

NOSTRA
HOMES

TOWNHOMES

Built for Living™

Alamora Stage 16



Discover the charm of townhome living in Alamora.



3 or 4



2



1-2

The next-generation of contemporary homes in Alamora 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 Alamora by Villawood, 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



Alamora – more to love.

Just 30km from Melbourne’s CBD, Alamora offers the perfect blend of convenience and lifestyle. Enjoy easy city access, with the You Yangs Ranges and Geelong’s coastline just a short drive away.

Everything you need is close to home, including supermarkets, schools, medical centres, and retail services. Plus, the nearby Werribee Open-Range Zoo, River Regional Park, and Victoria State Rose Garden add to the area’s charm. As a resident, you’ll enjoy exclusive access to Club Alamora—featuring a café, pools, gym, parents’ retreat, and sports court, all designed to foster a vibrant community.



6km

to Tarneit Train Station



Convenience

Close to Tarneit Town Centre with Coles, Liquorland, Dan Murphy’s, specialty stores and eateries now open



Education

Two childcare centres, kindergarten, catholic primary school, public primary school, public secondary and specialist school within easy reach



8km

from Werribee’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

Low-Maintenance Living with Alamora's Best Amenities at Your Doorstep.

Discover the perfect balance of style, convenience, and lifestyle with Nostra's exclusive new townhome release at Alamora. Located close to Club Alamora, these contemporary townhomes offer a rare opportunity to embrace low-maintenance living while enjoying the very best amenities on your doorstep.

Club Alamora is the vibrant heart of this thriving community, offering a café, a state-of-the-art gym, lap and leisure pool, kids' splash pad, free-to-hire function room for events big and small, barbecue facilities, and a parents' room to relax and connect. Designed to bring people together, Club Alamora is the ultimate hub for staying active, hosting memorable occasions, or simply living your best social life.

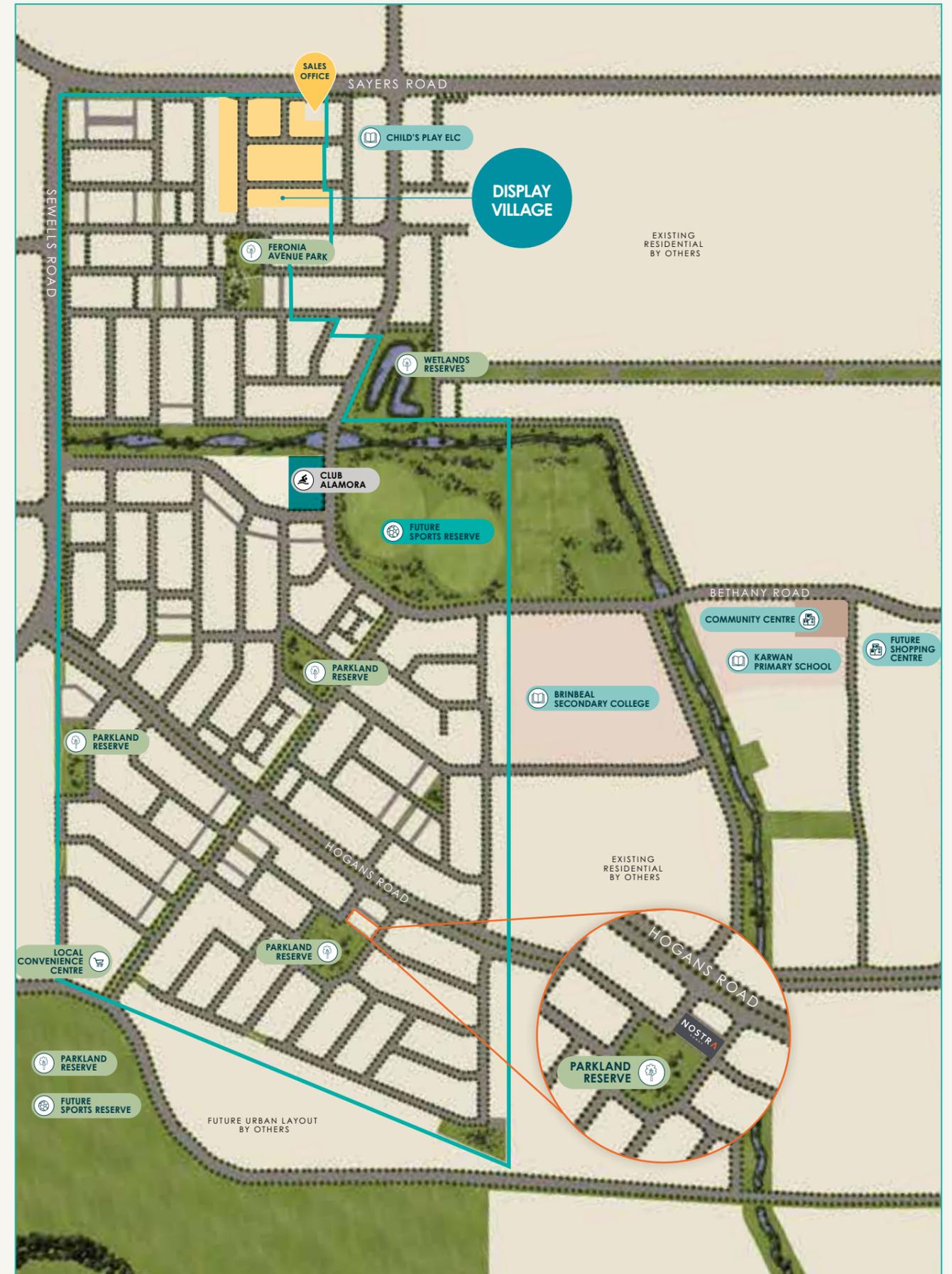
Step outside your door and take a stroll to enjoy the natural surroundings. The nearby waterway will feature walking paths, perfect for morning strolls or evening walks. Just a few metres away, the future Parkland reserve offers natural open space, providing endless opportunities for recreation and play.

