

NOSTRA  
HOMES

# TOWNHOMES

Built for Living™

Riverfield Stage 34 R2



## Discover the charm of townhome living in Riverfield.



3 or 4



2



1-2

The next-generation of contemporary homes in Riverfield 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 Riverfield by Brown Property Group, 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



## Riverfield – live wide open.

When you want entertainment, an abundance of established amenities in surrounding Clyde North and nearby Berwick and Cranbourne are only a short journey from the peace of home.

Centrally located in the growing suburb of Clyde and yet surrounded by natural conservation areas, Riverfield has been planned to enhance daily life with outstanding tranquility and amenity. Stay connected to the outdoors with over 28 hectares of beautifully landscaped open space, parks and reserves. Off road bike and shared paths will deliver adventure right to your doorstep.



### Town Centre

Five local town centres planned within 7km of Riverfield including the proposed Major Town Centre right next door



### 4.1km

drive to East Pakenham Train Station



### Open Space

28 hectares of active open space, landscaped parks, greenlinks, natural reserves, bike paths and walking trails



### 4+ schools

There are nine existing schools nearby and another four to be built within 6km of Riverfield.



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



## Welcome to the neighbourhood

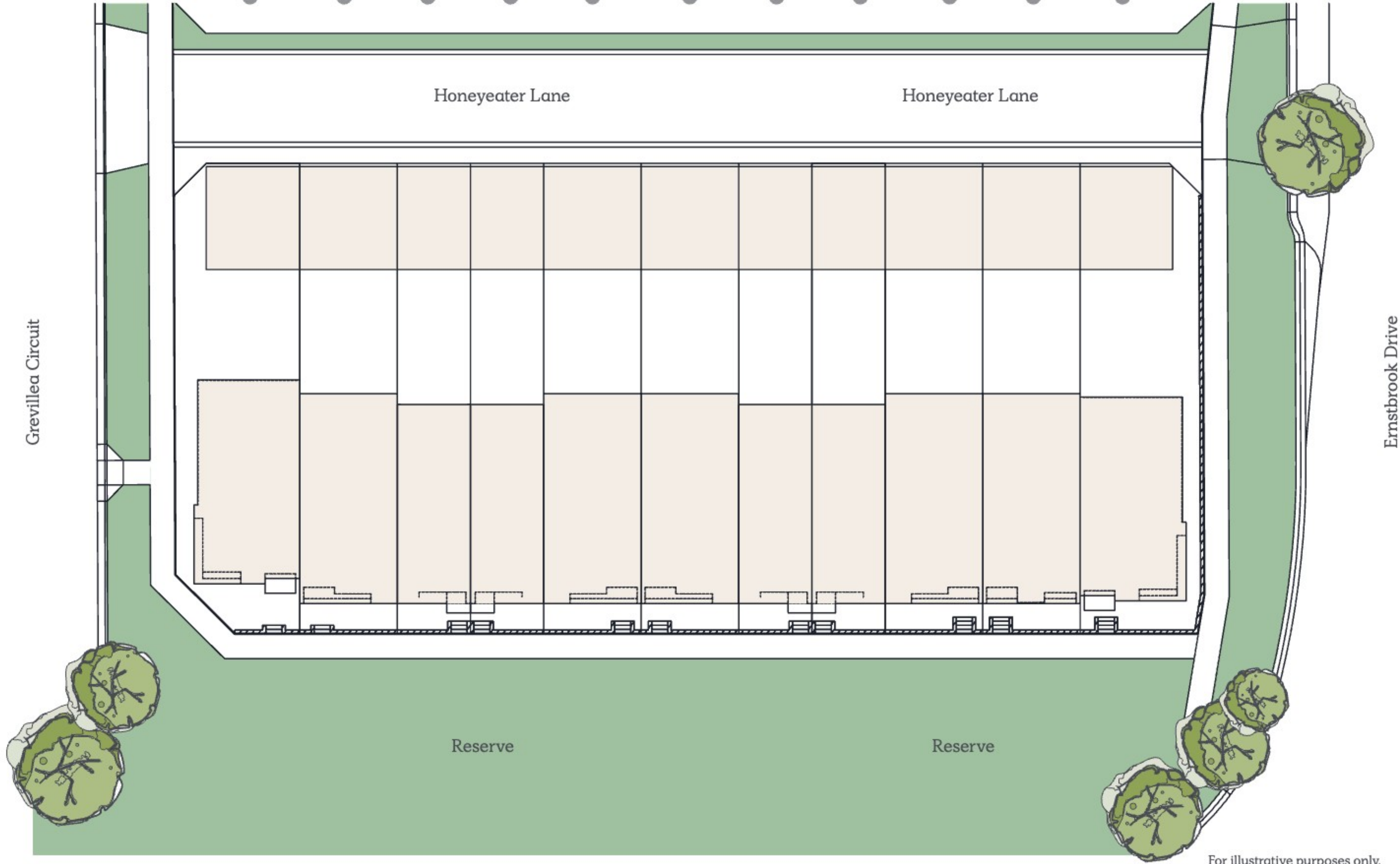
Riverfield is about building strong communities with a focus on providing connectivity and liveability for residents.

