



TOWNHOMES

Built for Living™

The Newgrove Townhomes Collection



Discover the charm of townhome living in Peppercorn Hill's Woodlands neighbourhood.



2, 3 or 4



2



1-2

The next-generation of townhomes in the Woodlands neighbourhood at Peppercorn Hill 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 Dennis Family Corporation and Peppercorn Hill to bring you The Newgrove Townhomes Collection. 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



Come home to Peppercorn Hill.

Peppercorn Hill is one of the most sought after estates in the area. Its sheer size and amenity offering is impressive, but it's the connection between its swathes of natural green areas and Darebin Creek running the length of the estate that really sets it apart.

Future paths and trails will connect residents with parks, recreational areas, schools, retail and commercial areas all planned to be within Peppercorn Hill itself.



*Some amenities may not be owned or managed by the Developer and outcomes may be subject to delays in implementation or statutory development/planning approvals outside the Developer's control. Accordingly, the Developer makes no representations on the delivery or timing of any amenities or works shown or featured herein.

Artists Impression. Images may not be to scale and may differ from final built form. Actual lots, stages, facilities, amenities, infrastructure and their configuration are subject to statutory approval and may change without notice.

WOODLANDS
AT PEPPERCORN HILL

A unique place to call home

Peppercorn Hill embraces a completely unique harmony between historical features and contemporary design throughout its development. Featuring striking Peppercorn and River Red Gum trees, an abundance of parkland and Darebin Creek winding through the entire estate.



Planned Major town centre, eateries and retail stores



4.6km
from Donnybrook train station



50 hectares
of planned recreational spaces including 300 year old River Red Gums



Education
including future childcare, primary and two secondary schools



38kms
from Melbourne's CBD



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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



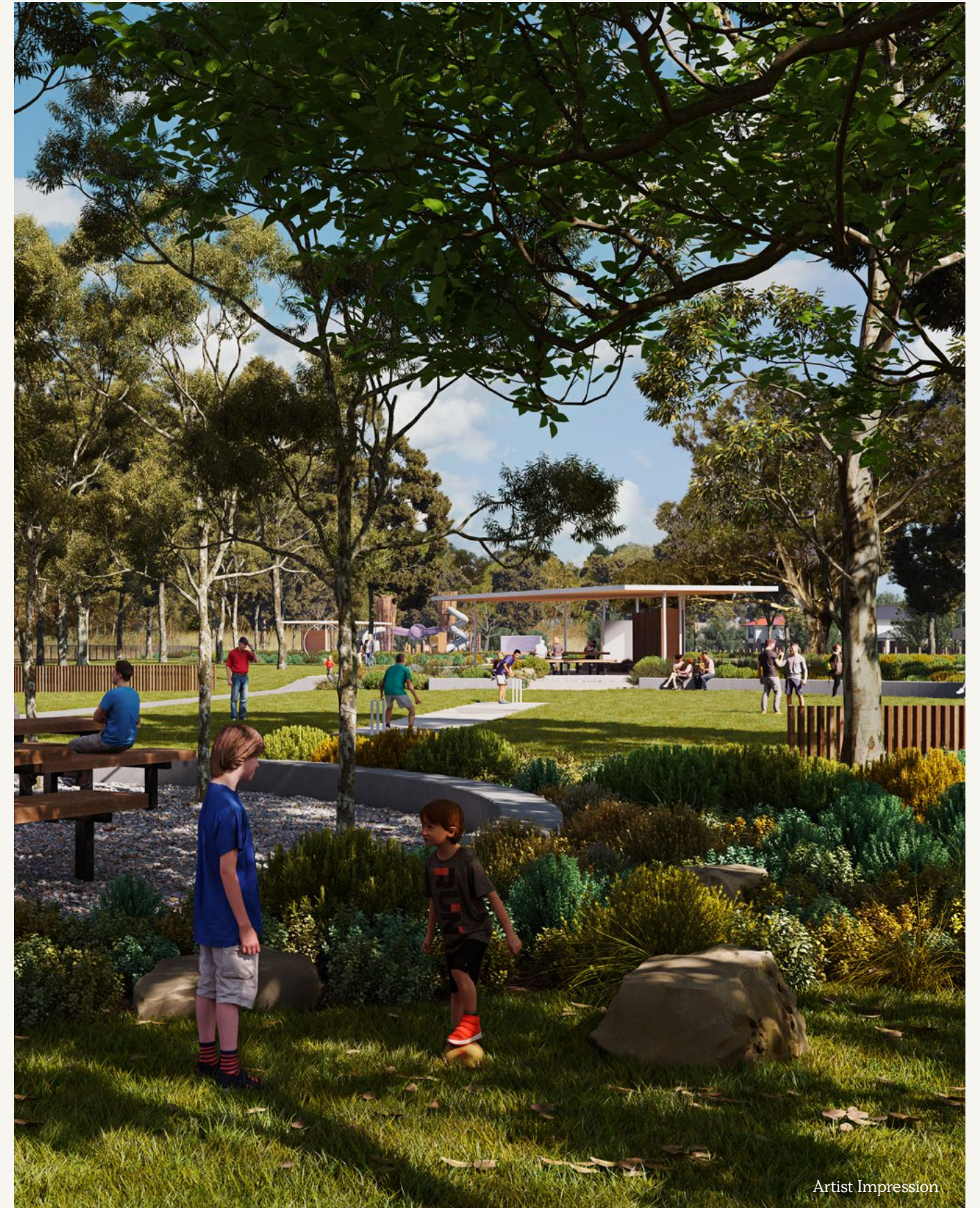
Woodlands, Our Greenest Neighbourhood.

