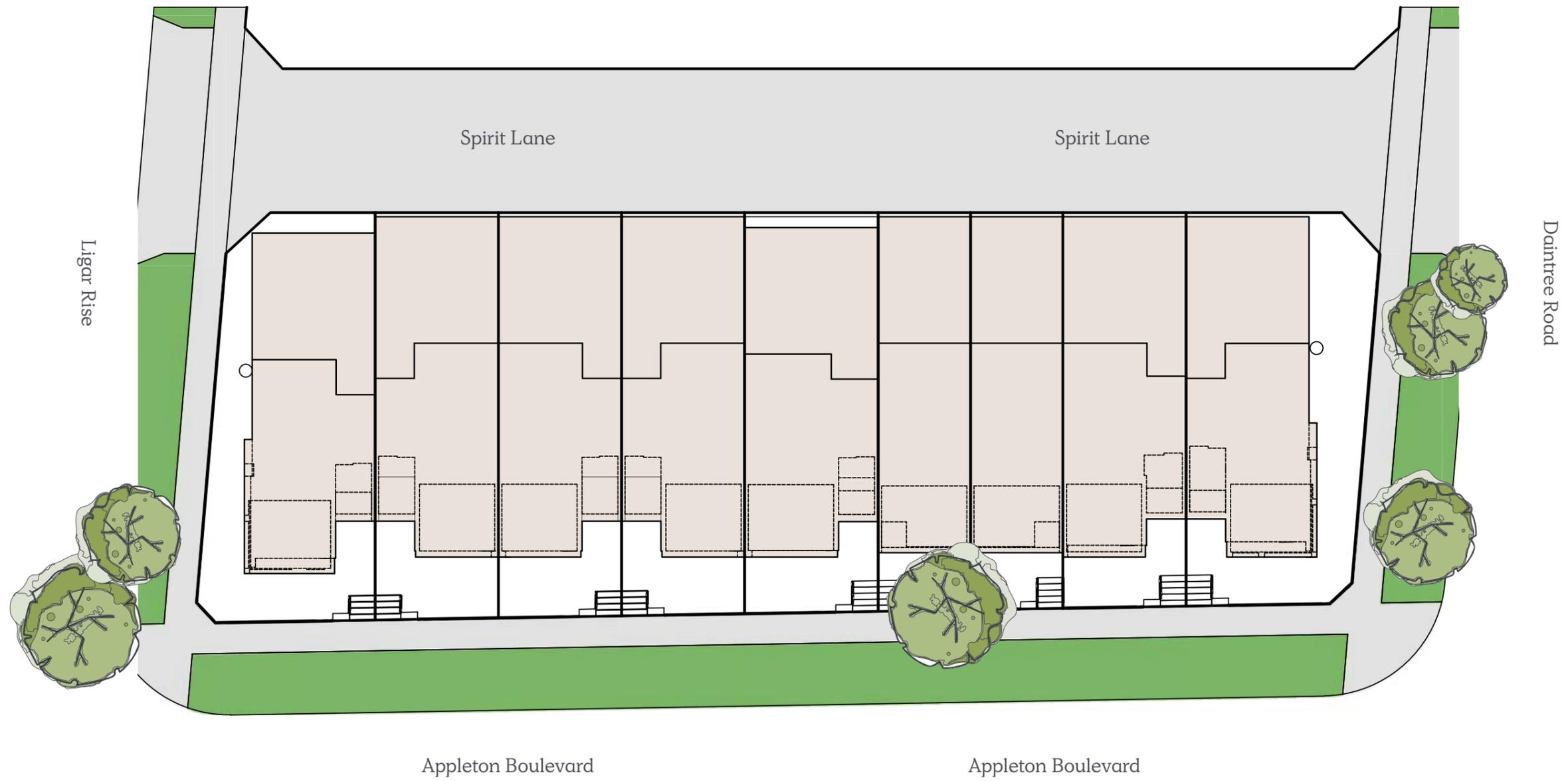


With such a great list of nearby amenities along with a functional floorplan and architectural façade, you'll love calling Averley home.



