

NOSTRA
HOMES

Built for living.™



THE MAPLES

TOWNHOMES

The Maples Superlot D



PASK

Places for generations

Artist Impression

Discover the charm of contemporary living at The Maples.

The next-generation of contemporary townhomes at The Maples aim to redefine the way you can live setting a new benchmark in flexible, light-filled living environments.

As part of this vision, Nostra Homes has partnered with Pask to bring you a selection of stunning 3 bedroom turn-key homes that provide a contemporary living solution for first home buyers, downsizers or those looking for a low maintenance, modern lifestyle.

Featuring an attractive list of fixed price inclusions along with 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
Founder



An iconic place to live.

Situated just over 26km from Melbourne's CBD is the thriving community of Greenvale. Steeped in a rich and diverse history, Greenvale has seen generations choose this beautiful location for their new home. The Maples is Greenvale's next inspiring chapter. Residents of The Maples will have access to an enviable network of nearby established amenities.



Neighborhood shopping precincts inclusive of major supermarkets and specialty retailers.



A selection of great primary and secondary schools and childcare.



Extensive parklands, picnic areas and walking & cycling trails.



An abundance of sporting clubs and recreational facilities.



Convenience of two train stations and proximity to major freeway arterials.

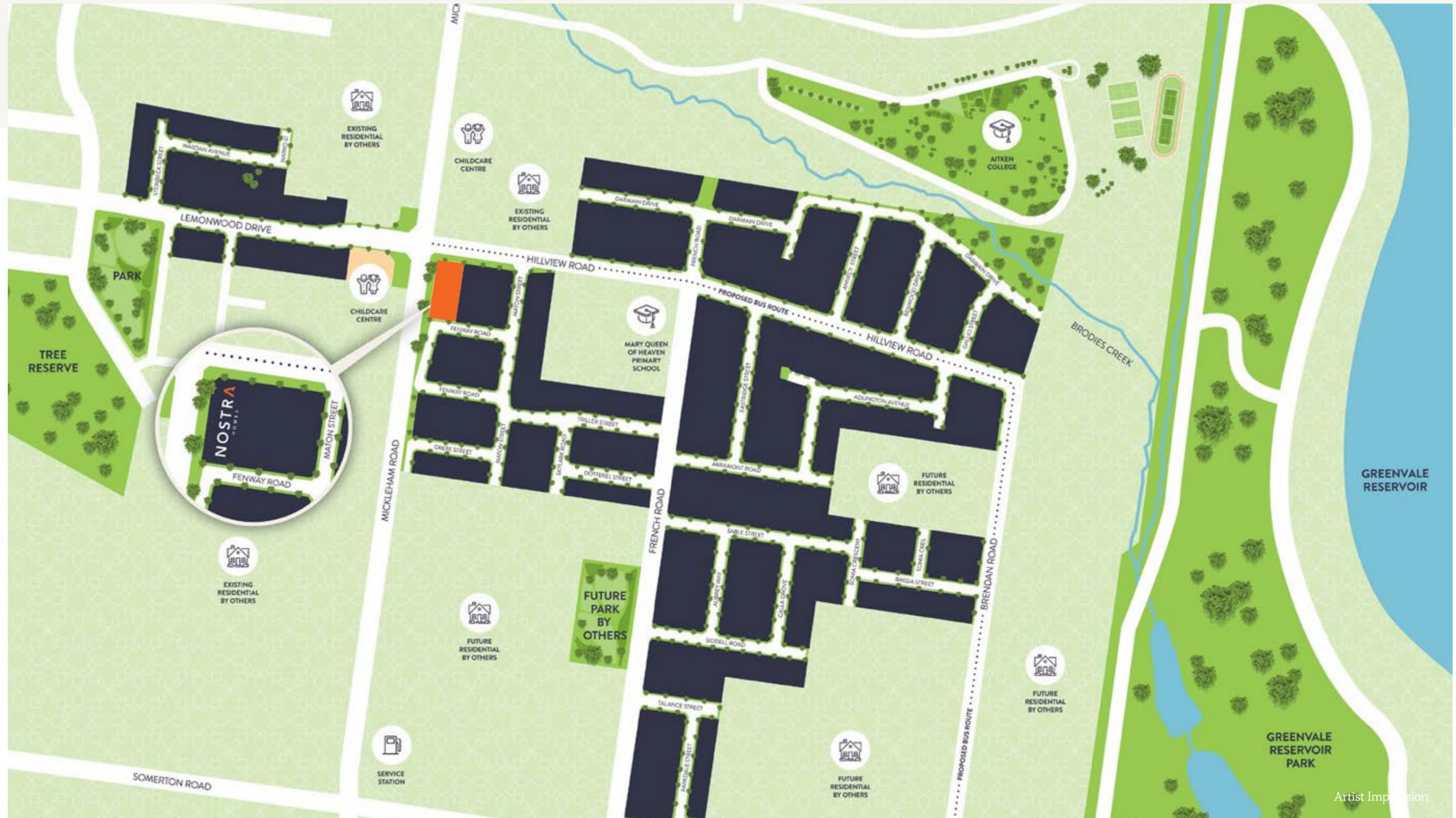


NOTE All distances and travel timeframe references are approximate only, refer to distance or travel timeframe by car (unless specified otherwise), and are based on information obtained from Google Maps

A connected life.

To live at The Maples is to live a truly connected life. Everything you could want is within easy reach.

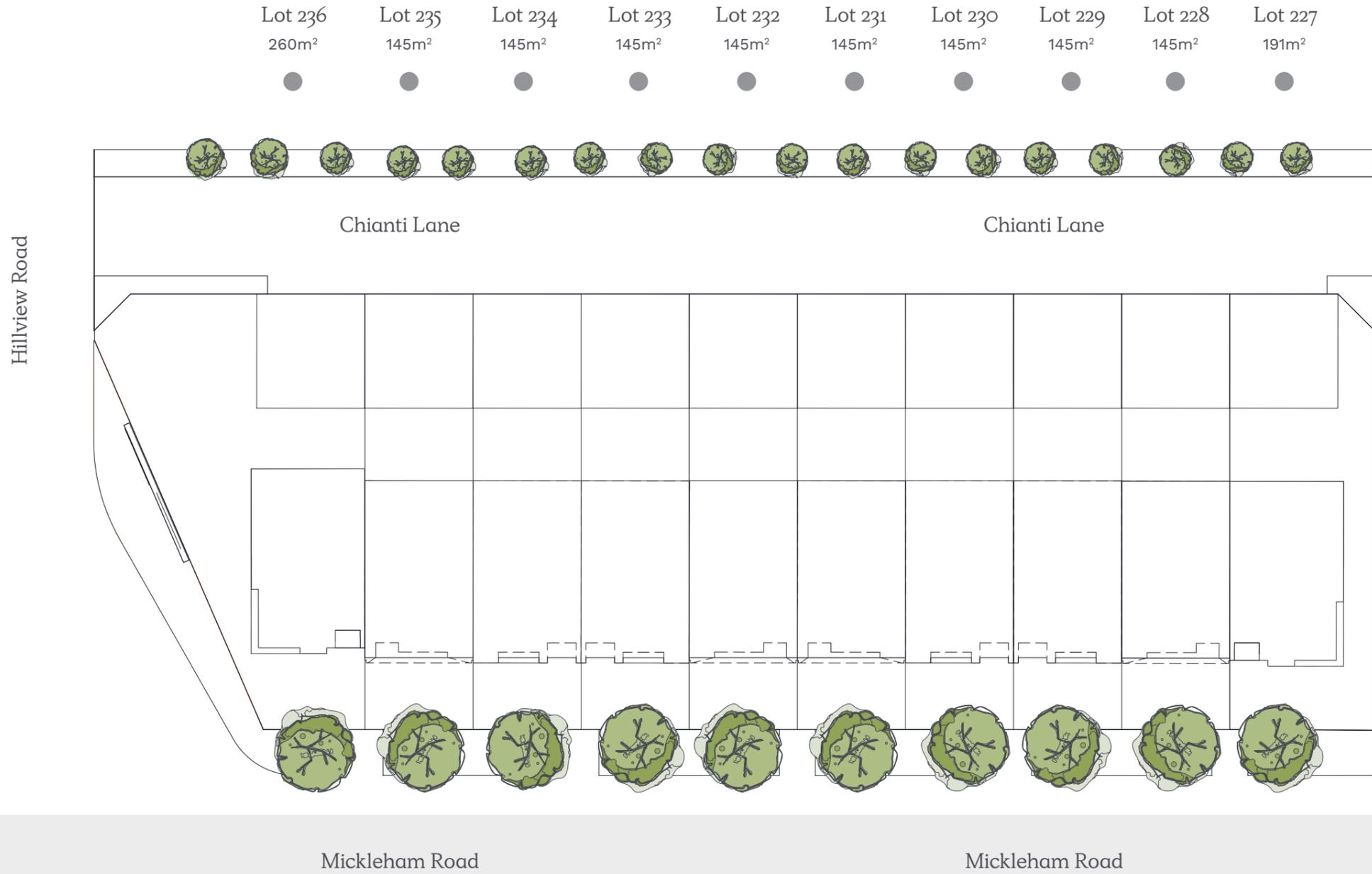
With such a great list of nearby amenities along with a functional floorplan and architectural façade, you'll love calling The Maples home.