With everything from premium amenities to beautiful green spaces at your doorstep, there's no need for the upkeep of a big house and backyard. Embrace the freedom of low-maintenance living and make every day extraordinary with a Nostra townhome at Alamora.



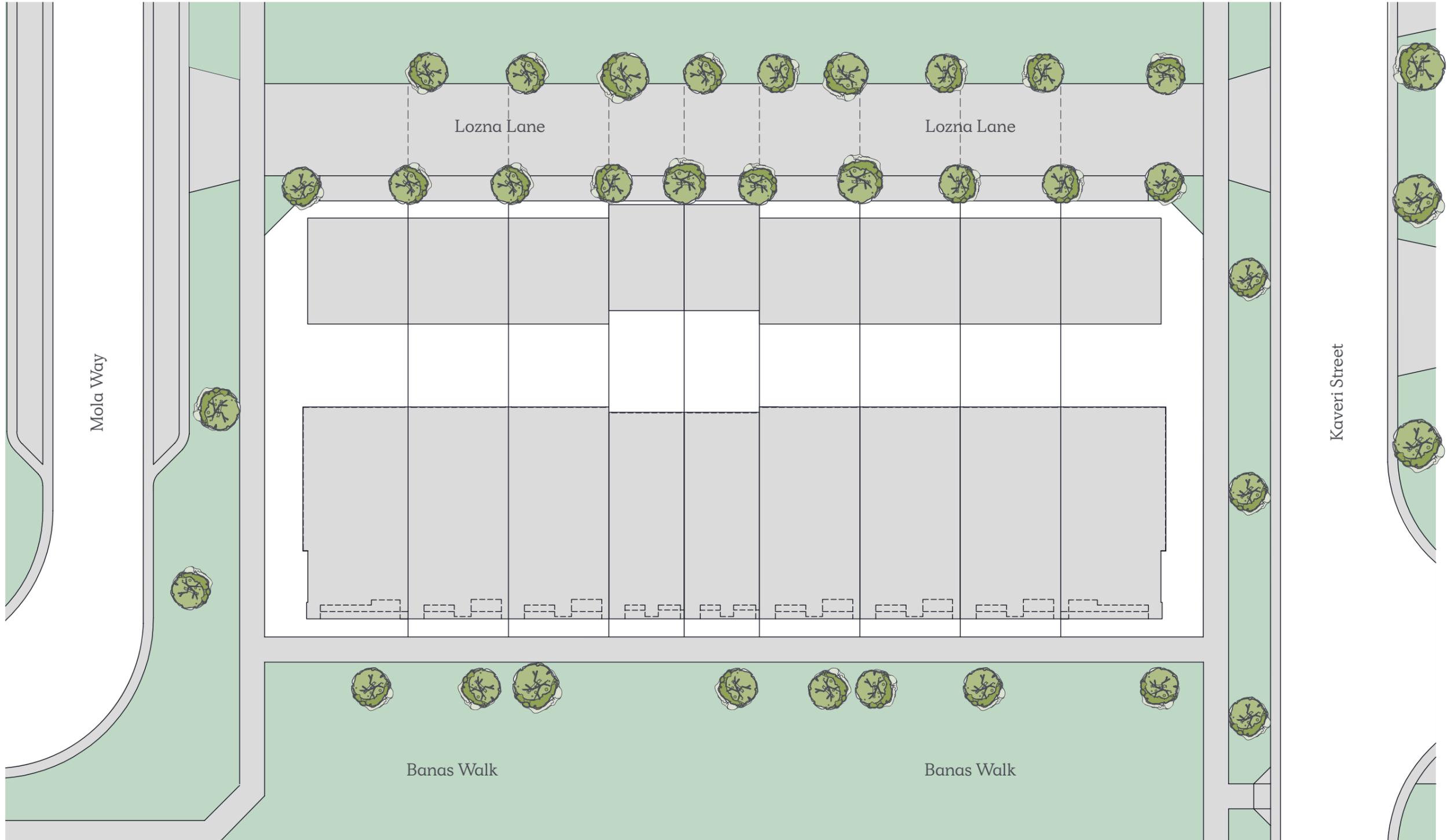
Welcome to the neighbourhood

Every detail of Alamora has been designed to support a lifestyle of ease and enjoyment.



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Lot 1616 219m² Lot 1615 156m² Lot 1614 156m² Lot 1613 117m² Lot 1612 117m² Lot 1611 156m² Lot 1610 156m² Lot 1609 156m² Lot 1608 219m²



