

NOSTRA  
HOMES

Built for living.™

# TOWNHOMES

HIGHLANDS STAGE 452 RELEASE 1



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.

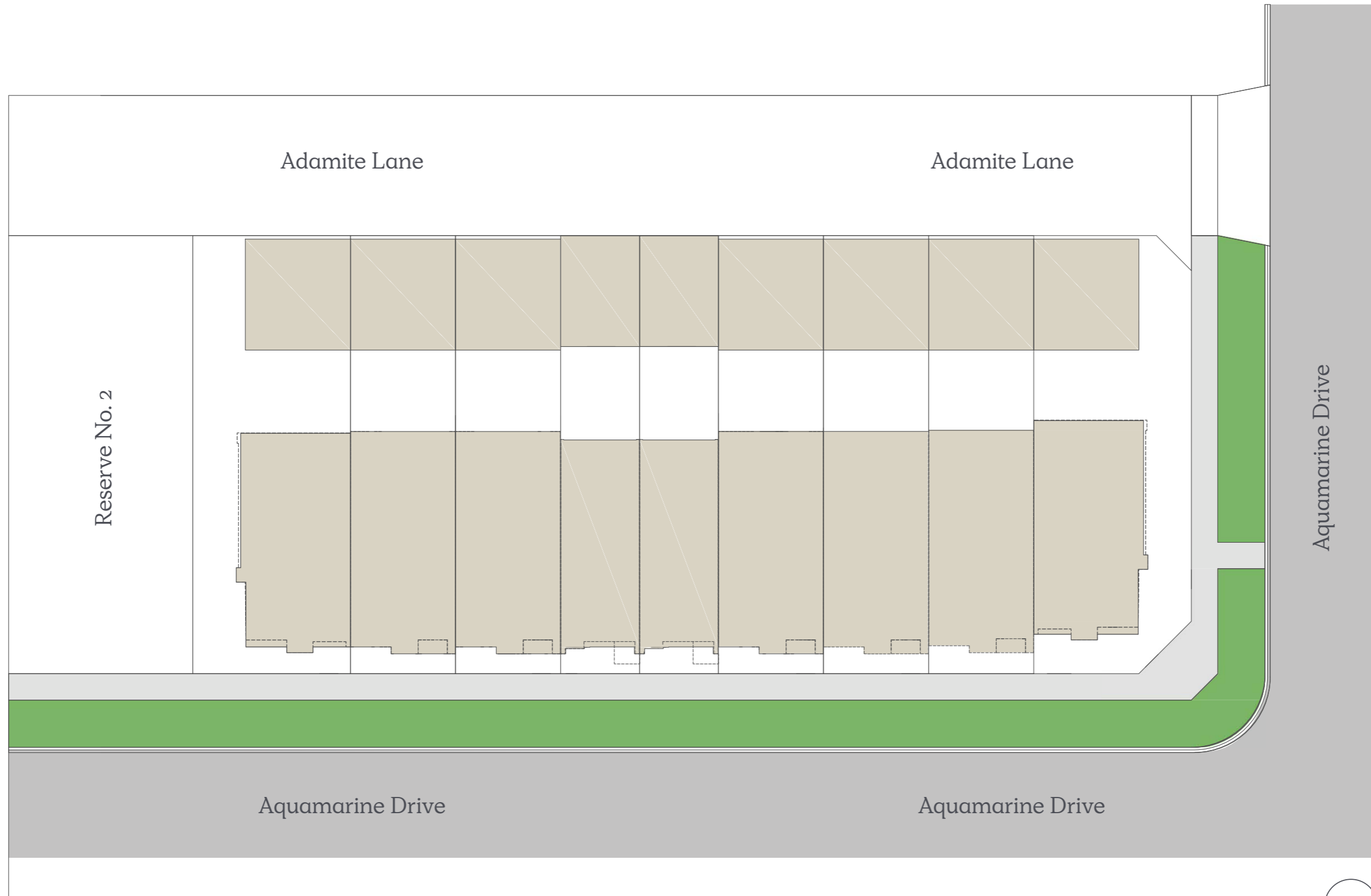
Live actively with a proposed park, sports reserve and conservation area just a short walk from home. Enjoy seamless connections to Mickleham Road, the Hume Freeway, and public transport, plus a future community hub that brings neighbours together - all in a location designed for easy, connected living.