At Peppercorn Hill, you can expect a lifestyle that perfectly blends relaxation, community, and convenience. With its stunning natural surroundings, spacious parks, and modern amenities, the estate offers the ideal setting for both peaceful retreats and social gatherings.

Whether you're enjoying a morning walk along Darebin Creek, connecting with neighbours in one of the many green spaces, or taking a short drive to nearby shops and services, life at Peppercorn Hill is all about comfort, connection, and quality living. It's a place where you can truly unwind, while still being well-connected to everything you need. There's more to life at Peppercorn Hill.

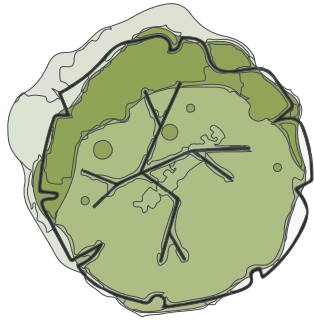


With such a great list of nearby amenities along with a functional floorplan and architectural façade, you'll love calling Peppercorn Hill home.

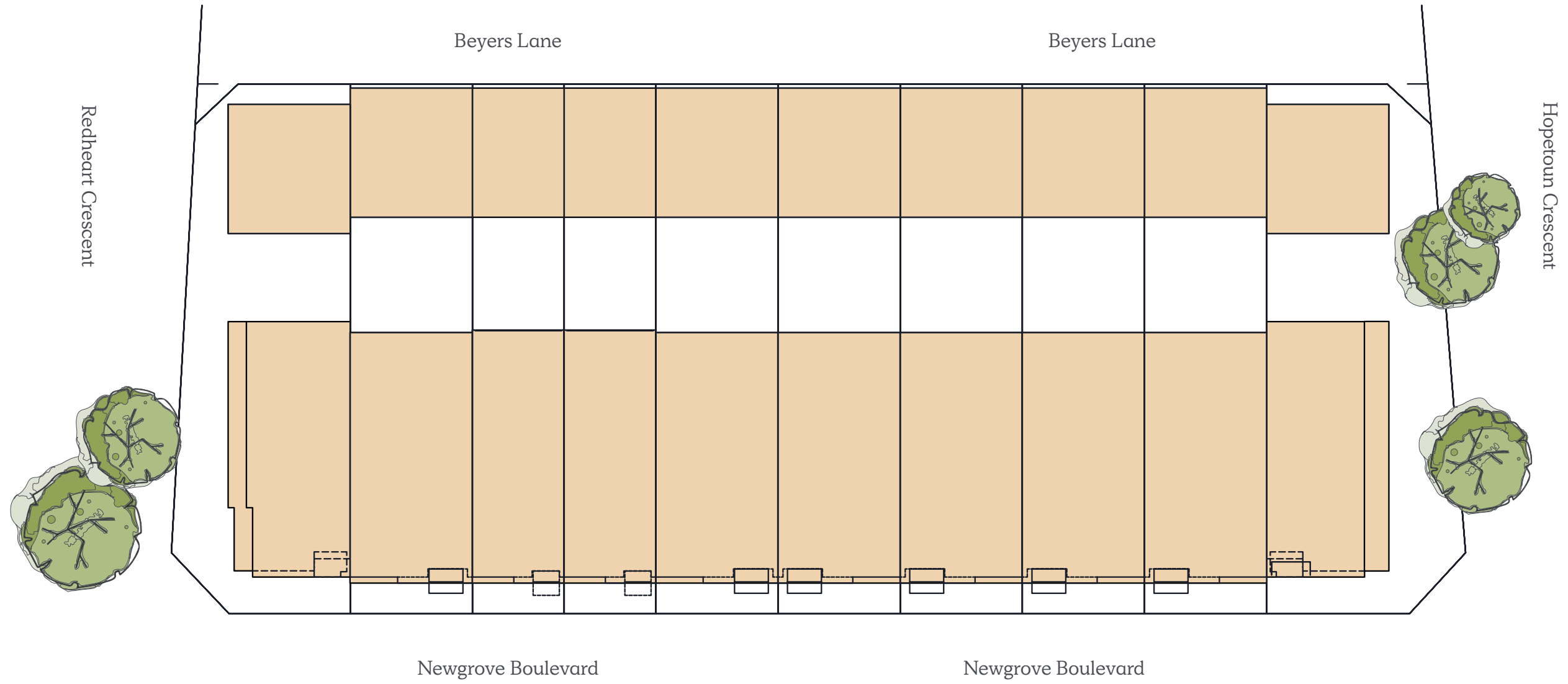


Artist Impression

Images, photos, plans, maps, measurements, and other information are for general illustration purposes only and are not to scale. Actual facilities, amenities, infrastructure, and their