### KEY

FUTURE TOWNHOMES		DISPLAY VILLAGE	
EXISTING RESIDENTIAL		PEDESTRIAN AND BIKE PATH	
FUTURE RESIDENTIAL		BIKE PATH	
EXISTING TOWN CENTRE			

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Lot 3448 214m<sup>2</sup>   Lot 3447 173m<sup>2</sup>   Lot 3446 130m<sup>2</sup>   Lot 3445 130m<sup>2</sup>   Lot 3444 173m<sup>2</sup>   Lot 3443 173m<sup>2</sup>   Lot 3442 130m<sup>2</sup>   Lot 3441 130m<sup>2</sup>   Lot 3440 173m<sup>2</sup>   Lot 3439 173m<sup>2</sup>   Lot 3438 216m<sup>2</sup>



For illustrative purposes only.



Lipari 20C  
Lot 3448  
20.36sq

4 2 2

Lipari 20  
Lot 3447  
20.48sq

4 2 2

Lipari 15  
Lot 3446  
14.64sq

3 2 1

Lipari 15  
Lot 3445  
14.64sq

3 2 1

Lipari 20  
Lot 3444  
20.48sq

4 2 2

Lipari 20  
Lot 3443  
20.48sq

4 2 2



Lipari 15  
Lot 3442  
14.64sq

3 2 1

Lipari 15  
Lot 3441  
14.64sq

3 2 1

Lipari 20  
Lot 3440  
20.48sq

4 2 2

Lipari 20  
Lot 3439  
20.47sq

4 2 2

Lipari 20C  
Lot 3438  
20.36sq

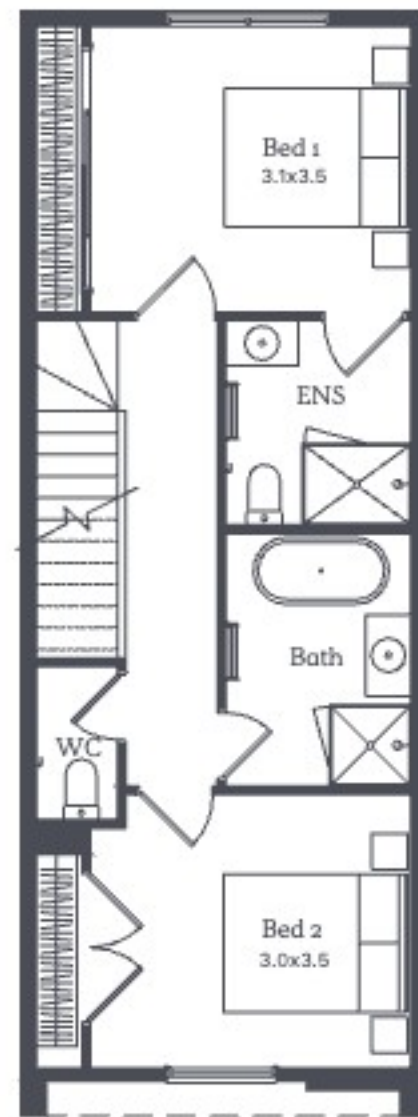
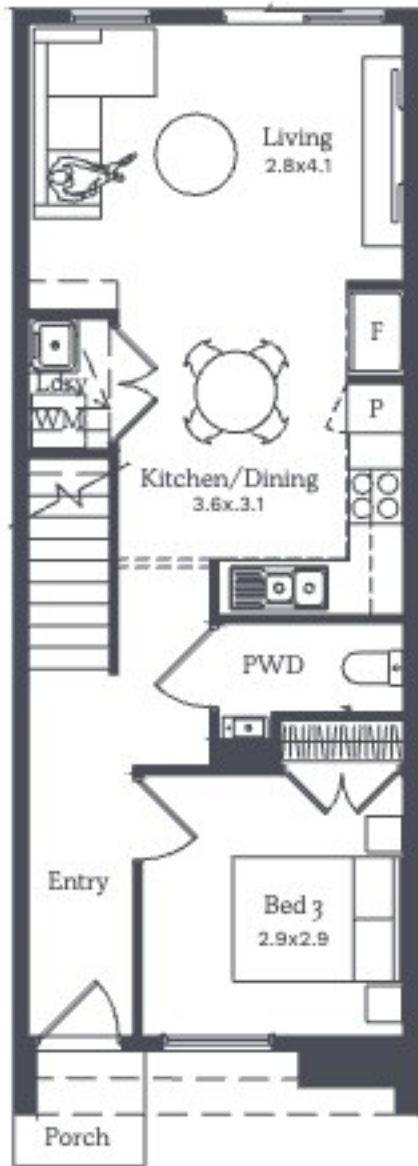
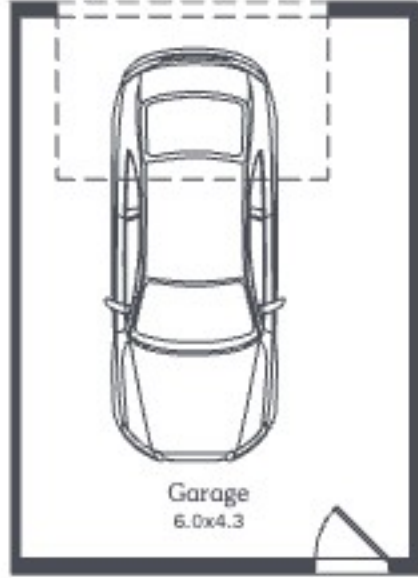
4 2 2



# Lipari 15

Lot 3446, 3445, 3442, 3441  
House Size 14.64sq

 3   
  2   
  1

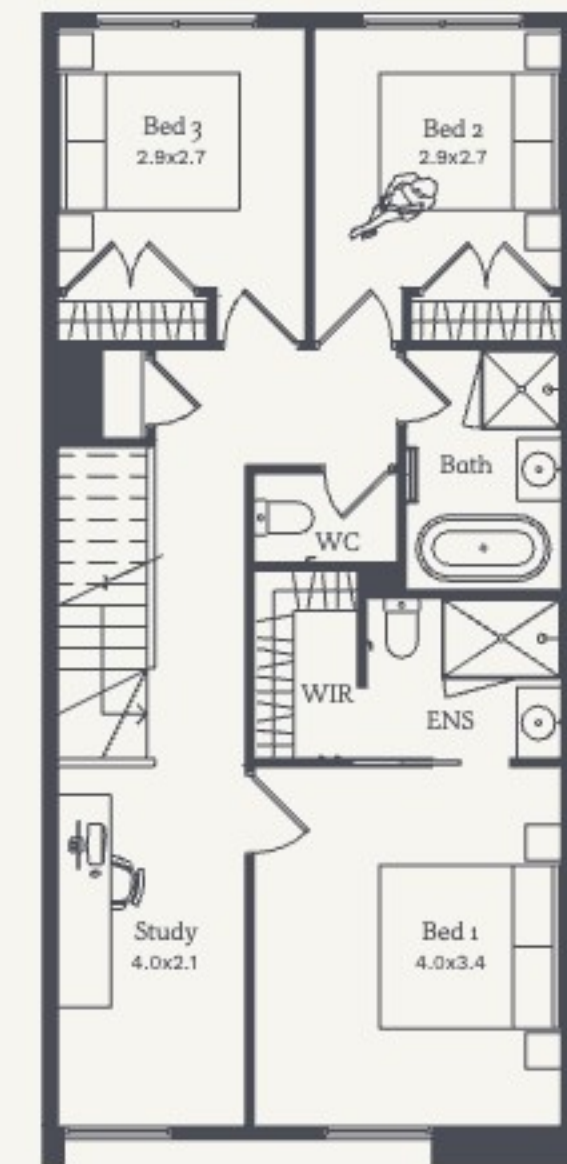
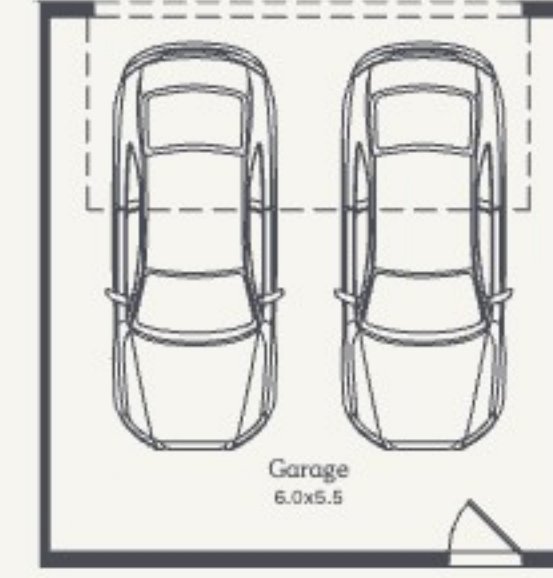