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 45219 225m<sup>2</sup>   Lot 45218 150m<sup>2</sup>   Lot 45217 150m<sup>2</sup>   Lot 45216 113m<sup>2</sup>   Lot 45215 113m<sup>2</sup>   Lot 45214 150m<sup>2</sup>   Lot 45213 150m<sup>2</sup>   Lot 45212 150m<sup>2</sup>   Lot 45211 219m<sup>2</sup>



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 45219             | Lot 45218             | Lot 45217             | Lot 45216             | Lot 45215             | Lot 45214             | Lot 45213             | Lot 45212             | Lot 45211             |
|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| 20.61sq               | 20.00sq               | 20.00sq               | 14.63sq               | 14.63sq               | 20.00sq               | 20.00sq               | 20.05sq               | 20.61sq               |
|                       |                       |                       |                       |                       |                       |                       |                       |                       |
| 3-4 2-3 2             | 3-4 2-3 2             | 3-4 2-3 2             | 3 2 1                 | 3 2 1                 | 3-4 2-3 2             | 3-4 2-3 2             | 3-4 2-3 2             | 3-4 2-3 2             |
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# Lipari 21c

Lot 45211 & 45219

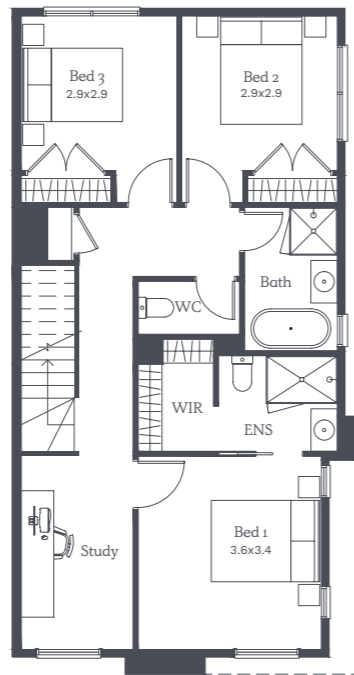
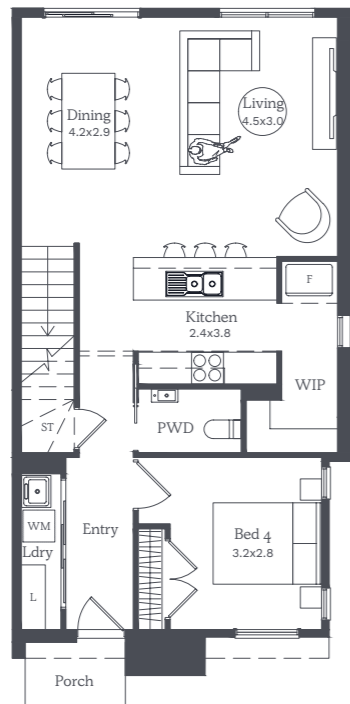
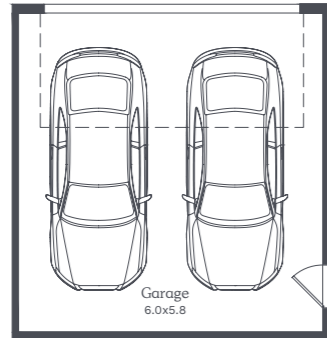
House Size 20.61sq

