

NOSTRA  
HOMES

Built for living.™

# TOWNHOMES

Botanical Estate, Mickleham  
STAGE 27 - Lots 2769 - 2773



Satterley

Artist Impression

## Discover the charm of contemporary living at Botanical Estate.

The next-generation of contemporary townhomes at Botanical Estate 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 Satterley 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 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



## Turn the page to a life well lived at Botanical – where modern convenience meets natural charm.

Just 45 minutes from Melbourne, life at Botanical Estate offers the perfect blend of ease and opportunity. With established shops, future parks, a vibrant shopping village and sports facilities on the horizon, this is a community where you can grow, thrive and truly feel at home.



Neighbourhood shopping precincts is only a 6 minute drive, and Craigieburn is less than 15 minutes away.



Early childhood centres, primary and secondary schools — including Mickleham Primary, Hume Anglican Grammar and Elevation Secondary College.



30 hectares of planned open space throughout the neighbourhood.



Convenience of Craigieburn and Donnybrook train stations nearby and proximity to the M2 freeway.



Artist Impression

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.

Artist Impression

# A connected life.

To live at Botanical Estate 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  
Botanical Estate home.



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Hitchcock Lane

Hodgson Walk

Hodgson Walk

Lot 2773  
143m<sup>2</sup>

Lot 2772  
114m<sup>2</sup>

Lot 2771  
86m<sup>2</sup>

Lot 2770  
114m<sup>2</sup>

Lot 2769  
143m<sup>2</sup>

Hodgson Walk

For illustrative purposes only.



# Choose your design.

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

## Lot 2773

19.92sq

4 2 2



## Lot 2772

19.92sq

4 2 2



## Lot 2771

15.99sq

2 2 1



## Lot 2770

19.92sq

4 2 2



## Lot 2769

21.55sq

4 2 2



# Murano 20C

Lot 2769, 2773  
House Size 19.92sq

 4  
  2  
  2

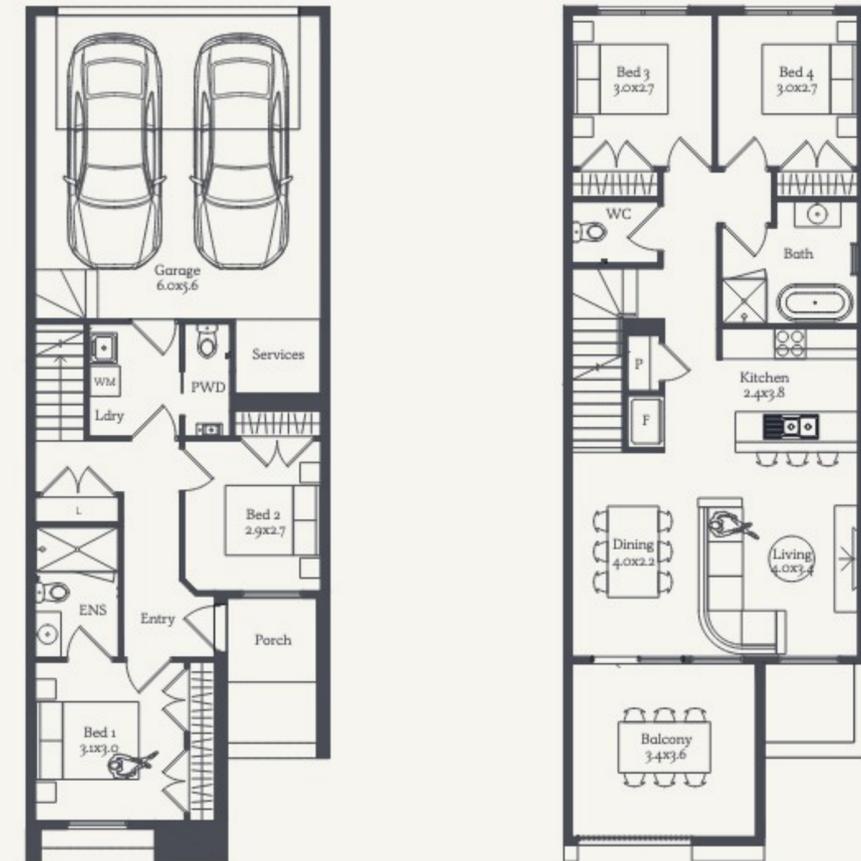


NOTE: Floorplan displayed is for illustrative purposes only. Refer to contract plans for orientation, facade and final landscaping layout.

