

NOSTRA
HOMES

Built for living.™

TOWNHOMES

Harpley Estate, Werribee
STAGE 105 - Lots 10516 - 10522



Discover the charm of contemporary living at Harpley Estate.

The next-generation of contemporary homes in Werribee 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 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 journey”



Anthony Caruana
Managing Director



Your new lakeside neighbourhood.

This natural neighbourhood surrounded by unique waterways is set to become a destination like no other. It's a place built for community and convenience, where everything you need to live a fulfilling life is within easy reach. From the future waterfront town centre to hectares of lush parkland on your doorstep, Harpley is an exciting neighbourhood rich with opportunity.



4.4km

from Werribee train station



Town Centre with Coles, Liquorland, Dan Murphy's, specialty stores and eateries now open



100 hectares

of the community is dedicated to open space



Education

including two childcare centres, one kindergarten, one catholic primary school, one public primary school, one public secondary and one specialist school



3km

from Werribee's CBD



Eaglemont Way Park

with playground and outdoor workout station right across the road



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.

Welcome to the neighbourhood

Life at Harpley is all about convenience, connection and comfort. From parks, lakes and walking trails to schools, shops and cafés just moments away, everything you need for a vibrant lifestyle is right at your doorstep. Paired with a thoughtfully designed floorplan and a striking architectural façade, Harpley offers the perfect balance of style, function and everyday enjoyment.

Public Transport and Access

- Ballan Road – 3km
- Princes Freeway – 4km
- Werribee Train Station – 4km
- Wyndham Vale Train Station – 5.8km

Shopping and Amenities

- Harpley Town Centre – 1.1km
- Proposed Boat Shed – 1.2km
- Manor Lakes Central Shopping Centre – 5.3km
- Werribee Village Shopping Centre – 6km
- Pacific Werribee – 8.5km
- Wyndham Village Shopping Centre – 13.3km
- Hoppers Crossing Shopping Centre – 13.4km
- Tarneit Central – 13.6km

Education and Childcare Centres

- Future Childcare (Montessori Beginnings) – 1.1km
- Wallaby Childcare Lollypop Creek – 1.1km
- Wallaby Childcare Harpley – 2.6km
- Lollypop Creek Primary School – 900m
- Thomas Chirside Primary School – 2.4km
- Iramoo Primary School – 2.7km
- St Joseph's Catholic Primary School – 2.7km
- Riverwalk Primary School – 3.2km
- Wyndham Vale Primary School – 3.6km
- Manorvale Primary School – 4km
- Werribee Primary School – 4.3km
- Walcom Ngarra Secondary College – 1.9km
- Nganboo Borron School – 3km
- Mackillop College – 5.4km
- Wyndham Central College – 5.4km
- Manor Lakes College – 6.4km
- Good News Lutheran College (Private P-12) – 9.5km
- University of Melbourne, Werribee Campus – 7.8km
- Victoria University, Werribee Campus – 8.8km

Parks and Open Spaces

- Gordon O'Keeffe Reserve – 2.6km
- Wyndham Vale Reserve – 2.7km
- Lollypop Creek Reserve – 4.5km
- Presidents Park – 4.5km
- Galvin Park Reserve – 5.7km
- Riverbend Historical Park – 5.8km
- Werribee River Park – 6.5km
- Werribee Open Range Zoo – 9.1km
- You Yangs Regional Park – 25.6km

