

NOSTRA
HOMES

Built for living.™

TOWNHOMES

HIGHLANDS STAGE 452 Lots 45220 to 45228



Artist Impression

Discover the charm of townhome living in Highlands.

The next-generation of contemporary homes in Mickleham 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 3 & 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
Founder



Welcome to Highlands – A Thriving Community in Melbourne’s North.

Just 30km from Melbourne’s CBD, Highlands is a vibrant, award-winning neighbourhood nestled between Craigieburn and Mickleham. Combining a modern lifestyle with a strong sense of community, Highlands offers the perfect balance of convenience and connection. With over 20 parks, five schools, world-class sporting and entertainment facilities, and premier shopping options, everything you need is right on your doorstep—from the moment you move in.



4km

from Craigieburn train station.



The nearby Craigieburn Village Shopping Centre, including a Coles supermarket, is the perfect place to pick up last-minute essentials for dinner.



Over 20 parks

to explore, the kids will never be bored.



Education

with 3 childcare centres, plus 5 primary schools and 1 secondary school, learning comes first at Highlands.



30km

from Melbourne’s CBD.

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.



Discover life at Brookrise.

A welcoming community in the heart of Mickleham. With access to great schools like the established Mickleham Primary, and all the retail, education and lifestyle amenities of Highlands nearby, everything you need is within easy reach.

Live actively with a proposed park, sports reserve and conservation area just a short walk from home. Enjoy seamless connections to Mickleham Road, the Hume Freeway, and public transport, plus a future community hub that brings neighbours together - all in a location designed for easy, connected living.



This map is provided solely for the purpose of providing an impression of the development called "Highlands", as well as the approximate location for existing and proposed facilities, amenities, services or destinations, and the contents are not intended to be used for any other purpose. Any statements of distance or size are approximate and for indicative purposes only. Stockland makes no representations and gives no warranties about the future developmental potential of the site, or the current or future location or existence of any facilities, amenities, services or destinations. All images and statements are based on information available to, and the intention of, Stockland at the time of creation of this map (June 2025) and may change due to future circumstances. This map is not a legally binding obligation on or warranty by Stockland. Stockland accepts no liability for any loss or damage arising as a result of any reliance on this brochure or its contents.

Lot 45228
219m²

Lot 45227
150m²

Lot 45226
150m²

Lot 45225
113m²

Lot 45224
113m²

Lot 45223
150m²

Lot 45222
150m²

Lot 45221
150m²

Lot 45220
225m²



Adamite Lane

Adamite Lane

Spinel Way

Aquamarine Drive

Aquamarine Drive

For illustrative purposes only.



Choose your design.

We offer a thoughtfully designed duplex style that maximises the land size. Choose from our 3 or 4 bedroom designs to find the perfect home that suits your lifestyle and budget.