Lipari 21c
Lot 1616
20.95sq

4 2 2



Lipari 20
Lot 1614
20.08sq

4 2 2



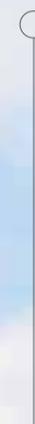
Lipari 15
Lot 1612
14.67sq

3 2 1



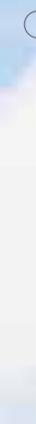
Lipari 20
Lot 1610
20.03sq

4 2 2



Lipari 21c
Lot 1608
20.95sq

4 2 2



Lipari 20
Lot 1615
20.08sq

4 2 2



Lipari 15
Lot 1613
14.67sq

3 2 1



Lipari 20
Lot 1611
20.08sq

4 2 2



Lipari 20
Lot 1609
20.08sq

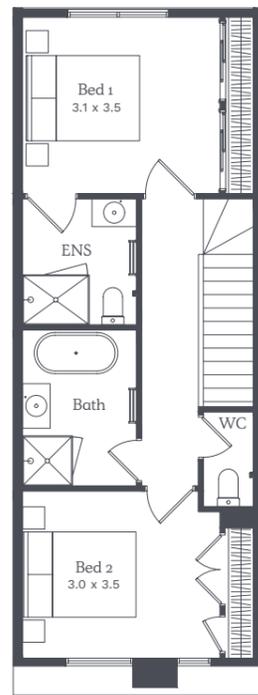
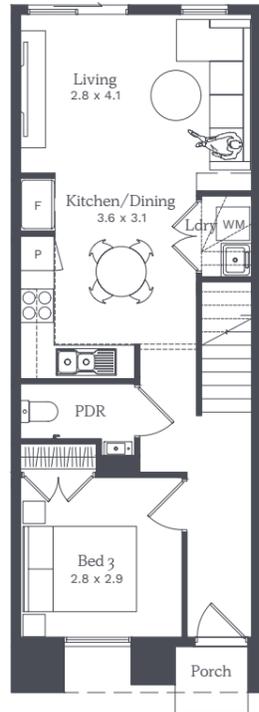
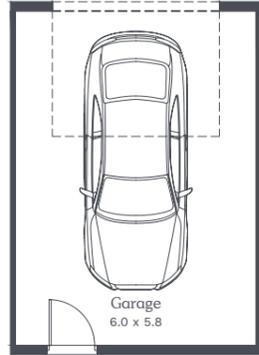
4 2 2



