



# TOWNHOMES

Built for Living™

Riverfield Stage 34





## Discover the charm of townhome living in Riverfield.



3 or 4



2



1-2

The next-generation of contemporary homes in Riverfield 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 Riverfield by Brown Property Group, to bring you a selection of stunning 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





## Riverfield – live wide open.

When you want entertainment, an abundance of established amenities in surrounding Clyde North and nearby Berwick and Cranbourne are only a short journey from the peace of home.

Centrally located in the growing suburb of Clyde and yet surrounded by natural conservation areas, Riverfield has been planned to enhance daily life with outstanding tranquility and amenity. Stay connected to the outdoors with over 28 hectares of beautifully landscaped open space, parks and reserves. Off road bike and shared paths will deliver adventure right to your doorstep.



### Town Centre

Five local town centres planned within 7km of Riverfield including the proposed Major Town Centre right next door



### 4.1km

drive to East Pakenham Train Station



### Open Space

28 hectares of active open space, landscaped parks, greenlinks, natural reserves, bike paths and walking trails



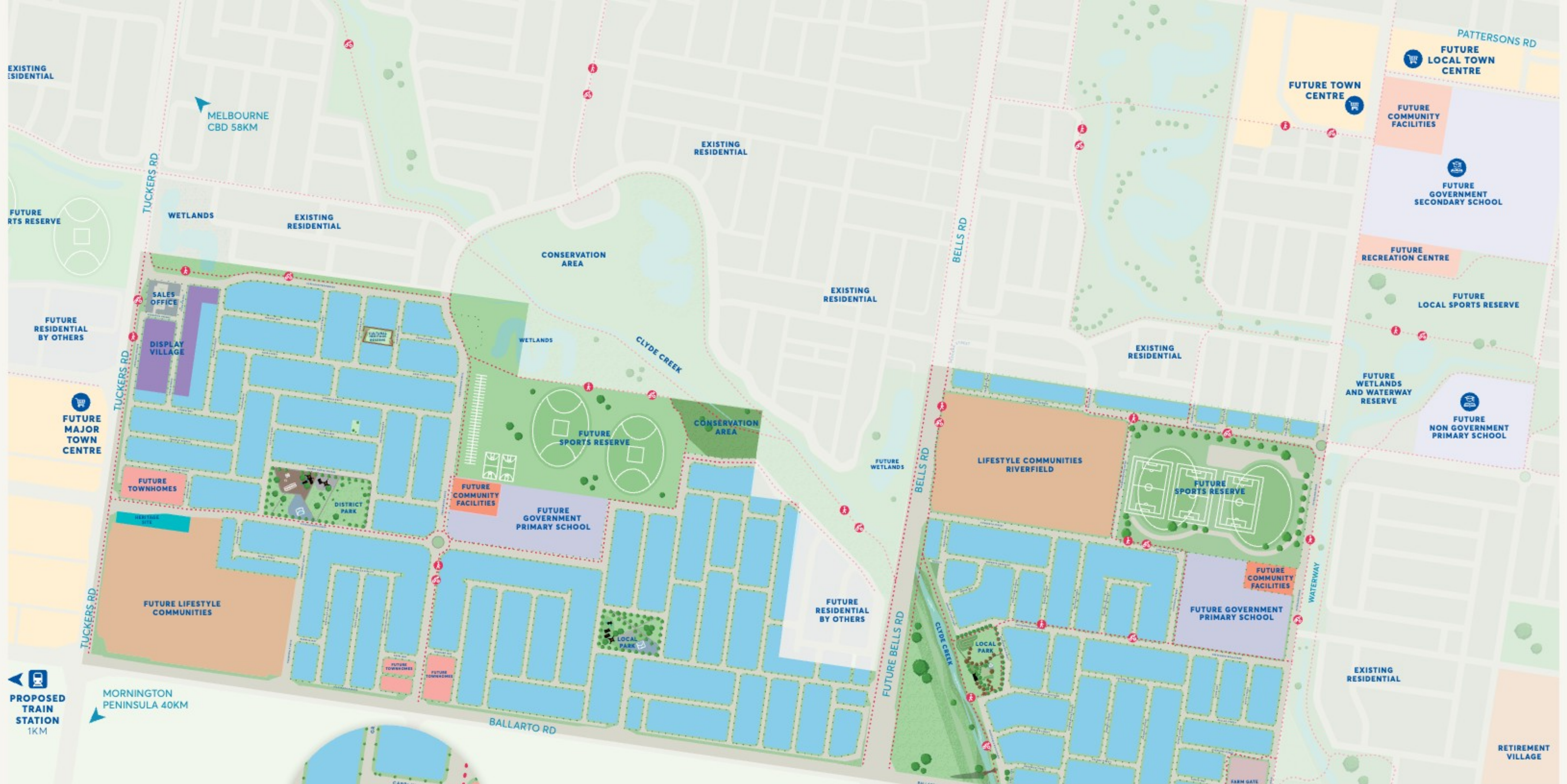
### 4+ schools

There are nine existing schools nearby and another four to be built within 6km of Riverfield.

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

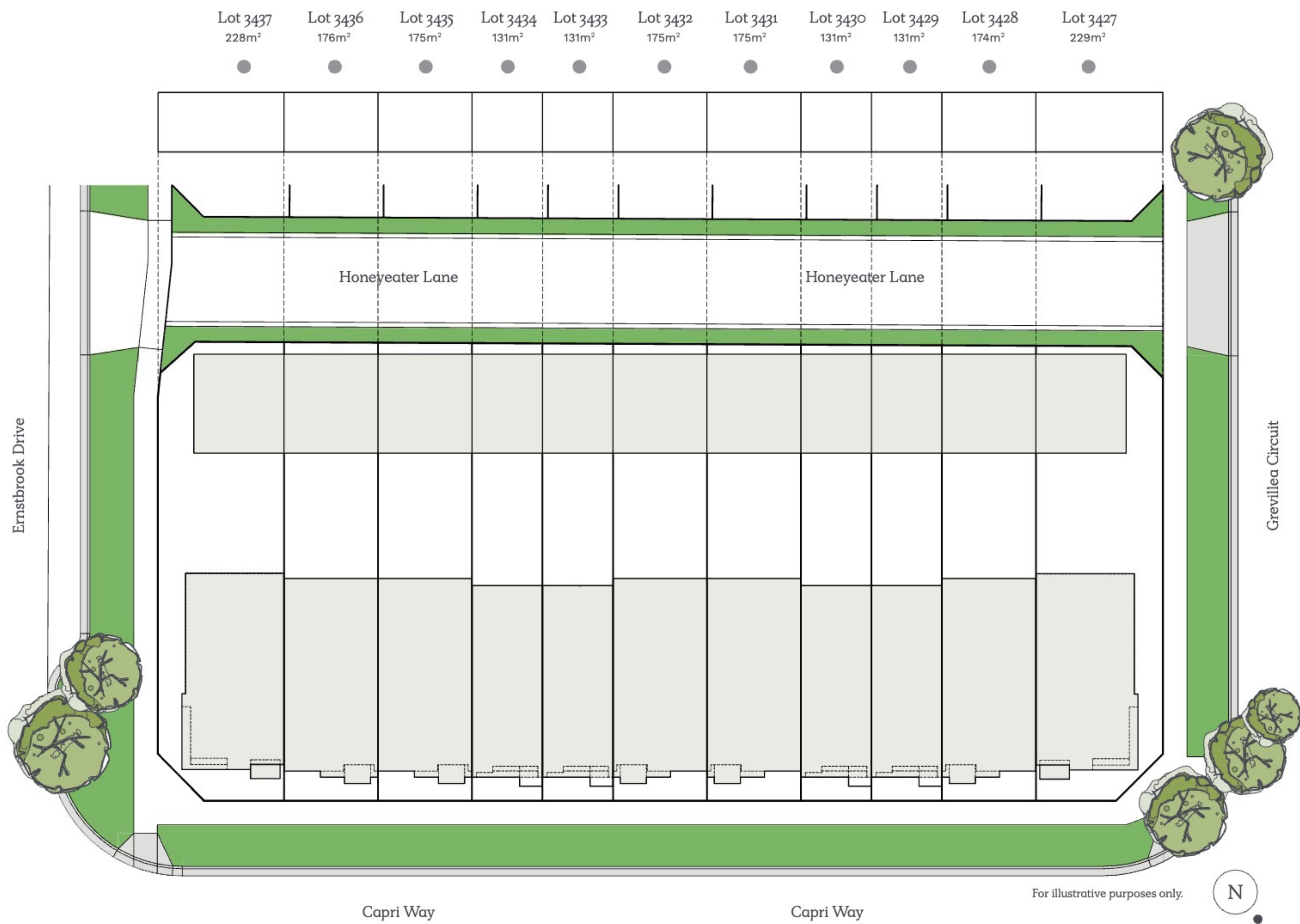
Riverfield is about building strong communities with a focus on providing connectivity and liveability for residents.