Lot 45228
19.60sq



Lot 45227
18.94sq



Lot 45226
18.94sq



Lot 45225
14.70sq



Lot 45224
14.70sq



Lot 45223
18.94sq



Lot 45222
18.94sq



Lot 45221
19.95sq



Lot 45220
19.60sq



Elba 19c

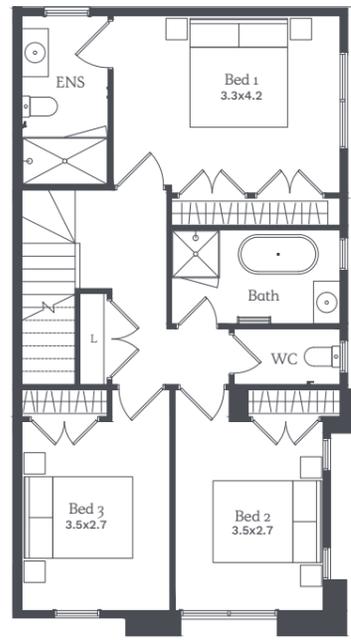
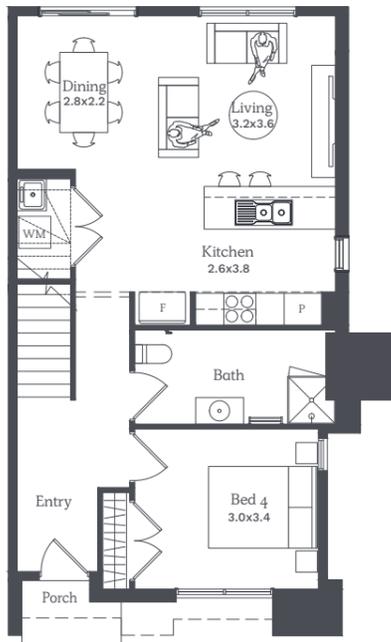
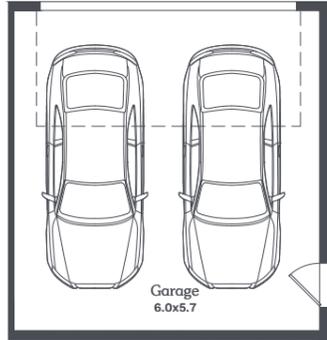
Lot 45220

House Size 19.60sq



OPTIONS

3 Bed



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

Elba 19

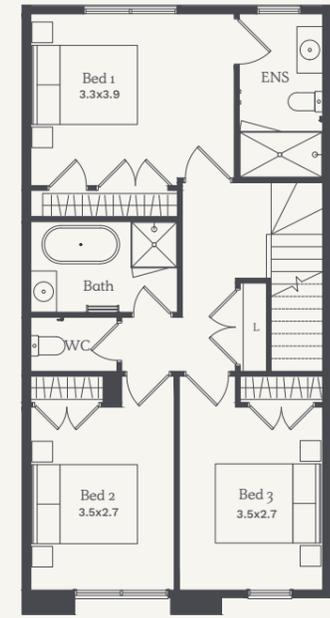
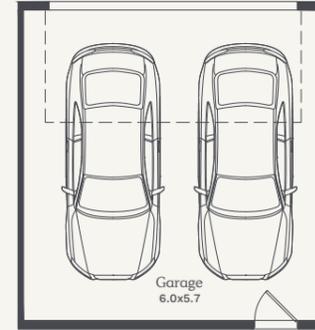
Lot 45221

House Size 19.95sq



OPTIONS

3 Bed



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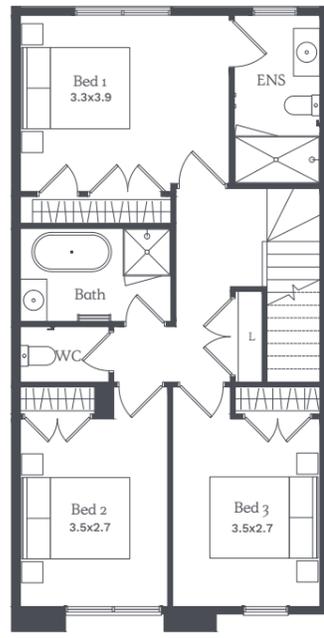
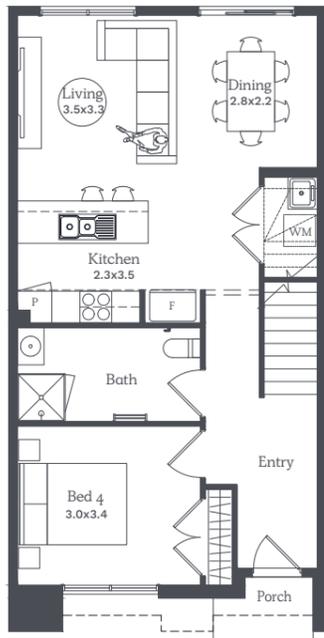
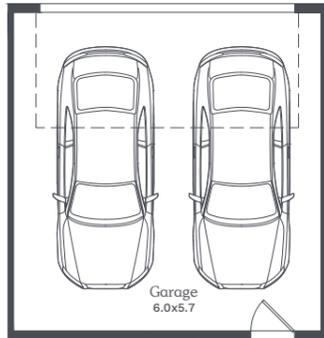
Lot 45222