Lipari 15

Lot 1612, 1613
House Size 14.67sq

 3
  2
  1



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

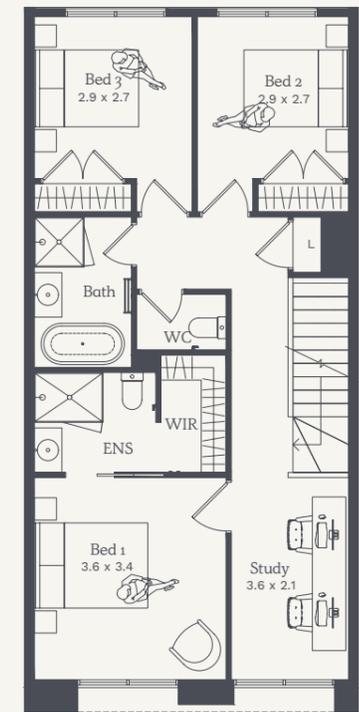
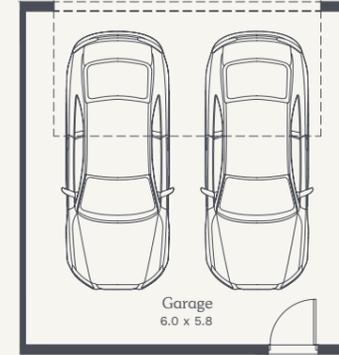
Lipari 20

Lot 1615, 1614, 1611, 1609
House Size 20.08sq

 4
  2
  2

OPTIONS

3 Bed



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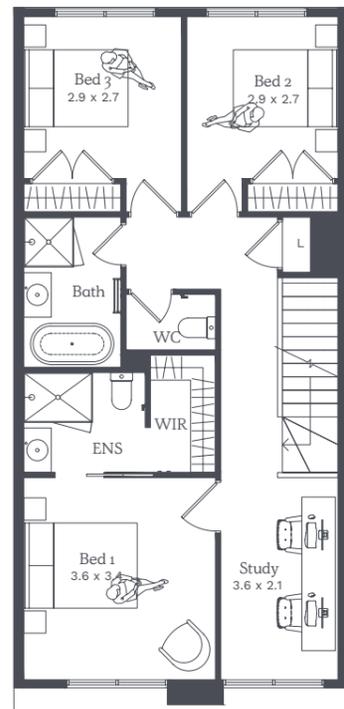
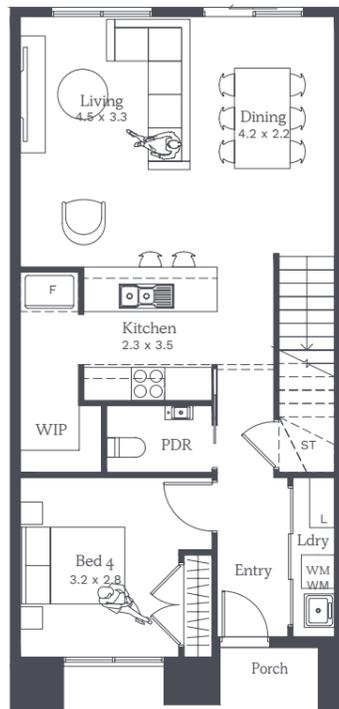
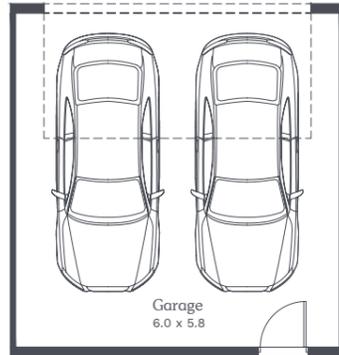
Lipari 20

Lot 1610
House Size 20.03sq

4 2 2

OPTIONS

3 Bed



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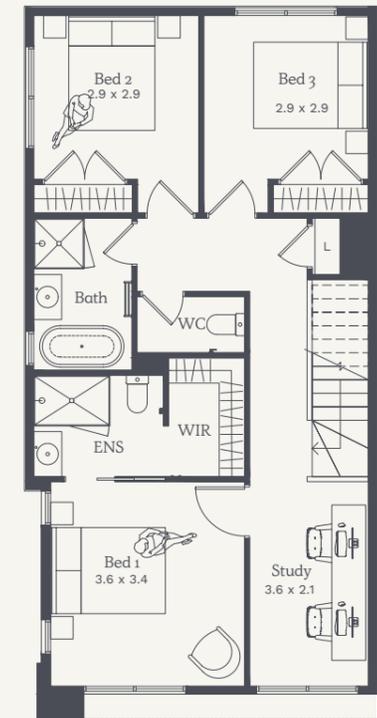
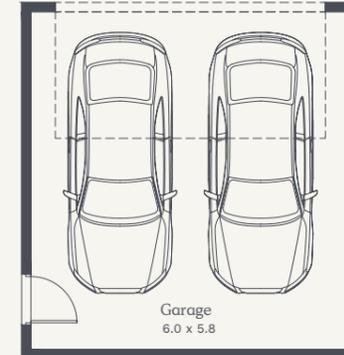
Lipari 21c

Lot 1616, 1608
House Size 20.95sq

4 2 2

OPTIONS

3 Bed



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	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)



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

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, 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	
Cladding	High gloss enamel to all interior wood work and doors
	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.