### KEY

FUTURE TOWNHOMES		DISPLAY VILLAGE	
EXISTING RESIDENTIAL		PEDESTRIAN AND BIKE PATH	---
FUTURE RESIDENTIAL		BIKE PATH	---
EXISTING TOWN CENTRE			

This publication is for information purposes only and is intended to be general in nature. All images, illustrations and renders are for presentation purposes, are not actual images of the development and are intended to be indicative only. Every care is taken to ensure information contained in this publication is accurate at the date of printing, however Brown Property Group cannot guarantee its accuracy after that time. Prospective purchasers should carefully review any contract of sale, endorsed plans make their own enquiries and obtain independent advice before proceeding. The lot sizes, layout and means of access may change without notice and Brown Property Group Reserves the right to withdraw or alter any lot or stage layout at any time at its absolute discretion.





For illustrative purposes only.





Lipari 20C  
Lot 3437  
20.37sq

4 2 2

Lipari 20  
Lot 3435  
20.06sq

4 2 2

Lipari 15  
Lot 3433  
14.63sq

3 2 1

Lipari 20  
Lot 3431  
20.06sq

4 2 2

Lipari 15  
Lot 3429  
14.63sq

3 2 1

Lipari 20C  
Lot 3427  
20.37sq

4 2 2

Lipari 20  
Lot 3436  
20.06sq

4 2 2

Lipari 15  
Lot 3434  
14.63sq

3 2 1

Lipari 20  
Lot 3432  
20.06sq

4 2 2

Lipari 15  
Lot 3430  
14.63sq

3 2 1

Lipari 20  
Lot 3428  
20.06sq

4 2 2

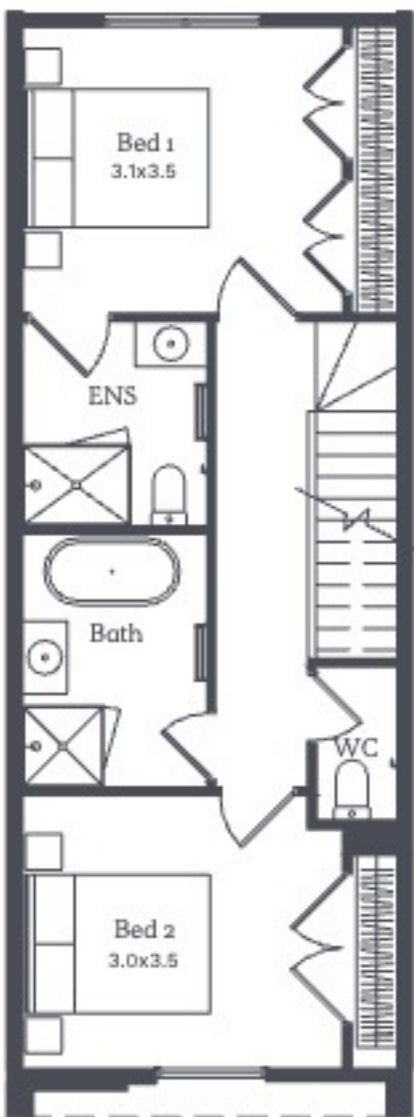
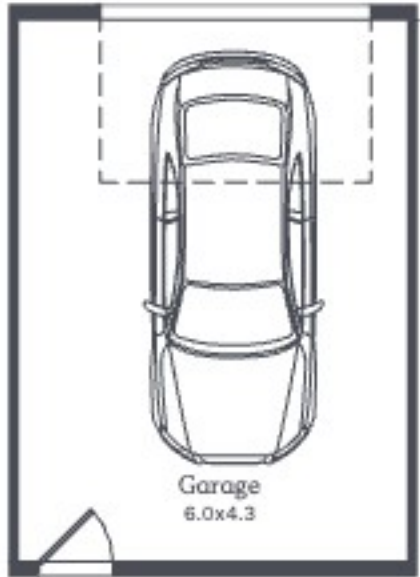




# Lipari 15

Lot 3434, 3433, 3430, 3429  
House Size 14.63sq

3 2 1

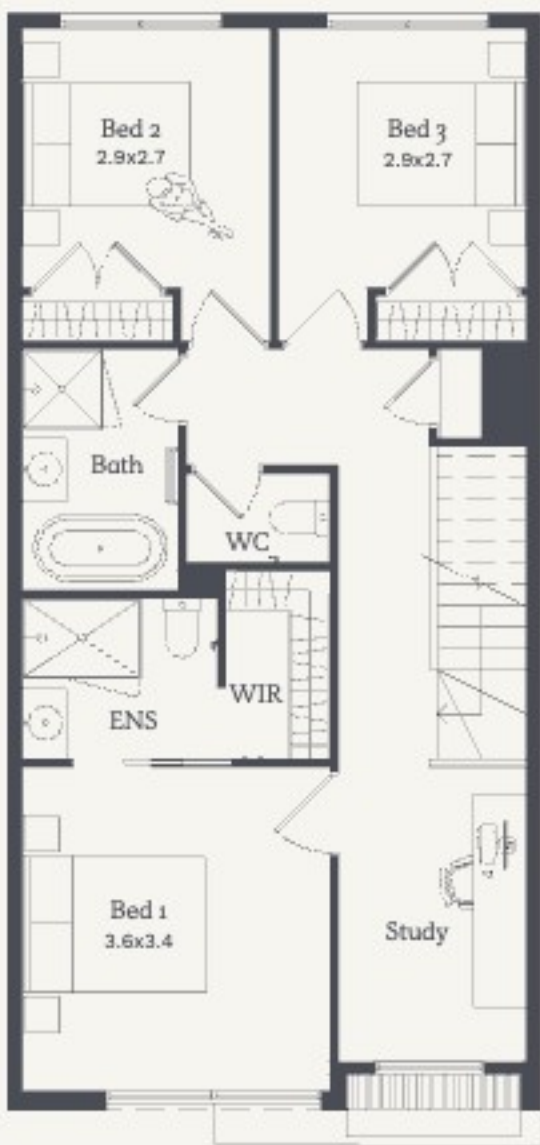
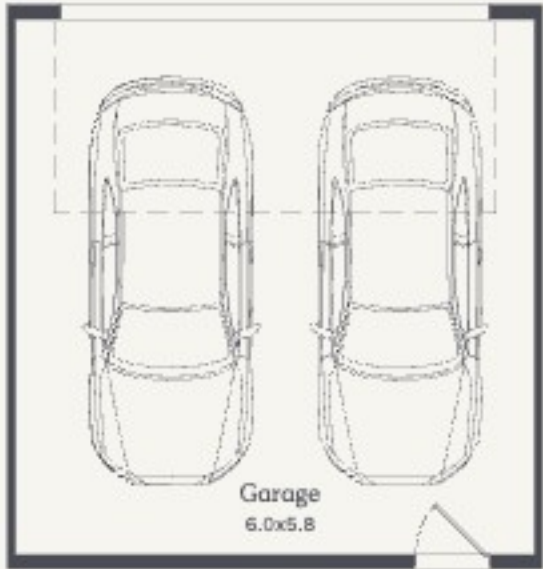