# Murano 20

Lot 2770, 2772  
House Size 19.92sq

 4  
  2  
  2

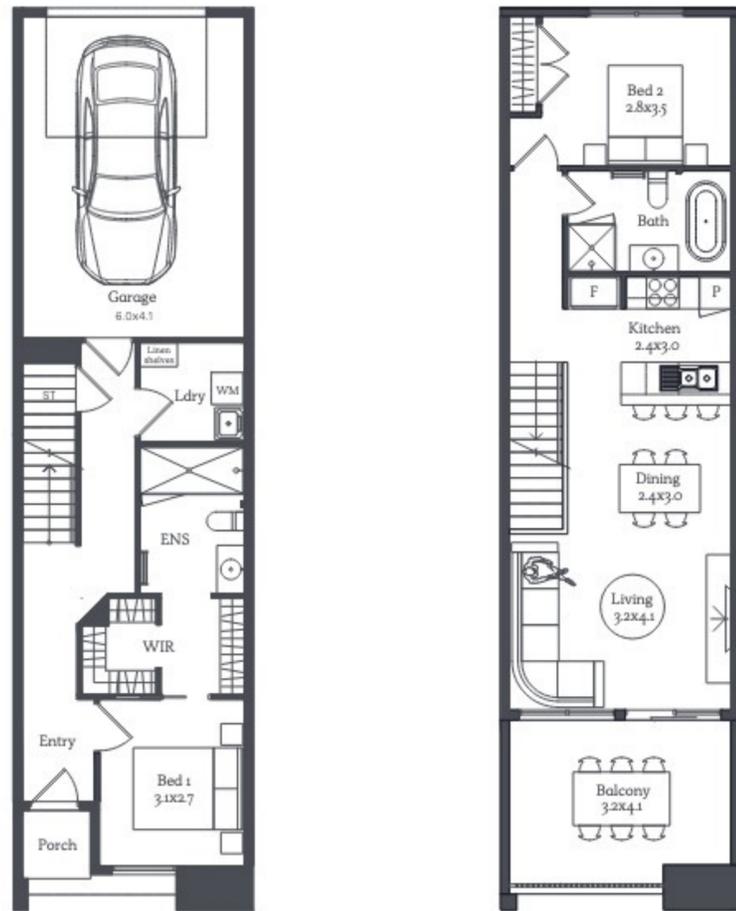


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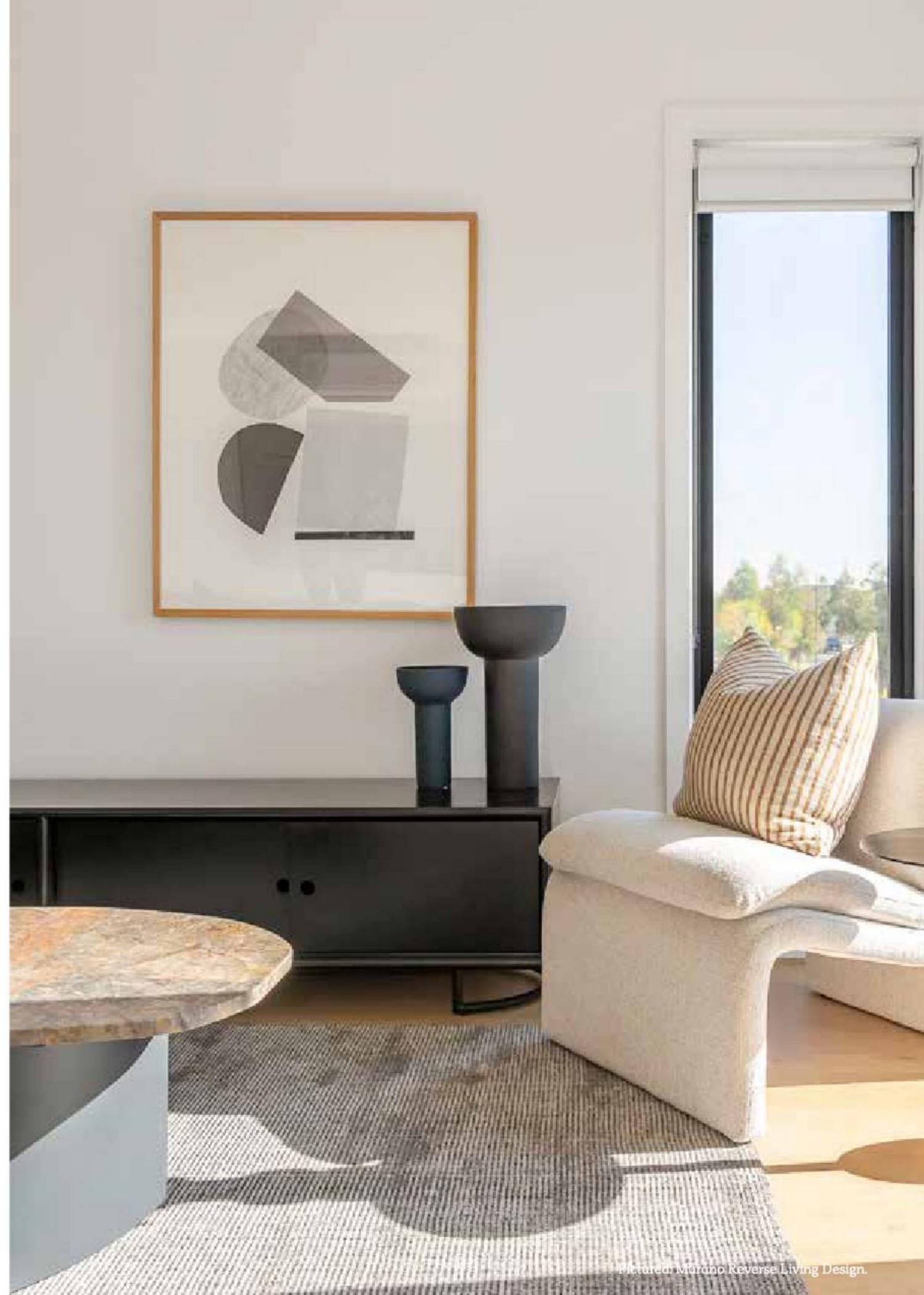
# Murano 16r

Lot 2771  
House Size 15.99sq

 2  2  1



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



<b>General</b>	
<b>Guarantee</b>	25 year structural guarantee
<b>Construction</b>	Dwelling constructed independently

<b>Connections</b>	
<b>Taps</b>	Garden tap
<b>Stormwater</b>	Stormwater drains
<b>Sewer</b>	Sewer drains
<b>Utilities</b>	Electricity and water connections
<b>Fibre Optic</b>	Fibre optic provisions (does not include installation of hub or final connections)
<b>Costs</b>	All connections exclude consumer connection fees and utility account opening fees

<b>Foundations</b>	
<b>Site Costs</b>	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
<b>Slab</b>	Engineered concrete slab

<b>Framing</b>	
<b>Wall Frames</b>	Stabilised pine or steel wall frames with lintels and beams
<b>Ceiling</b>	Engineered designed roof trusses

<b>Ceilings</b>	
<b>Single Storey</b>	2590mm high ceilings
<b>Double Storey</b>	2590mm high ceilings to main living and 2440mm to other level