Masterplan supplied for the purpose of providing an impression of Stockland Averley 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. Any future infrastructure referenced in this brochure is proposed for Stockland Averley as at November 2024. The delivery and location of proposed infrastructure, facilities, amenities, services and destinations is indicative only and may change due to future circumstances. \*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 (November 2024). ^Subject to planning approval.

- Lot 1130  
156m<sup>2</sup>  
●
- Lot 1131  
119m<sup>2</sup>  
●
- Lot 1132  
118m<sup>2</sup>  
●
- Lot 1133  
118m<sup>2</sup>  
●
- Lot 1134  
127m<sup>2</sup>  
●
- Lot 1135  
87m<sup>2</sup>  
●
- Lot 1136  
87m<sup>2</sup>  
●
- Lot 1137  
115m<sup>2</sup>  
●
- Lot 1138  
165m<sup>2</sup>  
●



For illustrative purposes only.



**Lot 1130**  
19.72sq

3 2 2

○

**Lot 1131**  
19.78sq

4 2 2

○

**Lot 1132**  
19.76sq

4 2 2

○

**Lot 1133**  
19.76sq

4 2 2

○

**Lot 1134**  
20.83sq

4 2 2

○

**Lot 1135**  
15.71sq

2 2 1

○

**Lot 1136**  
15.71sq

2 2 1

○

**Lot 1137**  
19.63sq

4 2 2

○

**Lot 1138**  
19.73sq

3 2 2

○

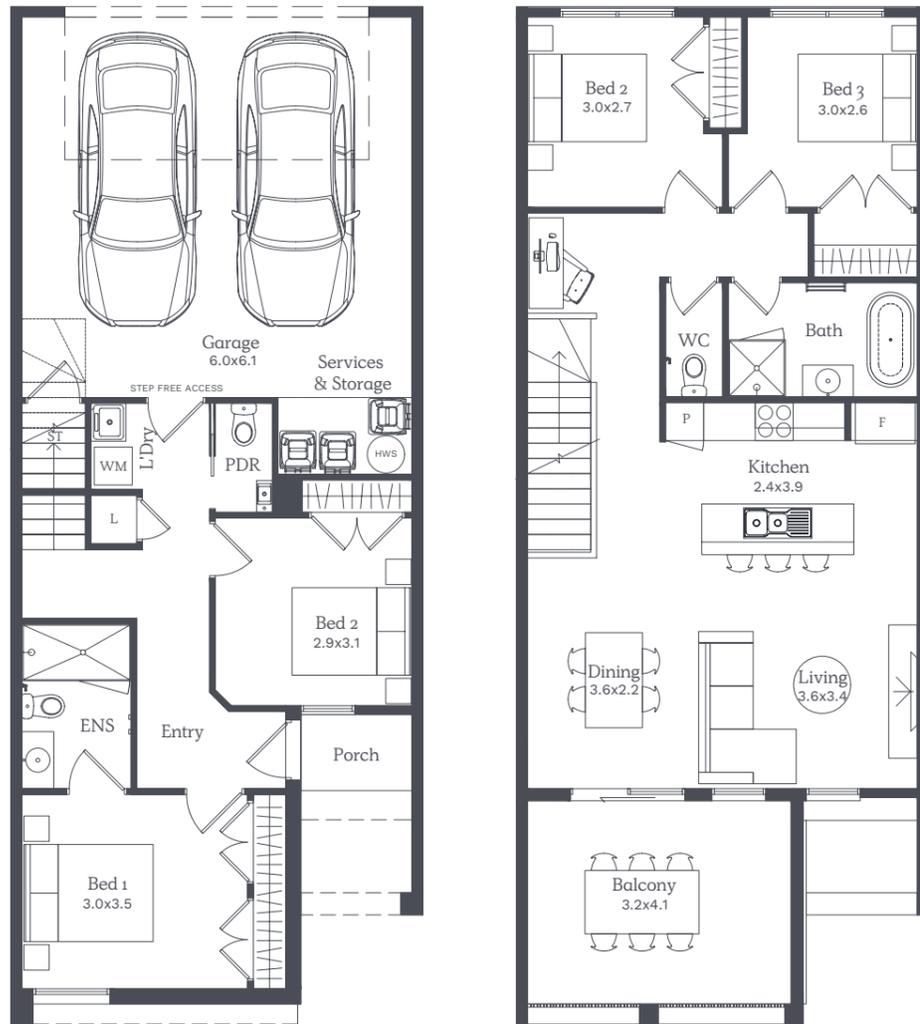


# Murano 21r

Lot 1134  
House Size 20.83sq



  
 4      2      2



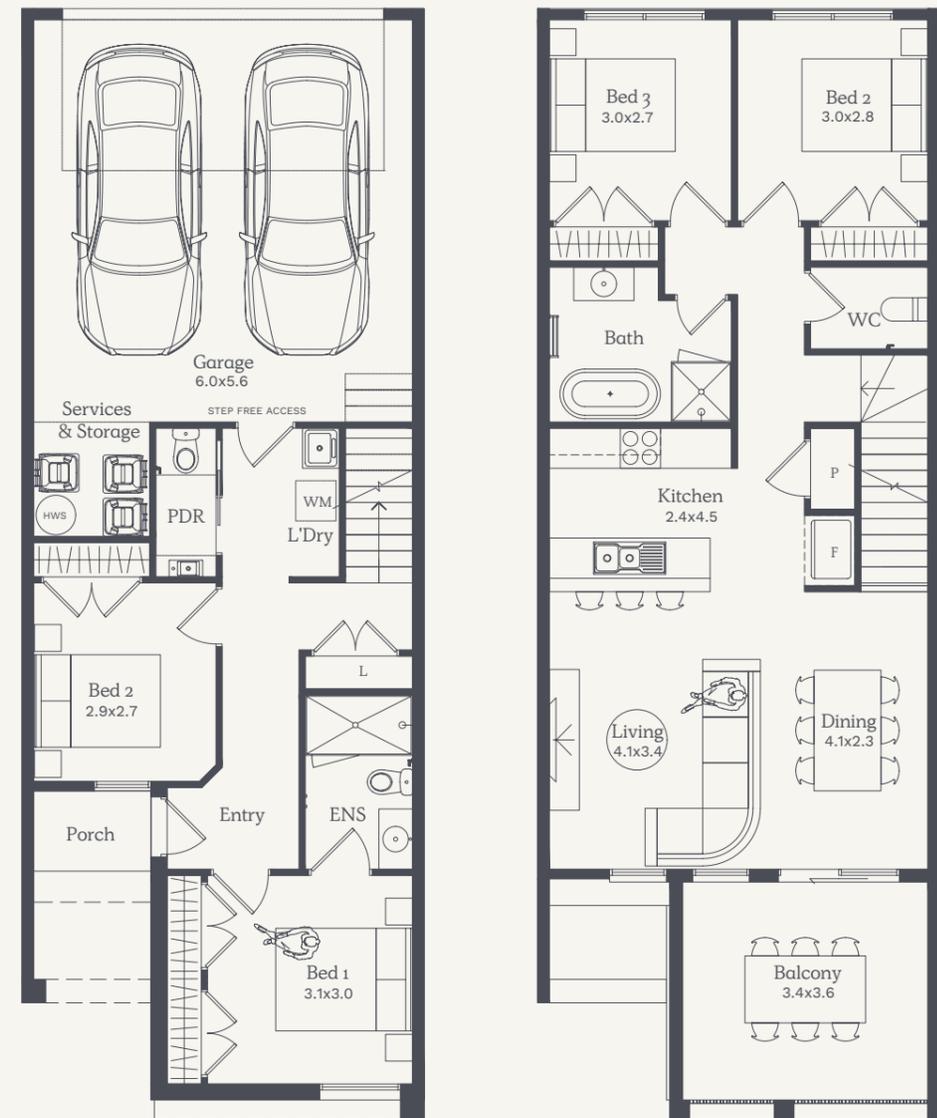
NOTE: Floorplan displayed is for illustrative purposes only.  
Refer to contract plans for orientation and final layout.

