

NOSTRA
HOMES

Built for living.™

TOWNHOMES

Orana Estate, Clyde North
STAGE 23 - LOTS 2335 - 2338



Balcon
GROUP

Artist Impression

Discover the charm of contemporary living at Orana Estate.

The next-generation of contemporary townhomes at Orana 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 Balcon Group to bring you a selection of stunning 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



Welcome to Orana — Your Place to Belong.

Perfectly situated in Clyde North, Orana will provide excellent connectivity within the surrounding transport network and to a wide array of local services and facilities. Staying active and maintaining wellness is simpler at Orana, where shops, schools and parks will all be situated within an easy walking or cycling distance from your home, facilitating a balanced and active lifestyle.



Train

services from nearby Cranbourne or Berwick stations.



42 hectares

of parklands will be connected by a 10km network of cycling and walking paths.



Schools

within easy walking or cycling distance from your home.



Access CBD

effortlessly via the nearby Monash Freeway making travel a breeze



Local

town centre adjoining the community.

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.



Harmonious, vibrant, community living.

Experience a lifestyle that blends natural beauty, architectural excellence, and modern convenience.

At Orana, every home is part of a community inspired by the Indigenous word for welcome — a place where design and nature unite to create true harmony.

Abundant green spaces

With more green space than Melbourne's Royal Botanic Gardens, Orana will feature 42 hectares of parks, wetlands, and recreation areas. Families will have the opportunity to explore six local parks, three wetland reserves, and numerous playgrounds, all linked by over 10km of walking and cycling paths. Whether it's outdoor play, sports, or quiet moments in nature, there will be something for everyone in this thriving community.

Orana is perfectly positioned in Clyde North and will offer easy access to major freeways, train stations, and bus routes, making travel across Melbourne seamless. The future Orana Town Centre will feature a Coles supermarket, specialty shops, cafés, health and fitness services, and childcare — all within walking distance of your home, providing easy access to essential amenities and near by local services.



Information and other content contained within this document is believed to be accurate as at Oct 2025 but may change at any time without notice. The plans used are indicative and subject to change. No warranty can be given regarding the accuracy, adequacy or completeness of any information presented. Conservation reserves are intended for conservation purposes only and are not intended for public access. The photographs and artist impressions are for illustrative purposes only. Purchases must carefully review the information within the contract of sales prior to purchase.

Portsea
22C

Levanzo
19

Levanzo
19

Portsea
22C

Pastel Street

Oyster Street

Lot 2335
252m²

Lot 2336
232m²

Lot 2337
216m²

Lot 2338
252m²

Chiffon Grove





For illustrative purposes only.







Choose your design.