House Size 18.94sq



OPTIONS

3 Bed



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Elba 19

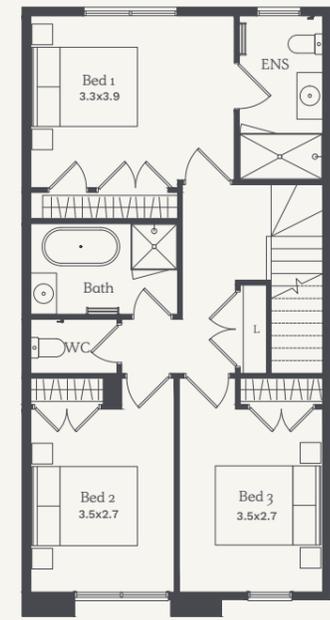
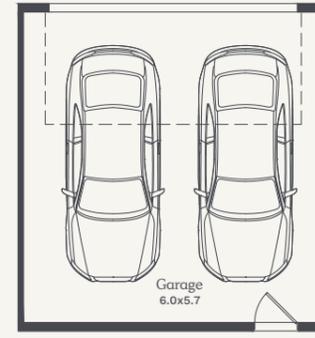
Lot 45223

House Size 18.94sq



OPTIONS

3 Bed

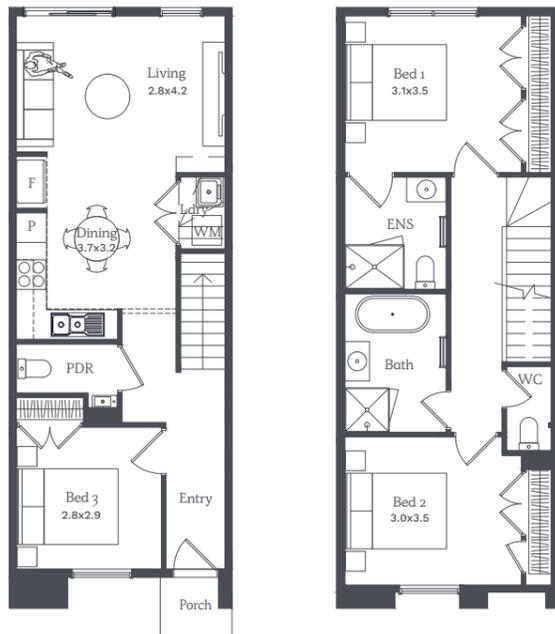
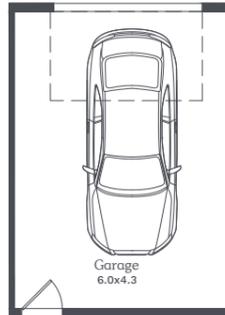


NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation, facade and final landscaping layout.

Lipari 15

Lot 45224

House Size 14.70sq

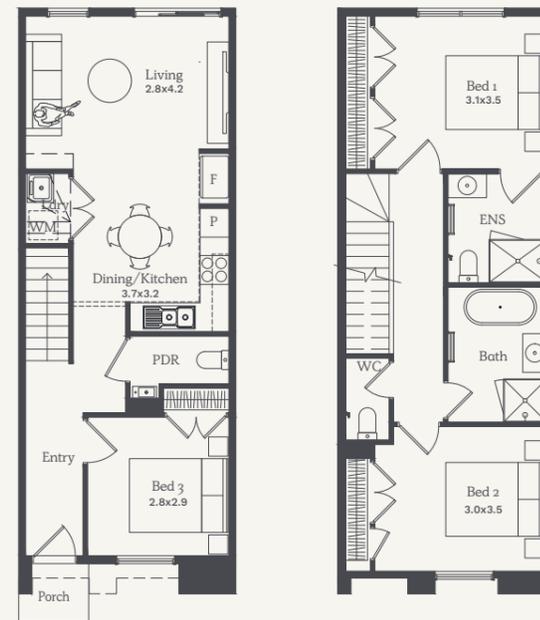
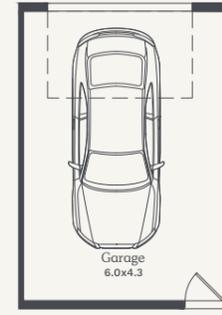


NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation, facade and final landscaping layout.