# Murano 20r

Lot 1131, 1132, 1133  
House Size 19.76sq



  
 4      2      2

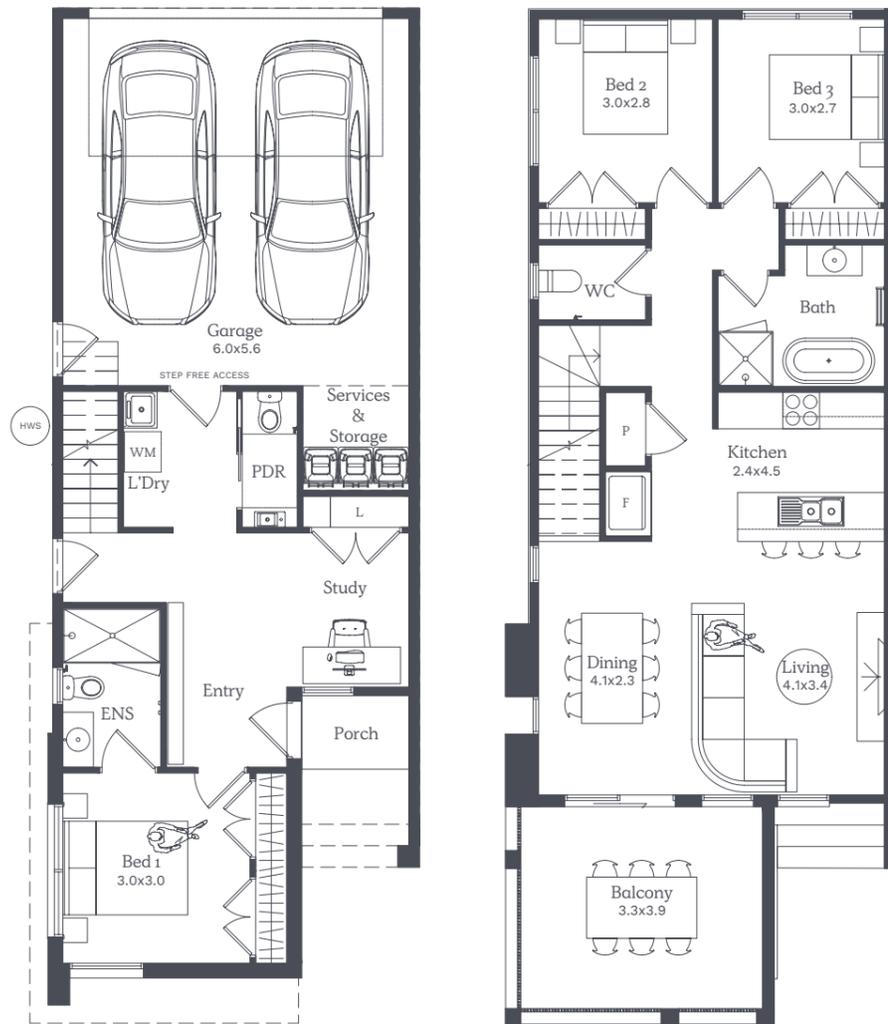


NOTE: Floorplan displayed is for illustrative purposes only.  
Refer to contract plans for orientation and final layout.