<b>Plasterwork</b>	Cove cornice to entire home

<b>Windows</b>	
<b>Material</b>	Aluminium windows
<b>Locks</b>	Keyed locks to all windows

<b>Facade</b>	
<b>Facade</b>	Facade as noted in approved architectural drawings

<b>External Cladding</b>	
<b>Cladding</b>	VBA compliant cladding

<b>Roof</b>	
<b>Roof Materials</b>	Metal sheet roofing or concrete roof tiles (floorplan specific)
	Coloured fascia, gutter, downpipes and cappings

<b>Insulation</b>	
<b>Wrap</b>	Sisalation wall wrap
<b>External Walls</b>	Wall batts to external walls
<b>Ceiling Cavity</b>	Insulation wool to ceiling cavity of living areas
<b>Hot Water System</b>	Electrical storage hot water unit

<b>Garage</b>	
<b>Garage Door</b>	Panel lift garage door with 2 hand held and 1 wall mounted remote control

<b>Staircase</b>	
<b>Stairs</b>	MDF treads and risers with carpet (floorplan specific)

<b>Doors / Furniture</b>	
<b>Entry</b>	Solid core door with digital entrance lock
<b>Internal</b>	Flush panel doors with satin chrome passage handles and air cushioned door stops. Ensuite & laundry door is floorplan specific. (refer to contract plans)
<b>Robes</b>	Chrome knob to robe cupboards