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





Lot 2335
22.22sq

		
4	2	2
		





Lot 2336
19.42sq

		
4	2	2
		

Lot 2337
19.42sq

		
4	2	2
		

Lot 2338
22.22sq

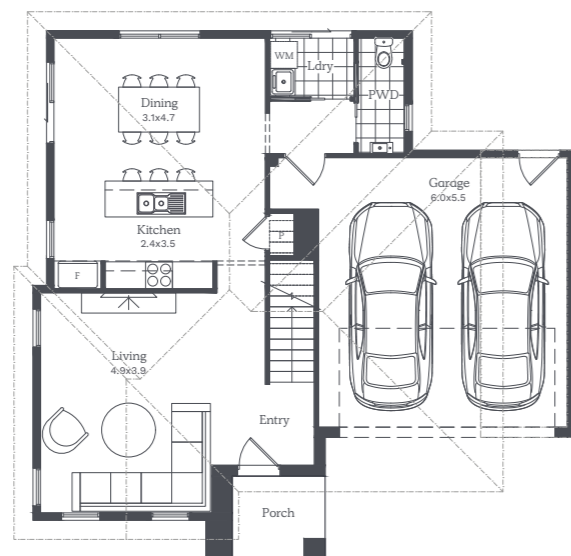
		
4	2	2
		



Portsea 22c

Lot 2335
House Size 22.22sq

4 2 2

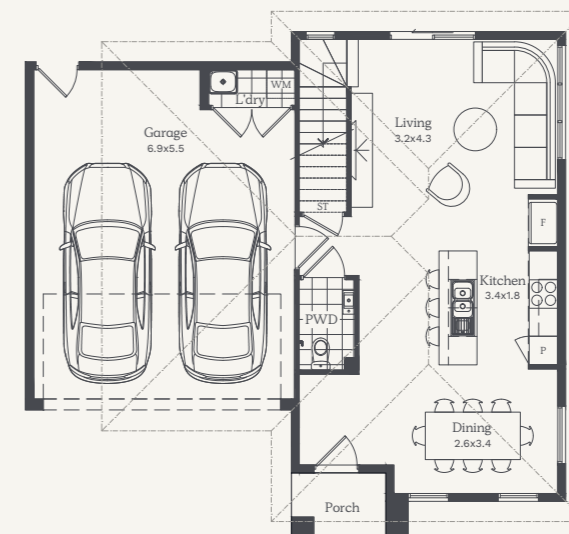
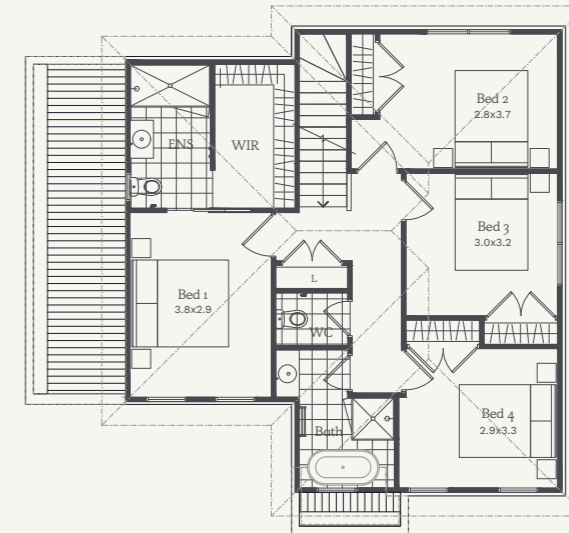


NOTE: Floorplan displayed is for illustrative purposes only. Refer to contract plans for orientation, facade and final landscaping layout.