Lipari 15

Lot 45225

House Size 14.70sq



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Elba 19

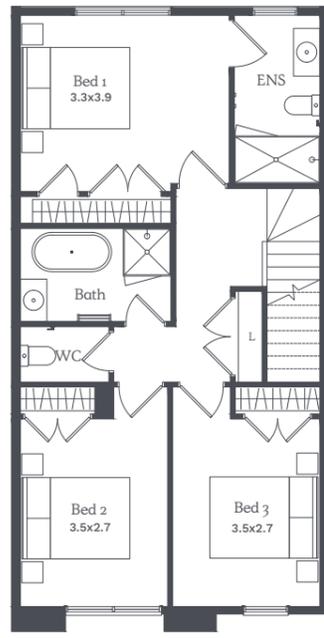
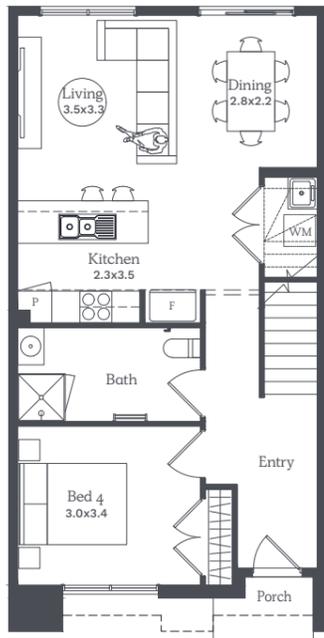
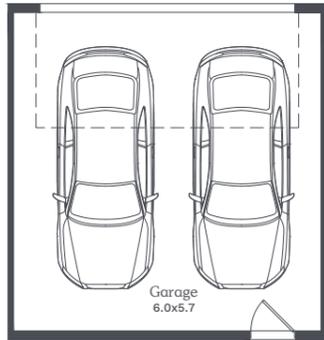
Lot 45226

House Size 18.94sq



OPTIONS

3 Bed



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Elba 19

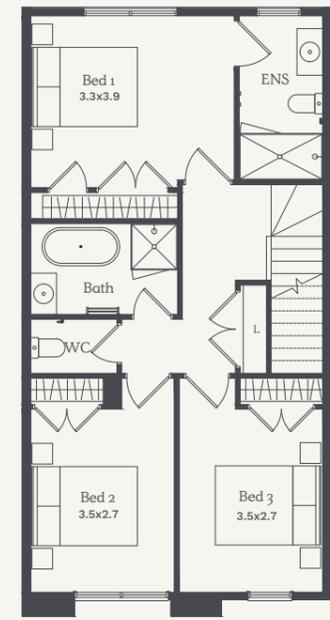
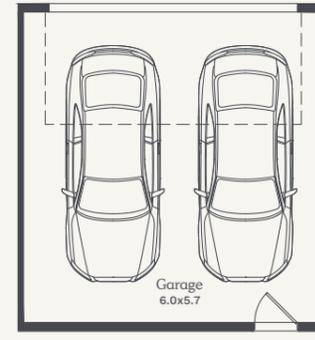
Lot 45227