configuration are indicative of current or proposed amenity and infrastructure delivery and design, which may be subject to change without notice. Some amenities may not be owned or managed by the Developer and outcomes may be subject to delays in implementation or statutory/development/planning approvals outside the Developer's control. Accordingly, the Developer makes no representations on the delivery or timing of any amenities or works shown or featured herein.



Lot 30348	Lot 30347	Lot 30346	Lot 30345	Lot 30344	Lot 30343	Lot 30342	Lot 30341	Lot 30340	Lot 30339
207m ²	156m ²	117m ²	117m ²	156m ²	156m ²	156m ²	156m ²	156m ²	226m ²
●	●	●	●	●	●	●	●	●	●



For illustrative purposes only.





Lot 30348

18.93sq

2-3 2 2



Lot 30347

19.53sq

3-4 2 2



Lot 30346

14.68sq

3 2 1



Lot 30345

14.68sq

3 2 1



Lot 30344

19.53sq

3-4 2 2



Lot 30343

19.53sq

3-4 2 2



Lot 30342

19.53sq

3-4 2 2



Lot 30341

19.53sq

3-4 2 2



Lot 30340

19.53sq

3-4 2 2



Lot 30339

18.93sq

2-3 2 2



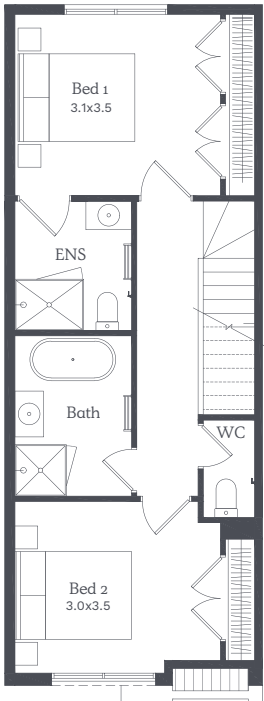
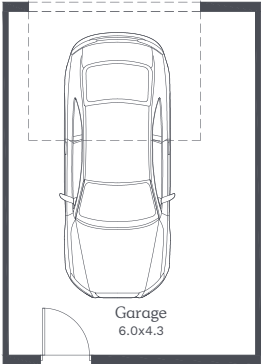
Lipari 15