Levanzo 19

Lot 2336
House Size 19.42sq

4 2 2

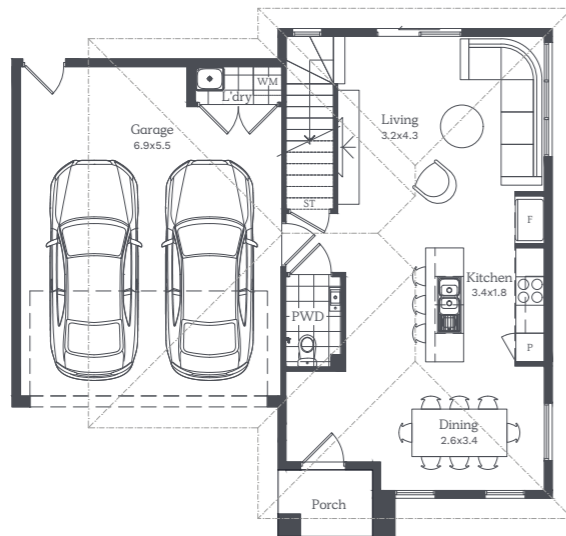


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Levanzo 19

Lot 2337
House Size 19.42sq

4 2 2

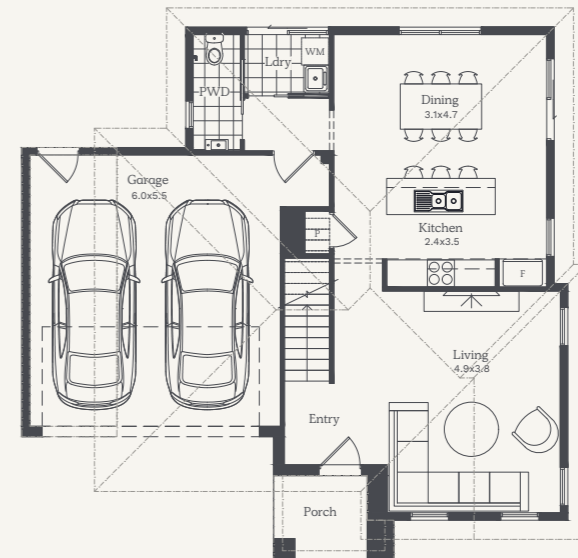
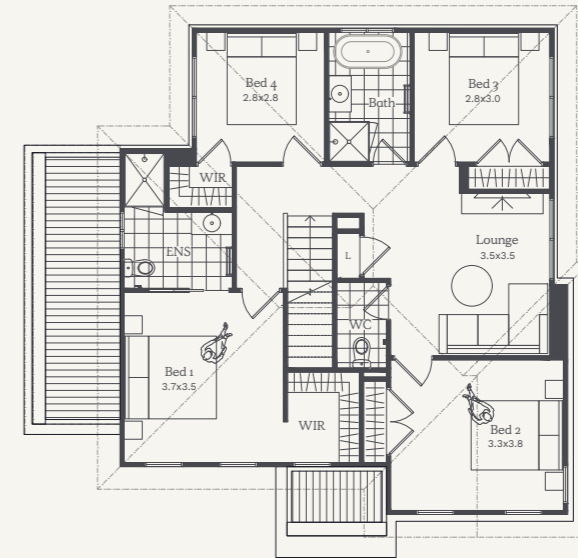


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Refer to contract plans for orientation, facade and final landscaping layout.

Portsea 22c

Lot 2338
House Size 22.22sq

4 2 2



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

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)



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)

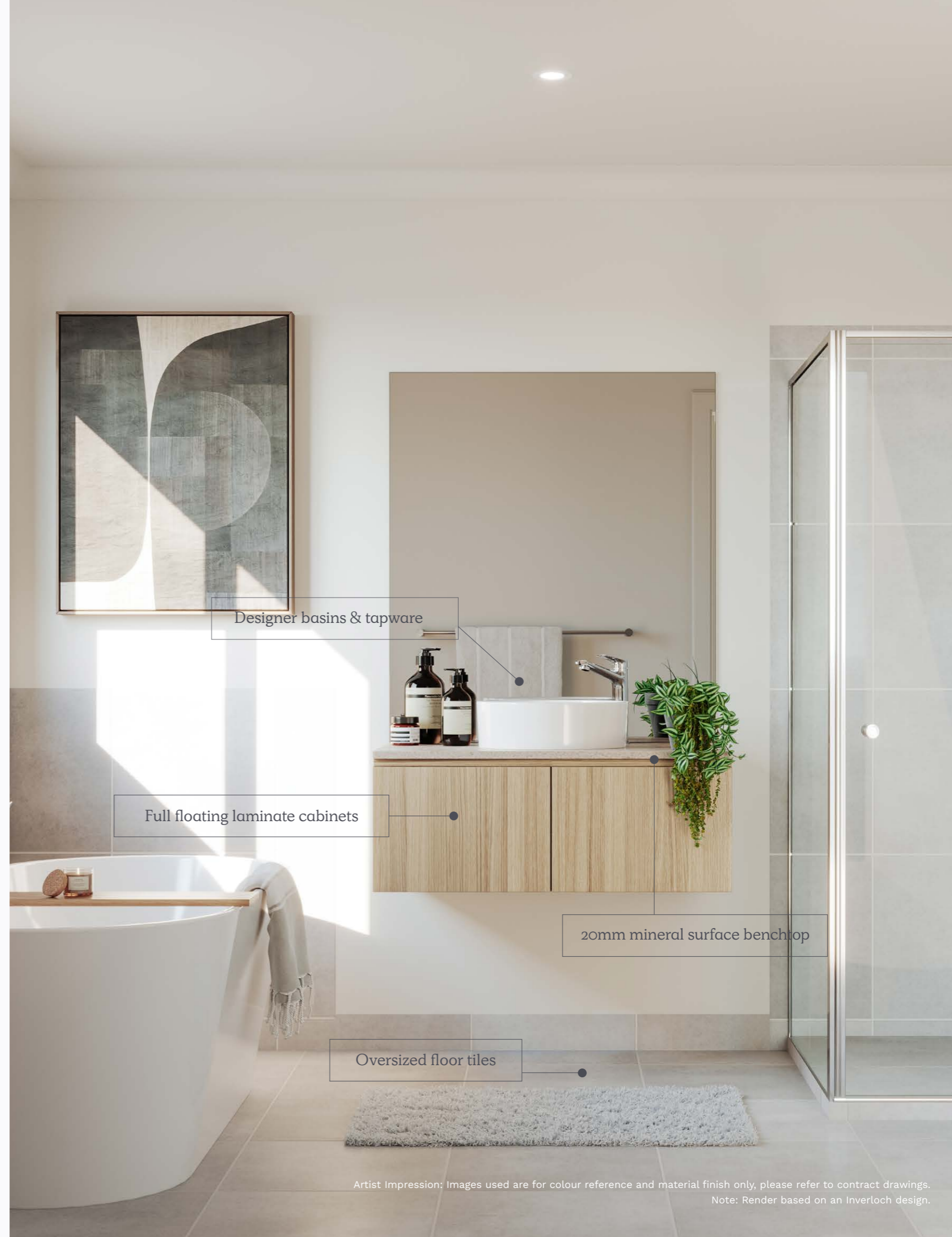
Wall Tiles	
Kitchen	Ceramic wall tiles to above kitchen bench including behind feature shelving
Shower	Ceramic wall tiles to shower walls
Bath	Ceramic wall tiles bath edge to floor