NOTE: Floorplan displayed is for illustrative purposes only.  
Refer to contract plans for orientation and final layout.

# Lipari 20

Lot 3436, 3435, 3432, 3431, 3428  
House Size 20.06sq

4 2 2



NOTE: Floorplan displayed is for illustrative purposes only.  
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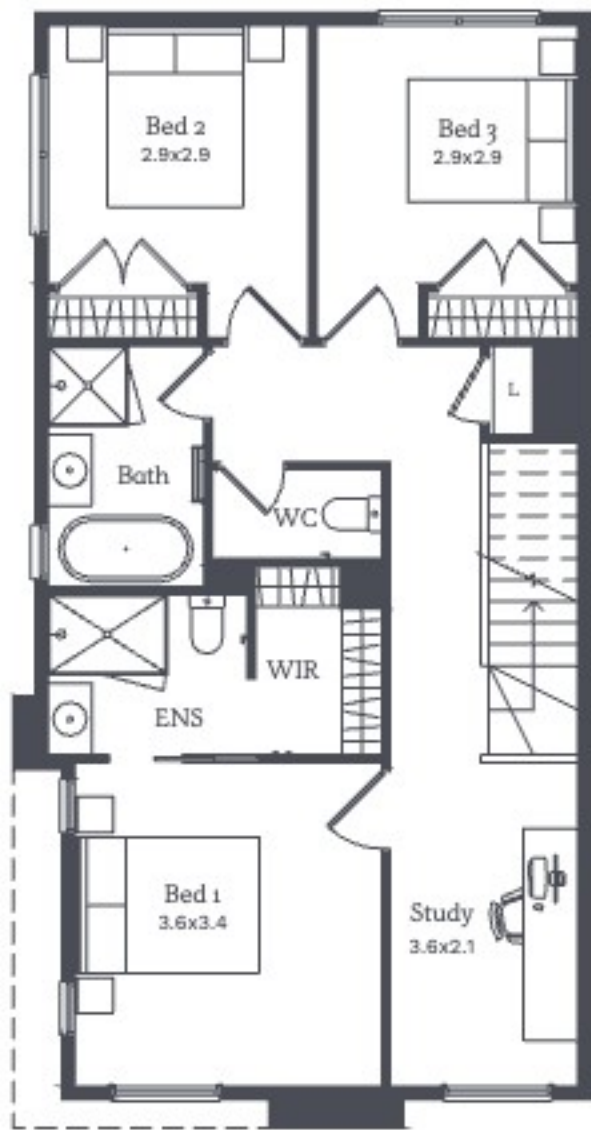
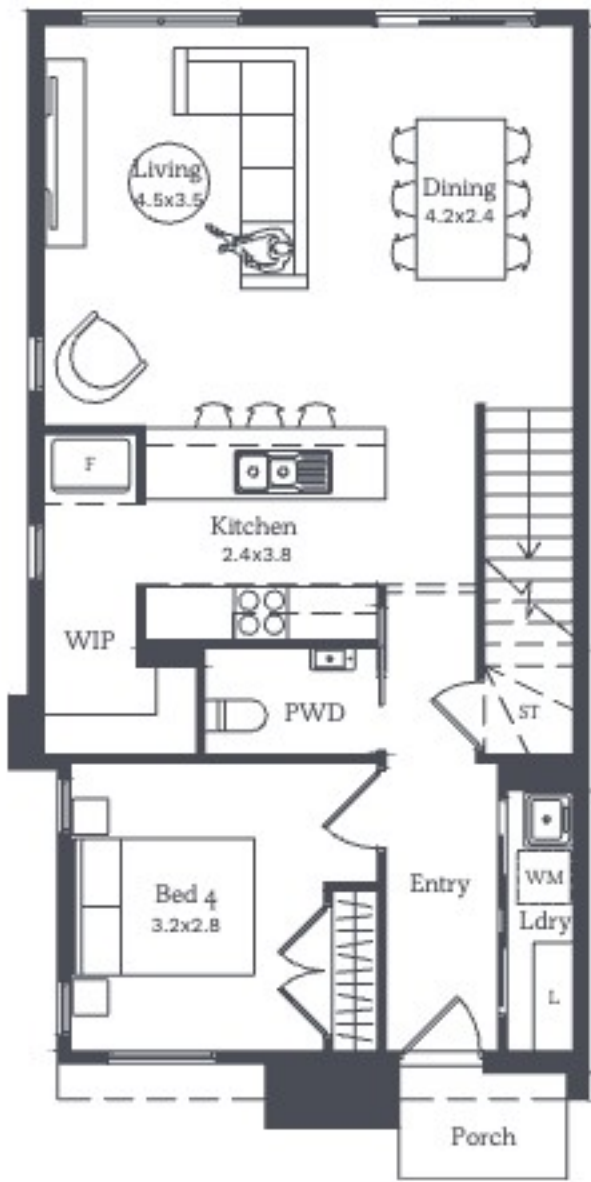
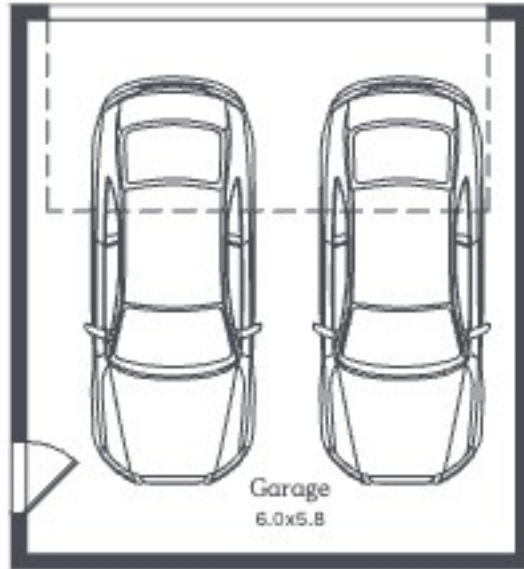
Lipari 20c

Lot 3437, 3427  
House Size 20.37sq

  
4

  
2

  
2



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)



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, under mount 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.
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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.





Refined upgrades that set a new benchmark in style.



### Coastal.

A calming retreat.



UPGRADE OPTION



### Architecton.

Modern haven of luxurious contrast.



UPGRADE OPTION



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



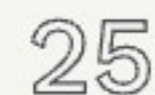
Energy Efficient



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

With family values at its heart, Brown Property Group brings together over 60 years of experience and specialist expertise as one of Victoria's leading private property developers. Through the nurturing of engaged residential neighbourhoods, creation of innovative commercial and retail spaces and civil construction, our culture of

collaboration shapes our projects and inspires outstanding outcomes. Brown Property Group utilise the combined knowledge and industry specific skills of experienced staff to offer a unique 'one stop shop' service including Civil, Construction, Development and Community Engagement.

### Our trusted suppliers.

Quality homes and strong partnerships, delivering excellence together.





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



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Townhome Sales Consultant

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Build with property experts you can trust.

Proudly built and developed by