Lot 30345, 30346
House Size 14.68sq


3


2


1



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

Lipari 19c

Lot 30339, 30348
House Size 18.93sq

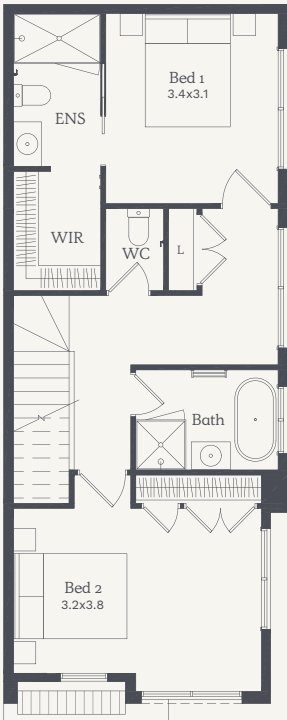
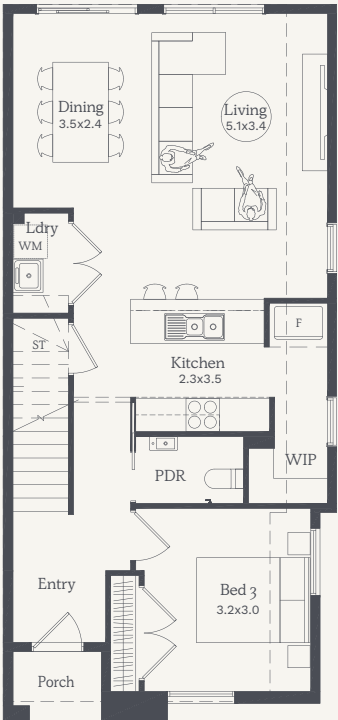
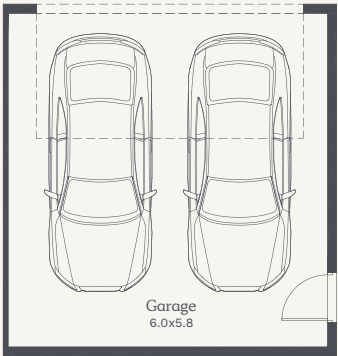

3


2


2

OPTIONS

2 Bed



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

Lipari 20

Lot 30347, 30344, 30343, 30342, 30341, 30340
House Size 19.53sq

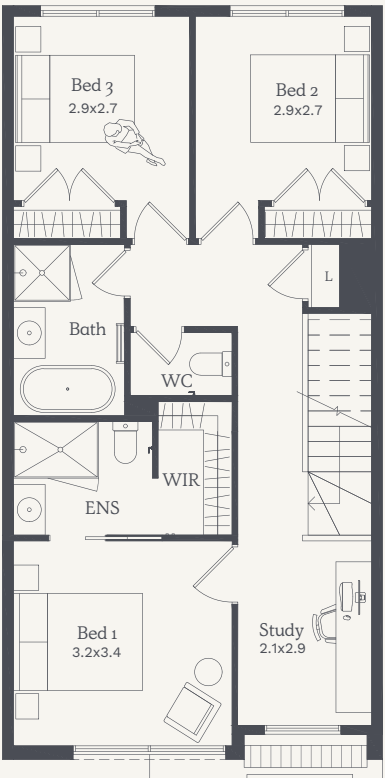
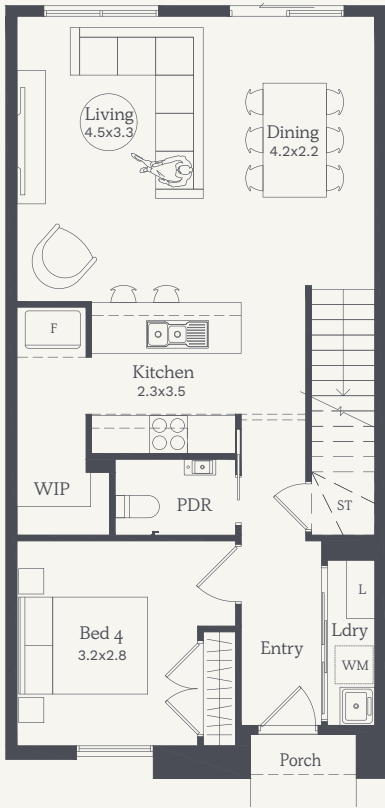
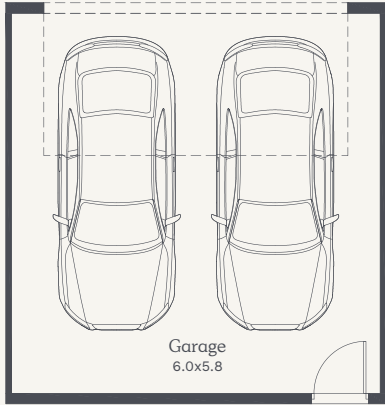