House Size 18.94sq



OPTIONS

3 Bed

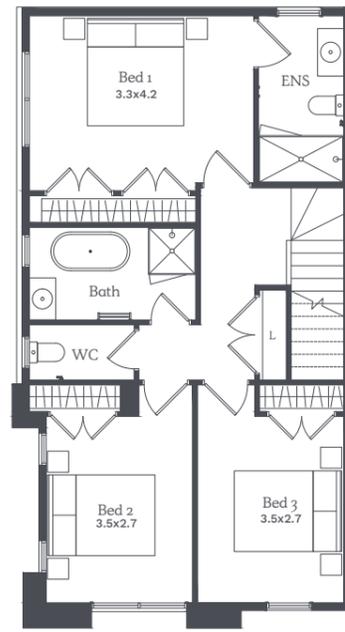
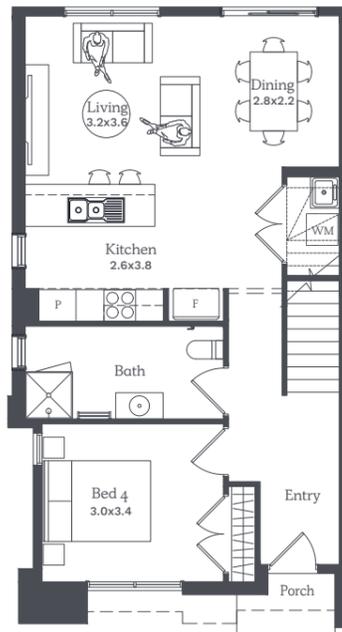
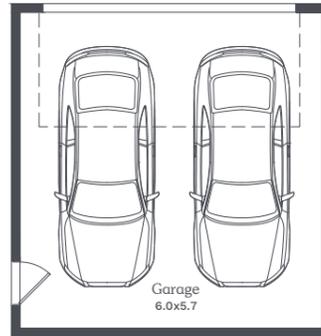


NOTE: Floorplan displayed is for illustrative purposes only.
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Elba 19c

Lot 45228

House Size 19.60sq



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
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	Hinged door to bedrooms (excluding Bed 1) Chrome knobs to robe hinged cupboards Flushed panel Quickslide to Bed 1 in lieu of hinged doors (Design Specific.)
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	
Cladding	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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LED downlights to home

Lofty high ceilings

Overhead cupboards including feature open shelves

20mm kitchen mineral surface benchtop

Timber laminate to main living areas

Artist Impression: Images used here 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.

Interior styling that is easily accessible.

Your choice of four colour schemes.



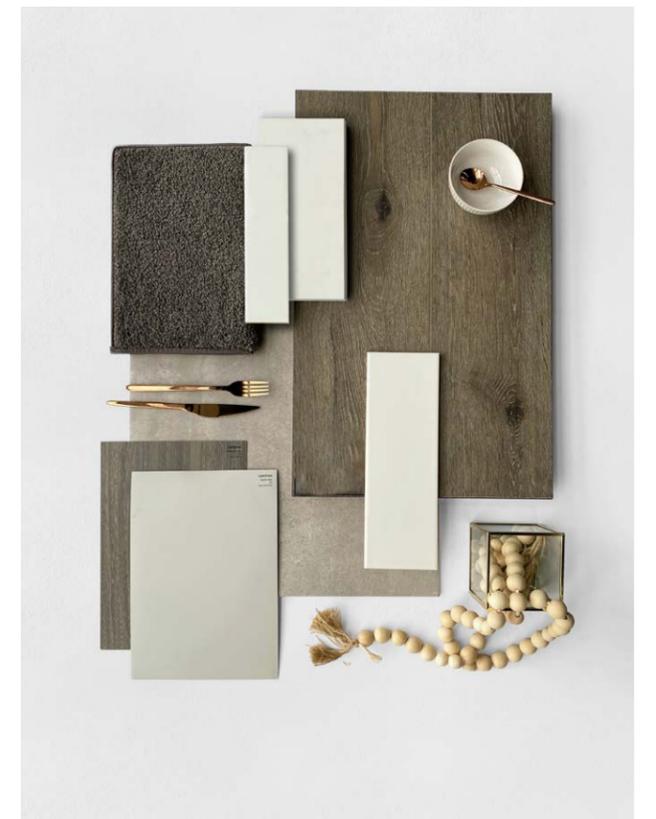
Mode.