# Murano 20rc

 3  
  2  
  2

Lot 1130, 1138  
 House Size 19.72sq

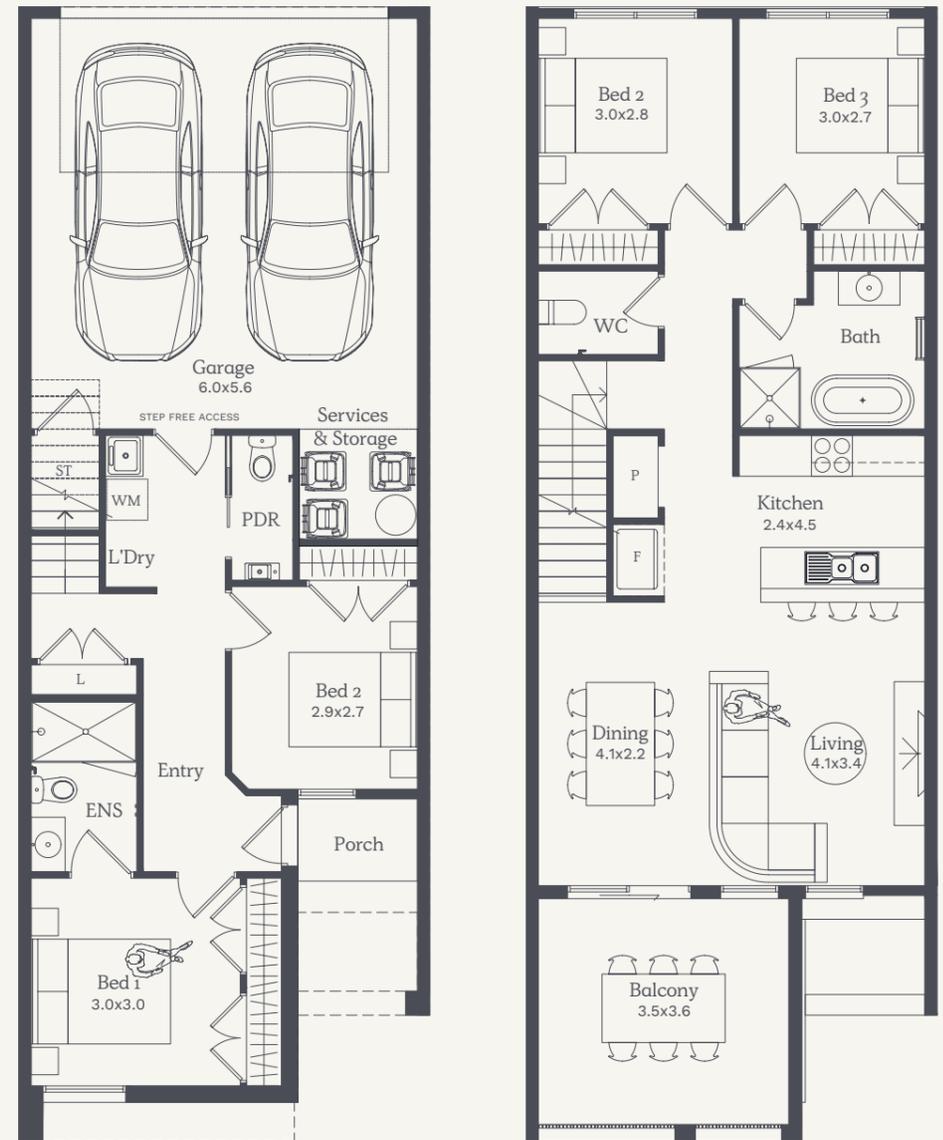


NOTE: Floorplan displayed is for illustrative purposes only.  
 Refer to contract plans for orientation and final layout.