<b>Skirting / Architraves</b>	
<b>Mouldings</b>	67mm x 18mm primed MDF skirting and architraves
<b>Wet Area</b>	Tiled skirting 100mm to wet areas

<b>Shelving</b>	
<b>Robes</b>	1 x melamine shelf with chrome hanging rails
<b>Linen</b>	3 x melamine shelves
<b>Pantry</b>	4 x melamine shelves

<b>Electrical</b>	
<b>Safety Switches</b>	Safety switches (residual current devices)
<b>Smoke Detector(s)</b>	Direct wired smoke detectors
<b>Internal Light Points</b>	LED downlights to home (as per plan)
<b>External Lights</b>	1 x rear flood light
<b>Exhaust Fans</b>	Exhaust fans to areas with no openable window
<b>Power Points</b>	1 x double powerpoint to each room (refer to electrical plans)
<b>TV/Phone Point</b>	1 x television and phone point (refer to electrical plans)
<b>Data Point</b>	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

<b>Heating Panels</b>	Heating panels to all bedrooms and second living (floorplan specific)
<b>Cooling System</b>	Reverse cycle split system to main living (unit size is floorplan specific)

Toilets

<b>Toilet Suite</b>	Dual flush cisterns with vitreous china pan
<b>Toilet Roll</b>	Toilet roll holders
<b>Basin</b>	Wall mounted basin with mirror to powder room (floorplan specific)

Bathroom and Ensuite

<b>Cabinetry</b>	Laminate cabinets
<b>Benchtops</b>	20mm mineral surface benchtops
<b>Basin/Tapware</b>	Vitreous china designer basins with chrome flick mixers
<b>Bath</b>	Freestanding bath with chrome outlet and tap set (floorplan specific)
<b>Mirror</b>	Polished edge mirrors (size is width of vanities)
<b>Shower Base</b>	Tiled shower base
<b>Shower Screen</b>	Framed pivot door screen to all showers
<b>Shower Outlet</b>	Wall mounted shower on rail with chrome mixer
<b>Towel Holder</b>	Double towel rail holder or 2no. hooks (floorplan specific)
<b>Handles</b>	Finger pull cabinetry and doors to bathroom/ ensuite (where applicable)

Australian Made Kitchen

<b>Benchtops</b>	20mm mineral surface benchtops
<b>Doors/Drawers</b>	Laminate panels and doors
<b>Overhead Cupboards</b>	Overhead cupboards above kitchen including feature open shelf
<b>Sink</b>	Stainless steel sink with chrome mixer
<b>Handles</b>	Finger pull cabinetry and doors to kitchen (where applicable)

Solar

<b>Solar PV</b>	Minimum 2kw solar PV system with inverter (size to be determined at build stage)
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Appliances

<b>Oven</b>	600mm Fisher & Paykel black built-in oven
<b>Cooktop</b>	600mm Fisher & Paykel black induction cooktop
<b>Rangehood</b>	Fisher & Paykel stainless steel undermount rangehood
<b>Dishwasher</b>	600mm Fisher & Paykel stainless steel dishwasher

Laundry

<b>Trough</b>	Freestanding laundry trough with cabinet and chrome mixer
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Flooring

<b>Flooring</b>	Timber laminate (please refer to standard floorplan for locations)
<b>Floor Tiles</b>	Ceramic floor tiles to bathroom, toilet, ensuite and laundry
<b>Carpet</b>	Carpet to remainder (refer to standard plans)

Wall Tiles

<b>Kitchen</b>	Ceramic wall tiles to above kitchen bench including behind feature shelving
<b>Shower</b>	Ceramic wall tiles to shower walls
<b>Bath</b>	Ceramic wall tiles bath edge to floor

Paint

<b>Ceiling</b>	Premium 2 coat ceiling paint system
<b>Internal Walls</b>	Premium 3 coat wall paint system