A light and soothing sanctuary.



Luxe.

A moody and dramatic space.

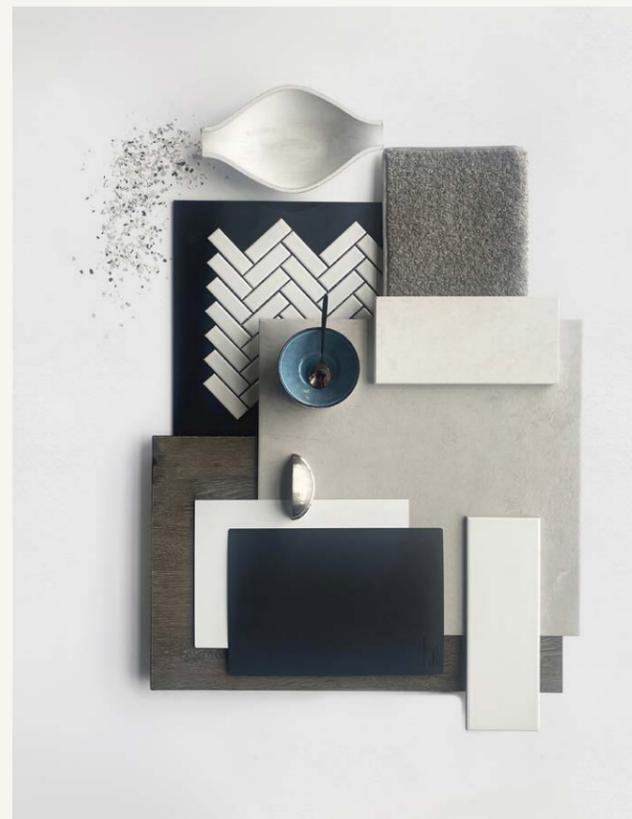


Refined upgrades that set a new benchmark in style.



Coastal.

A calming retreat.

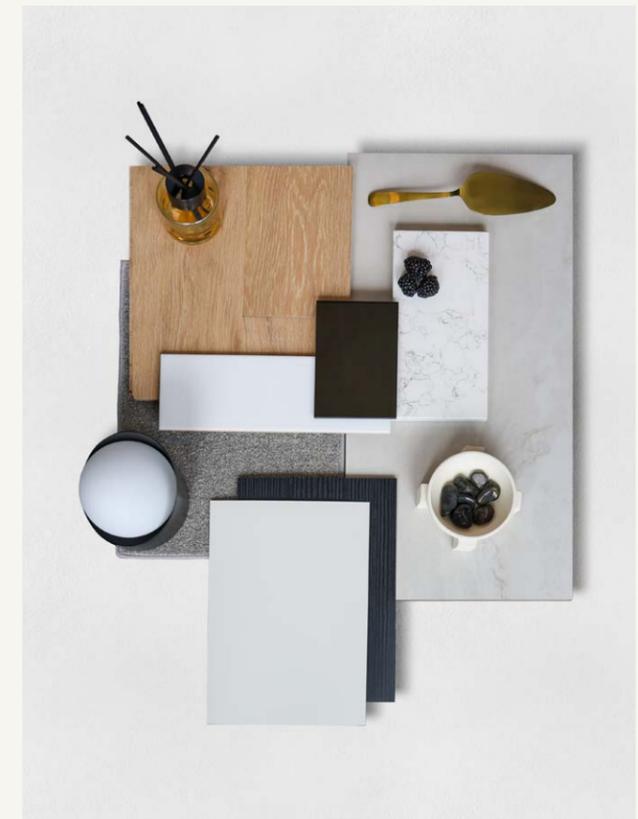


UPGRADE OPTION



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

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

0467 852 205
karlp@nostrahomes.com.au

Build with property experts you can trust.

Proudly built and developed by



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