# Murano 20r

 4  
  2  
  2

Lot 1137  
 House Size 19.63sq

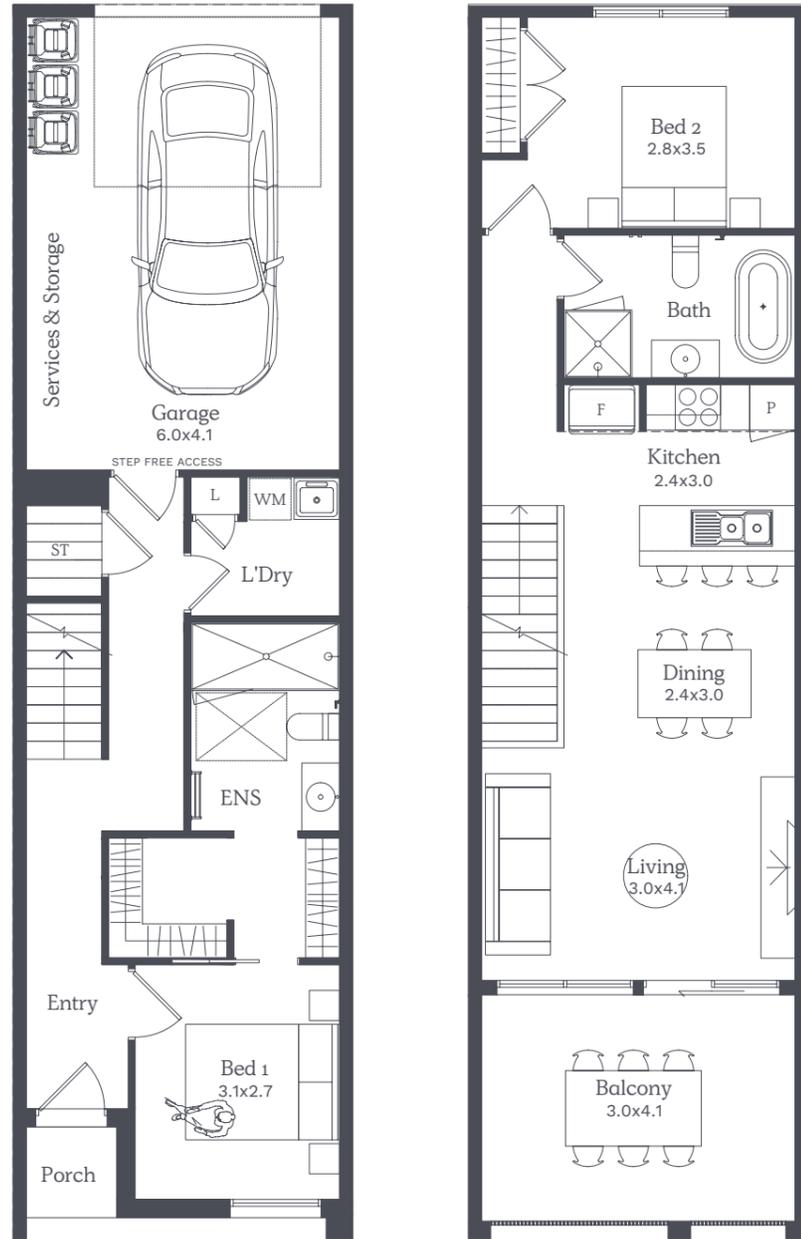


NOTE: Floorplan displayed is for illustrative purposes only.  
 Refer to contract plans for orientation and final layout.

# Murano 16r

Lot 1135, 1136  
House Size 15.71sq

    
2      2      1



NOTE: Floorplan displayed is for illustrative purposes only.  
Refer to contract plans for orientation and final 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>	2590mm 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

External Cladding	
<b>Cladding</b>	VBA compliant cladding

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

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

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)



Lofty high ceilings

LED downlights to home

Overhead cupboards including feature open shelves

20mm kitchen mineral surface benchtop

Timber laminate to main living areas

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: Black tapware, 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)

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

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

Timberwork	
<b>Cladding</b>	High gloss enamel to all interior wood work and doors
	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.

V10 JUNE 2025



Designer basins & tapware

Full floating laminate cabinets

20mm mineral surface benchtop

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.





Built by Nostra Homes,  
backed by trusted  
partnerships.



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.

Nostra Homes'  
point of difference.

Distinguished architectural designs and craftsmanship.

-  Architecturally designed turnkey homes
-  Bespoke colour schemes
-  Dedicated Customer Service Officer
-  Energy Efficient
-  12 Months RACV Home Assist\*
-  All Electric homes
-  25 Year Structural Guarantee\*

NOTE All colours shown in this book are a guide only. Categories and colours are indicative and can be subject to change.  
\*For terms and conditions, please visit <https://nostrahomes.com.au/terms.html>



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.

Our trusted suppliers.

Quality homes and strong partnerships, delivering excellence together.



We're here to guide you on your  
journey to home ownership.



Ethan Playnsek  
Townhome Sales Consultant

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Build with property  
experts you can trust.

Proudly built and developed by



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 pendant 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 August 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. CDB-U 48474