4


2


2

OPTIONS

3 Bed



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	2590mm 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)



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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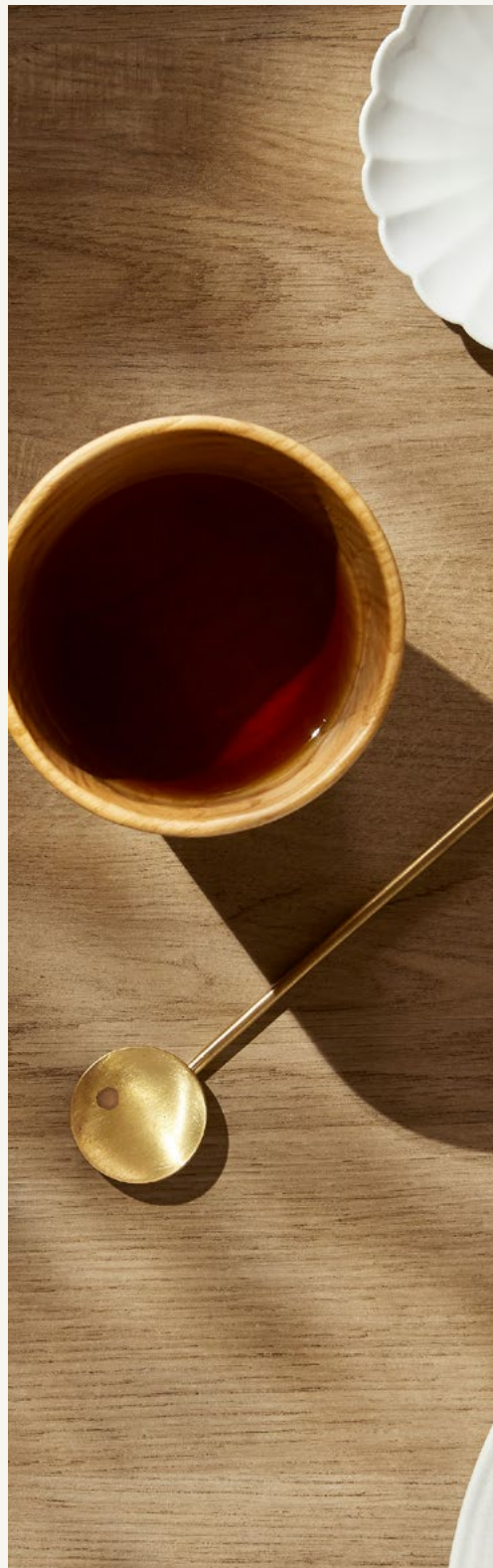
V10 AUGUST 2025



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.