Leisure and Sporting Clubs

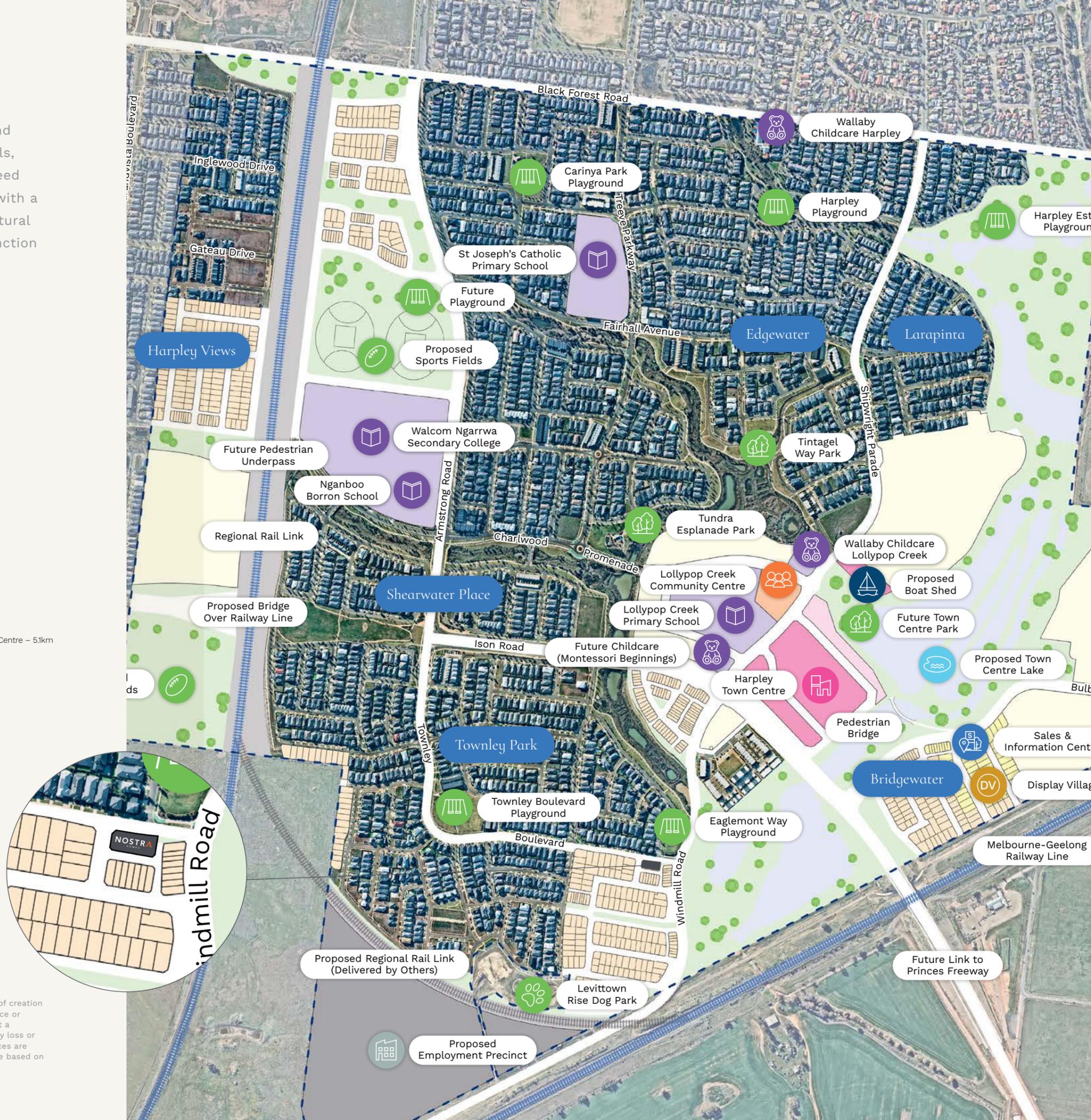
- Wyndhamvale Football Club – 2.1km
- Eagle Stadium – 3.7km
- Anytime Fitness Harpley – 1km
- Werribee Football Club – 4.6km
- Aquapulse – 7.2km
- Werribee Park Golf Club – 10km

Medical Centres

- Harpley Doctors – 1.2km
- Alfred Road Medical Centre – 2.5km
- Westview Medical Centre – 4.7km
- Princes Highway Medical Centre – 5.1km
- The Clinic Complete Family Medical & Skin Centre – 5.1km
- Werribee Mercy Hospital – 8.5km
- Women's Health Hub – 12.1km

Sales & Information Centre

Display Village



This plan is based on the intention of, and information available to, Stockland at the time of creation (June 2025) and details may change due to future circumstances. Any indications of distance or size are approximate and for indicative purposes only, and are not to scale. This plan is not a legally binding obligation or warranty by Stockland. Stockland accepts no liability for any loss or damage arising as a result of any reliance on this plan or its contents. All distance 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 (June 2025).