<b>Timberwork</b>	High gloss enamel to all interior wood work and doors
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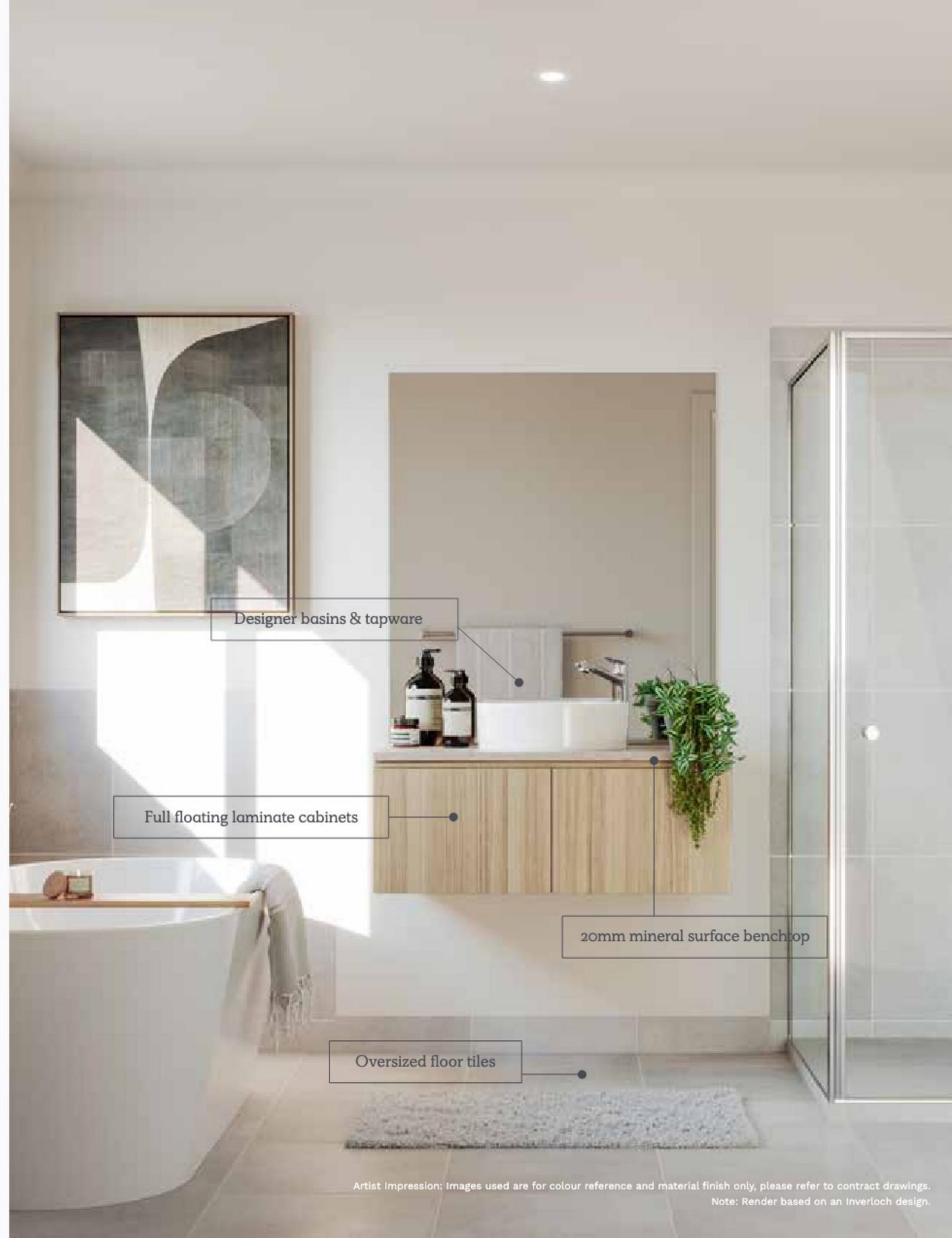
<b>Cladding</b>	2 coats to all exterior claddings
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External

<b>Driveway</b>	Concrete driveway (as per plan)
<b>Landscaping</b>	Full front and rear landscaping with plants, pebbles and mulch
<b>Fencing</b>	Fixed fencing to all boundaries to developers requirements (refer to plans)
<b>Letterbox</b>	Pre-formed letterbox
<b>Clothesline</b>	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.



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.



### Architecton.

Modern haven of luxurious contrast.





Pictured: Murano Design.

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**

Satterley Property Group is Australia's largest privately-owned residential land developer, with communities in Queensland, Victoria and Western Australia. Having established some of

Australia's most attractive and liveable communities, Satterley specialises in creating homes for families that suit their needs now and well into the future.

**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.

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New Home Consultant

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**Satterley**

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