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.

A flat-lay photograph of various interior design samples. It includes a piece of light-colored wood, a grey fabric swatch, a white color swatch, a small brass bowl, a pair of tweezers, a green leaf, and a small wooden bowl with a spoon. The items are arranged on a light grey background.

Luxe.
A moody and dramatic space.

A flat-lay photograph of various interior design samples. It includes a piece of dark wood, a dark fabric swatch, a white color swatch, a small brass bowl, a pair of tweezers, a small wooden bowl with a spoon, and a string of gold beads. The items are arranged on a light grey background.

Refined upgrades that set a new benchmark in style.



Coastal.

A calming retreat.

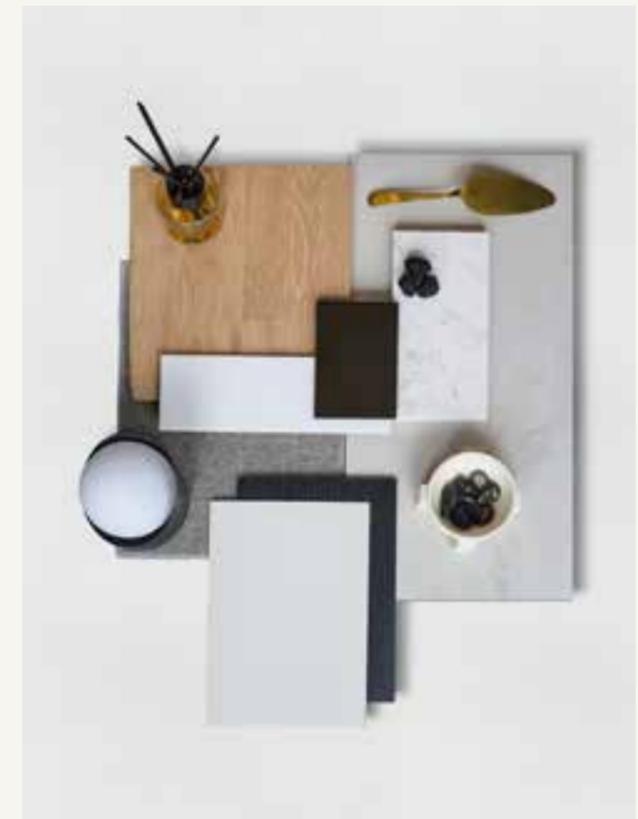


UPGRADE OPTION



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

Villawood Properties has grown to become one of Australia's leading residential land developers. With a proven track record in delivering innovative, community-focused developments, Villawood boasts a portfolio of over 50 completed residential projects.

Villawood Properties understands there is much more to creating a living, breathing community than simply constructing a housing allotment, and are committed to going that extra mile to deliver vibrant communities where residents form strong and lasting relationships.

Our trusted suppliers.

Quality homes and strong partnerships, delivering excellence together.



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

Build with property
experts you can trust.

Proudly built and developed by



House and land sold separately. Nostra Homes and Developments Pty Ltd acts as the builder of the home only. Buyers must enter into a separate contract with the land developer for the purchase and development of the land. Buyers should review the land and building contracts carefully, make their own inquiries and obtain independent advice before proceeding. Illustrations and information are intended to be indicative only and are believed to be correct at the time of publication. Nostra Homes and Developments Pty Ltd reserves the right to withdraw or alter any package at any time without notice at its absolute discretion. Estimated costs for the package are indicative only and other costs and fees are payable, including but not limited to: transfer/stamp duty, settlement/registration fees, legal/conveyancing fees, finance costs, site works, engagement of any consultants, approvals, connection for services and variations. All imagery on this brochure is for illustrative purposes only. Artist impression is for illustrative purposes only. Items depicted in these images that are excluded from the standard inclusions are included but not limited to pendant lighting, frameless shower screen and fixtures. Final drawings are subject to developer and council approval; refer to the contract documentation for further details. Nostra Homes reserves the right to amend specification and price without notice. The First Home Owners Grant is a Government incentive and is subject to change. Nostra Homes and Developments Pty Ltd. Information and other content contained within this document is believed to be accurate as at December 2025 but may change at any time without notice. No warranty or representation (implied or express) is given as to the accuracy, reliability or completeness of the information or other content contained in this document. CDB-U 48474