Jurong Lane

Jurong Lane

Jurong Lane

Brasilia Street

Lot 10516
155m²

Lot 10517
87m²

Lot 10518
85m²

Lot 10519
112m²

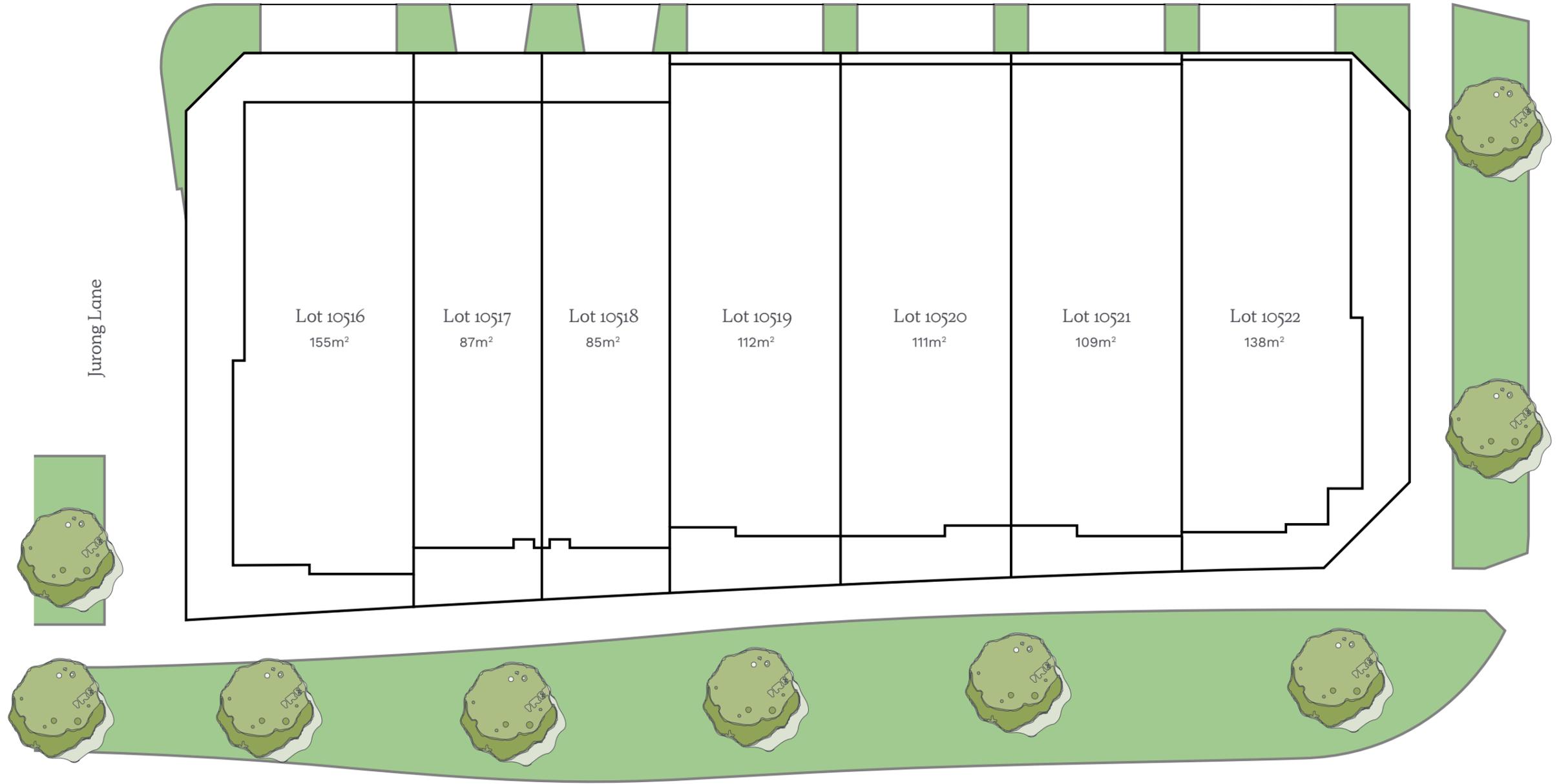
Lot 10520
111m²

Lot 10521
109m²

Lot 10522
138m²

Townley Boulevard

Townley Boulevard



Choose your design.