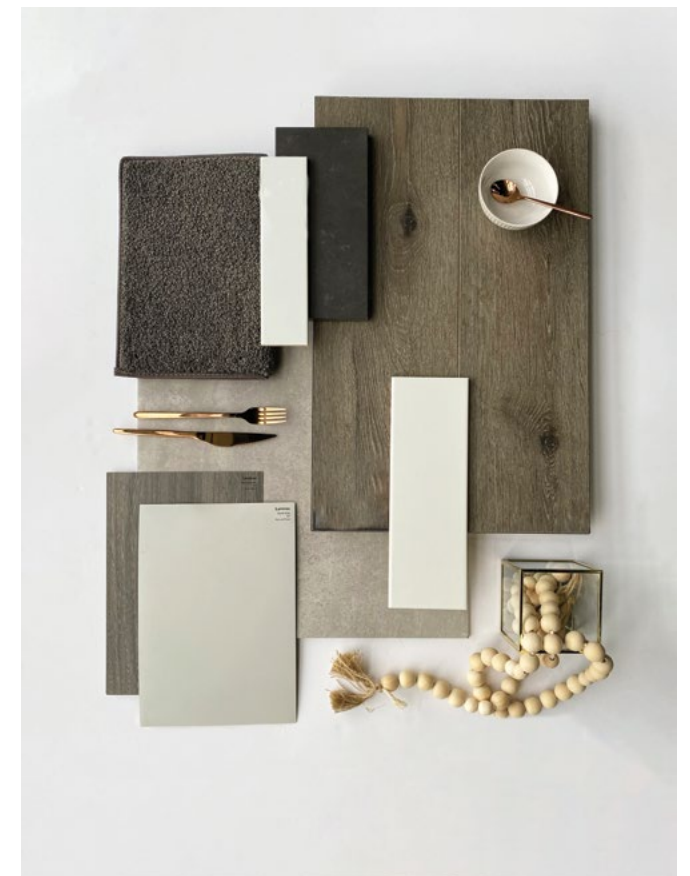
Mode.

A light and soothing sanctuary.



Luxe.

A moody and dramatic space.





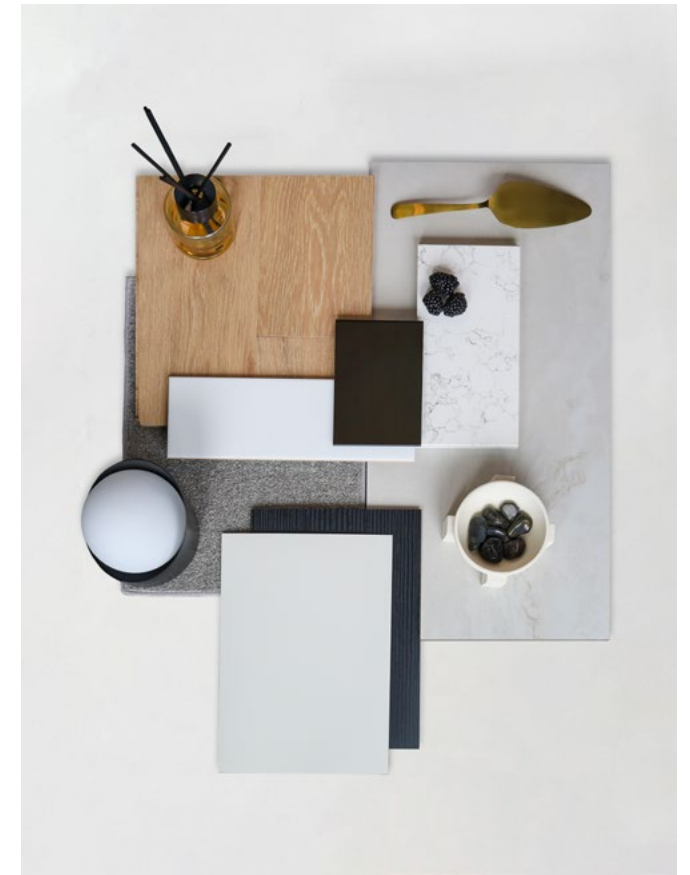
Coastal.

A calming retreat.



Architecton.

Modern haven of luxurious contrast.



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 inspired
turnkey homes



Bespoke colour
schemes



Dedicated Customer
Service Officer



Energy Efficient



12 Months RACV
Home Assist*



All Electric homes

25

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

The Dennis Family Corporation has a proud history of creating communities where families can grow and prosper. We are active in land development, master planned communities, and commercial

property in Victoria and South East Queensland.

Our trusted suppliers.

Quality homes and strong partnerships, delivering excellence together.



FISHER & PAYKEL



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



Ethan Playnsek
Townhome Sales Consultant

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Peppercorn Hill Land Sales Centre
34a Albury Avenue, Donnybrook VIC 3064

P: 1300 266 291
E: info@peppercornhill.com.au

Build with property
experts you can trust.

Proudly built and developed by

NOSTRA
HOMES



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