Artist Impression

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Lot 236 260m² Lot 235 145m² Lot 234 145m² Lot 233 145m² Lot 232 145m² Lot 231 145m² Lot 230 145m² Lot 229 145m² Lot 228 145m² Lot 227 191m²



For illustrative purposes only. ● (N)

Choose your design.

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

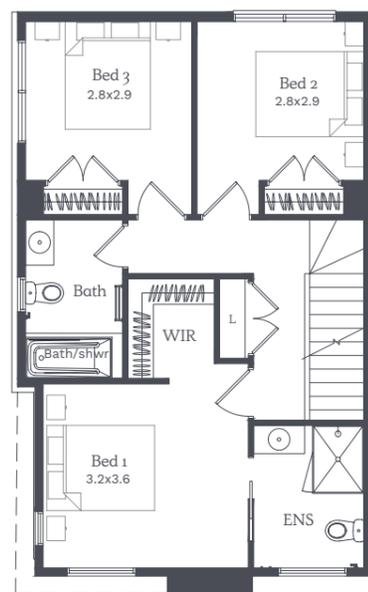
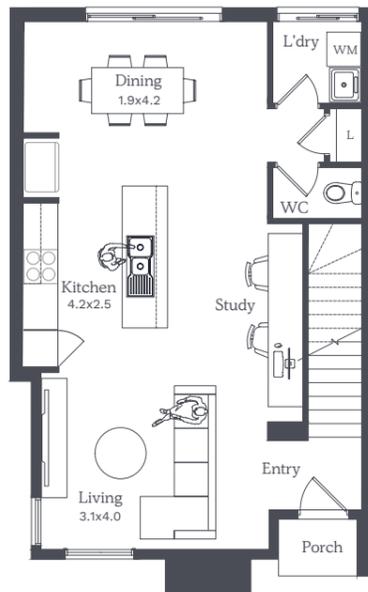
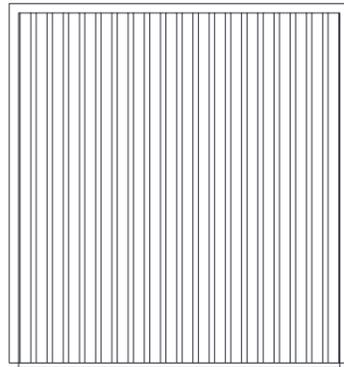
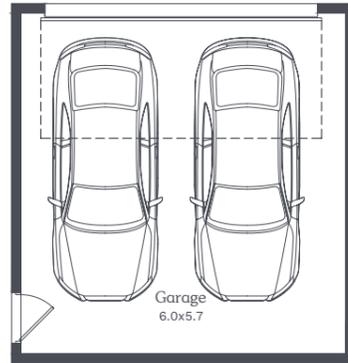
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Elba 17c

Lot 236, 227
House Size 17.39sq

  
 3 2 2

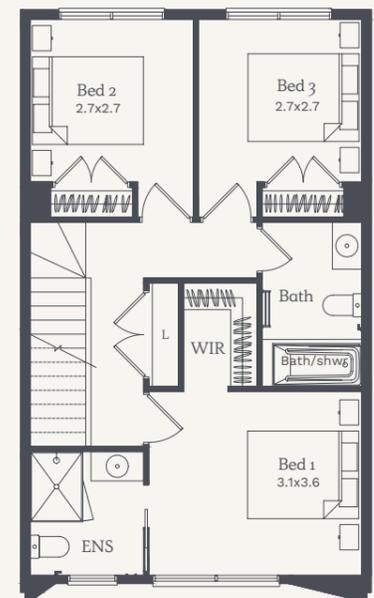
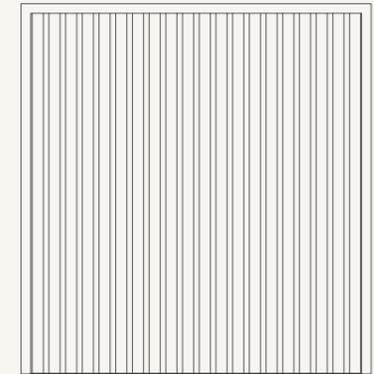
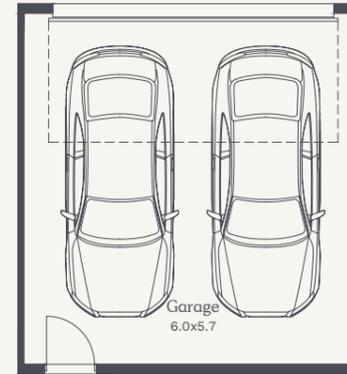


NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation, facade and final landscaping layout.

Elba 17

Lot 235, 232, 231, 228
House Size 16.74

  
 3 2 2

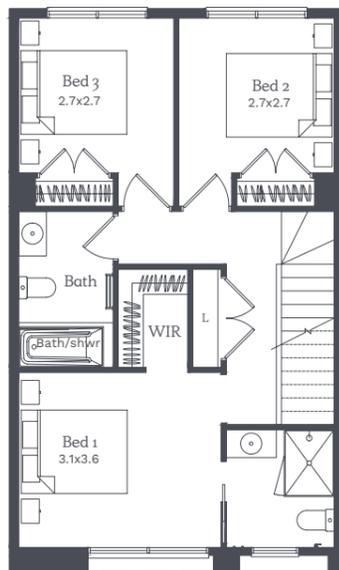
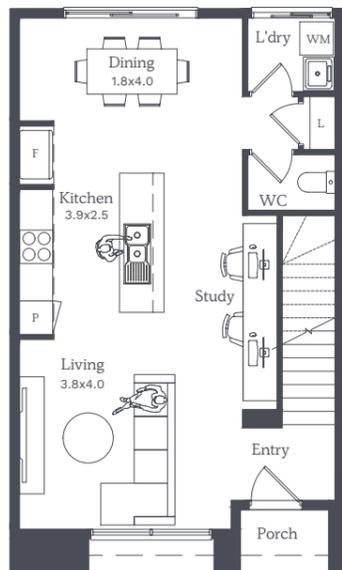
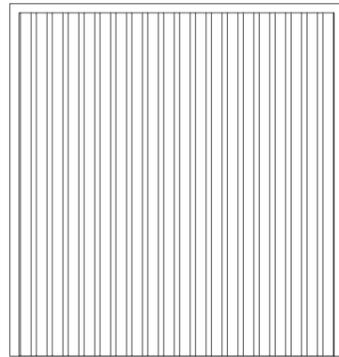
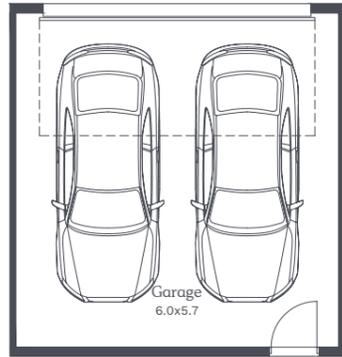


NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation, facade and final landscaping layout.

Elba 17

Lot 234, 233, 230, 229
House Size 16.88sq

		
3	2	2



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

Cladding	VBA compliant cladding
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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
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Staircase

Stairs	MDF treads and risers with carpet (floorplan specific)
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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)



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: 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 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.



A strong partnership,
delivering excellence
together.



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>

PASK

Places for generations

DEVELOPER

Established for over 50 years and with a proud legacy of over 100 successful developments, Pask's reputation is built on consistently delivering quality projects in both Victoria and Queensland.

The Maples forms part of Pask's Communities Collection; landmark greenfield residential developments which are designed and built in close collaboration with the industry's leading consultants, builders and contractors. Delivering generational communities

which embody innovative and sustainable planning, landscaping and engineering design, we strive to establish communities which will thrive today and tomorrow. As a family business, Pask has stayed true to the vision of its founder, Nev Pask, fostering a culture that promotes excellence and enabling our customers to buy with confidence, knowing that over half a century of experience is invested in every project to fulfil its enduring commitment to create places for generations.

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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Karl Playnsek
New Home Consultant

0467 852 205
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Build with property experts you can trust.

Proudly built and developed by

NOSTRA
H O M E S

PASK
Places for generations

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