Find the perfect home that aligns with your lifestyle and budget.

Murano 22c

Lot 10516

21.61sq

4 2 2



Murano 15

Lot 10517

15.00sq

2 2 1



Murano 15

Lot 10518

15.00sq

2 2 1



Murano 21

Lot 10519

21.20sq

4 2 2



Murano 21

Lot 10520

21.20sq

4 2 2



Murano 21

Lot 10521

21.20sq

4 2 2



Murano 21c

Lot 10522

21.29sq

4 2 2



Murano 22c

Lot 10516
House Size 21.61sq

4 2 2



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

Murano 21c

Lot 10522
House Size 21.29sq

4 2 2



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

Murano 21

Lot 10519, 10520, 10521
House Size 21.20sq

 4
  2
  2

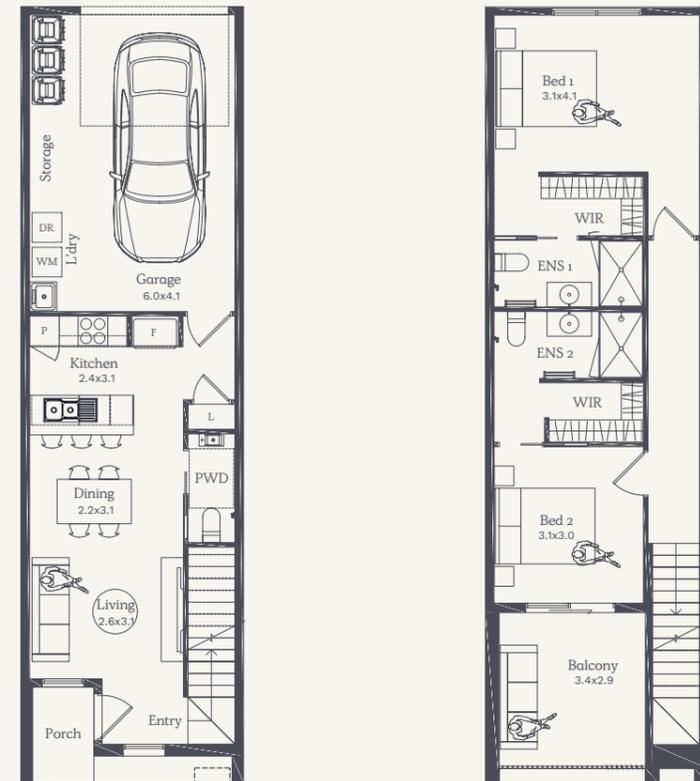


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Refer to contract plans for orientation, facade and final landscaping layout.

Murano 15

Lot 10517, 10518
House Size 15.00sq

 2
  2
  1



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Refer to contract plans for orientation, facade and final landscaping layout.



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)



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.

V10 AUGUST 2025



Designer basins & tapware

Full floating laminate cabinets

20mm mineral surface benchtop

Oversized floor tiles



UPGRADE OPTION

Coastal.

A calming retreat.



UPGRADE OPTION

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*



DEVELOPER

For more than 70 years, we have been creating and curating communities with people at the heart of the places we create. As one of Australia's largest diversified property groups, we are building on our legacy, helping more Australians achieve the dream

of home ownership and creating places and spaces full of energy, soul and life – from residential and land lease communities through to retail town centres, workplaces and logistics assets. Our purpose – a better way to live – is central to everything we do.

Our trusted suppliers.

Quality homes and strong partnerships, delivering excellence together.



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>

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



Karl Playnsek
New Home Consultant

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Build with property experts you can trust.

Proudly built and developed by



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