 4  
  2  
  2

## OPTIONS

3 Bed

4 Bed ensuite upgrade



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

# Lipari 20

Lot 45212, 45213, 45214, 45217, 45218

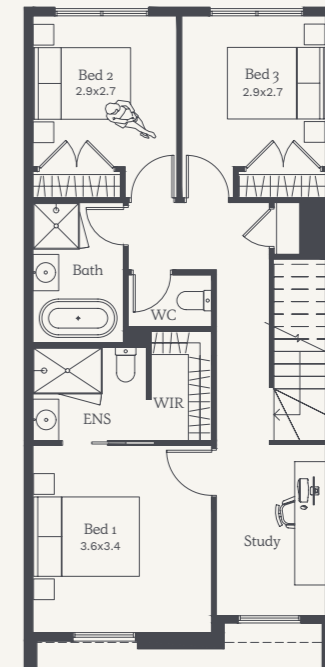
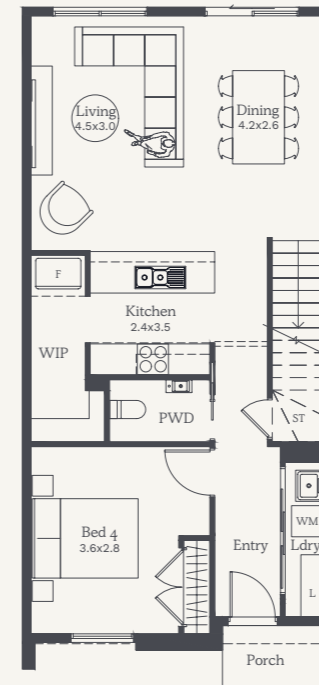
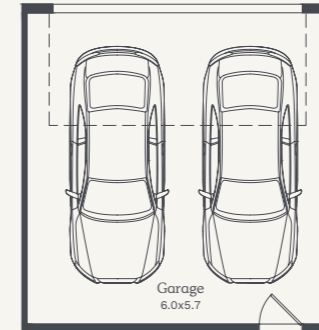
House Size 20.00sq

 4  
  2  
  2

## OPTIONS

3 Bed

4 Bed ensuite upgrade



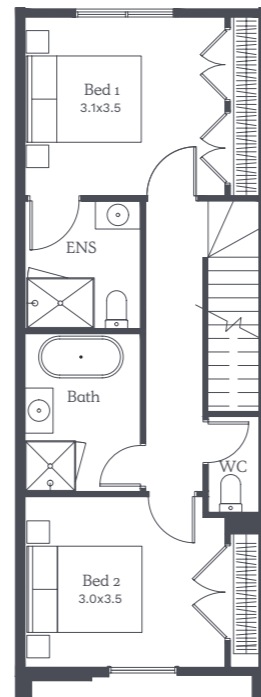
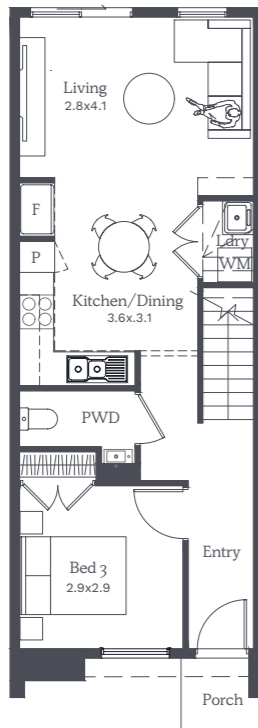
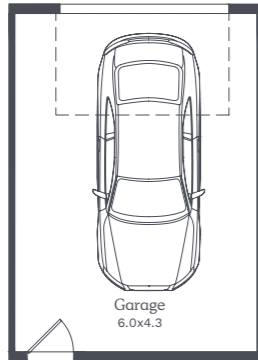
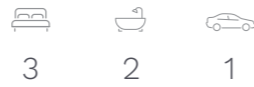
NOTE: Floorplan displayed is for illustrative purposes only.  
Refer to contract plans for orientation, facade and final landscaping layout.



# Lipari 15

Lot 45215 & 45216

House Size 14.63sq



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

## Inclusions

|                          |  |
|--------------------------|--|
| <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>     | 2740mm 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)  |



|                       |   |
|-----------------------|---|
| 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) |

|                   |  |
|-------------------|--|
| 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 |

|                    |  |
|--------------------|--|
| 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    |

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

|                    |  |
|--------------------|--|
| 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)<br>(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.

V7 29.01.2025



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.