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.



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.



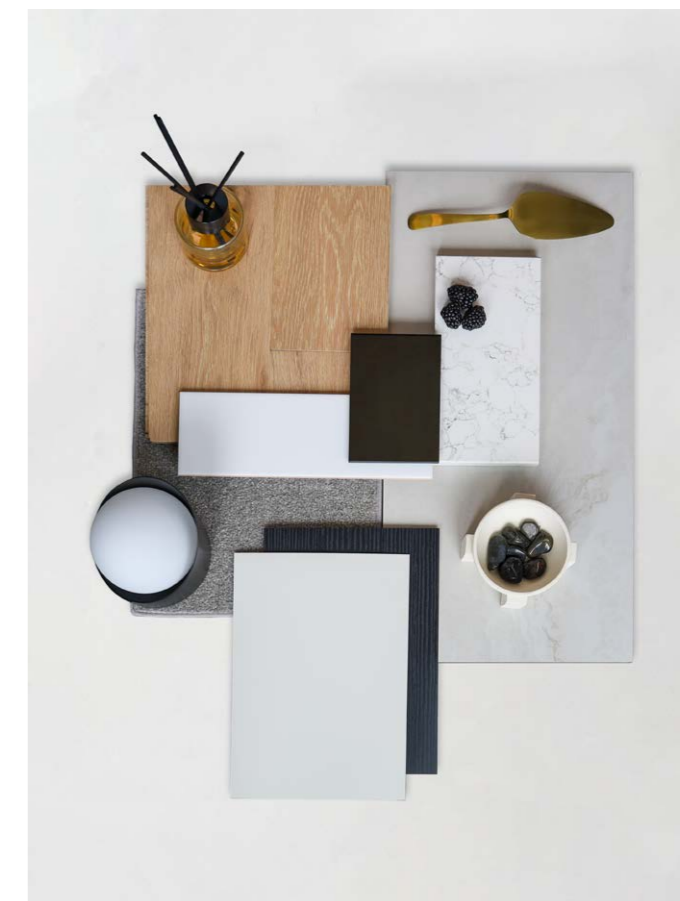
Coastal.

A calming retreat.



Architecton.

Modern haven of luxurious contrast.





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*



DEVELOPER

Balcon Group originated in Melbourne in 1981 and has extensive experience in construction and property development.

A family-owned company, Balcon Group has successfully delivered a number of commercial, industrial and residential projects, the most recent being the Ambrosia masterplanned community (420 lots) in Cranbourne West.

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.



Ethan Playnsek
New Home Consultant

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Build with property experts you can trust.

Proudly built and developed by

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