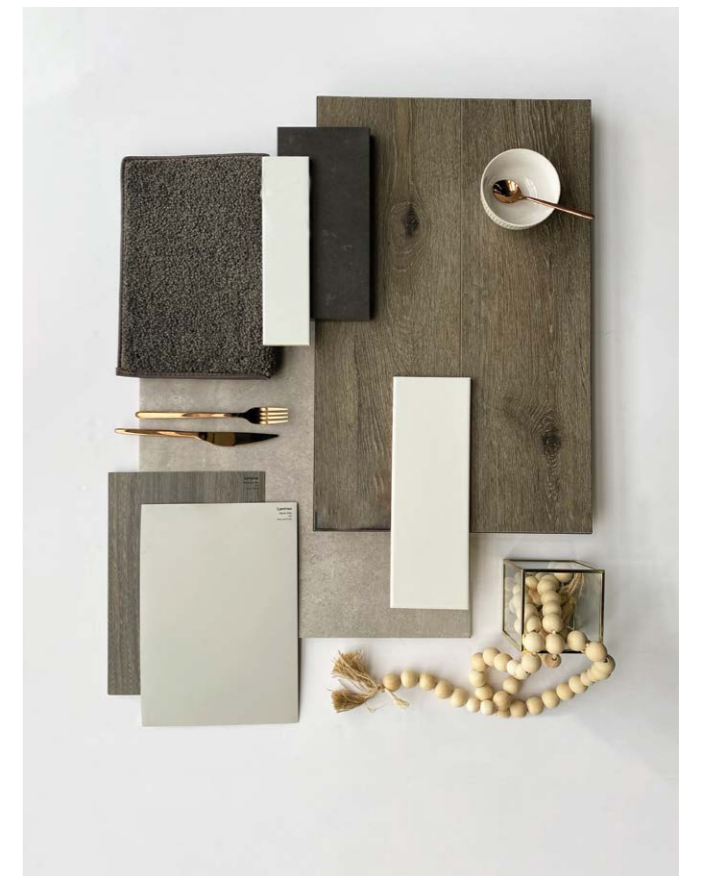
## Mode.

A light and soothing sanctuary.



## Luxe.

A moody and dramatic space.







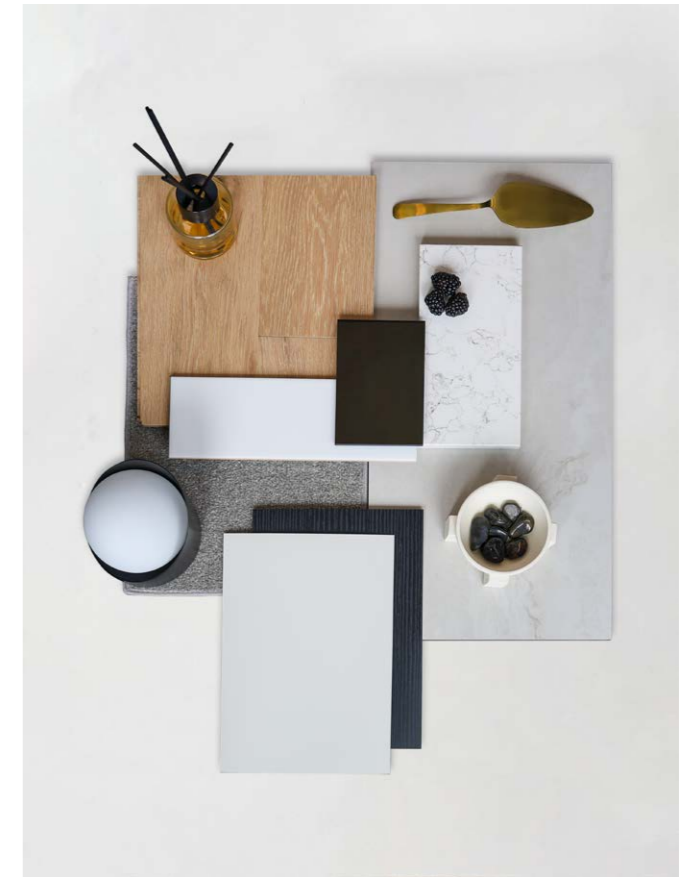
### Coastal.

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

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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