NOTE: Floorplan displayed is for illustrative purposes only.  
Refer to contract plans for orientation and final layout.

# Lipari 20

Lot 3447, 3444, 3443, 3440, 3439  
House Size 20.48sq

 4   
  2   
  2

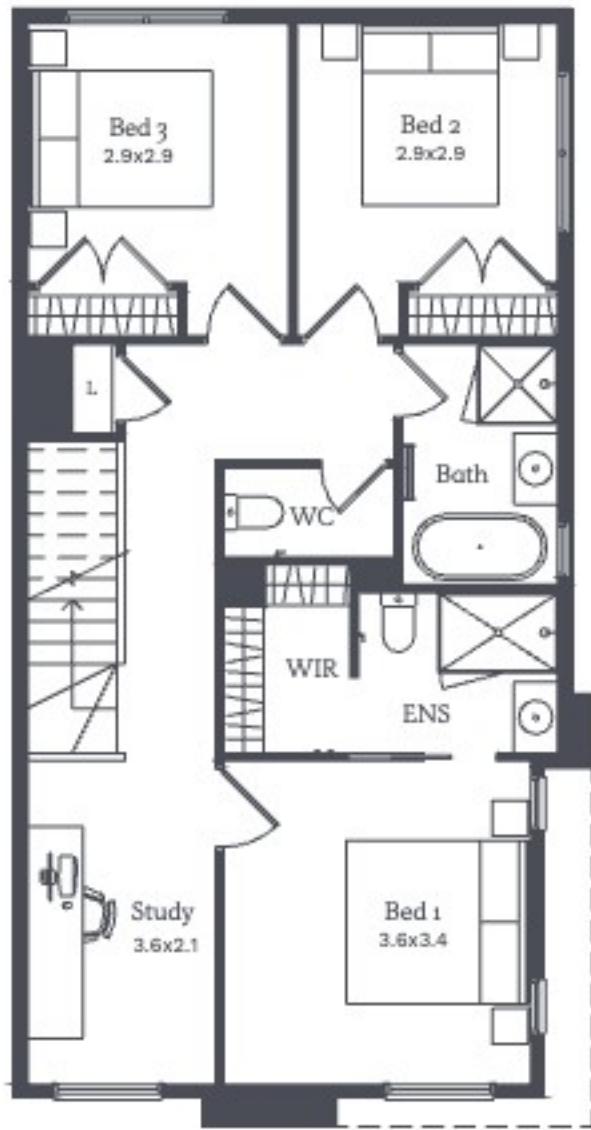
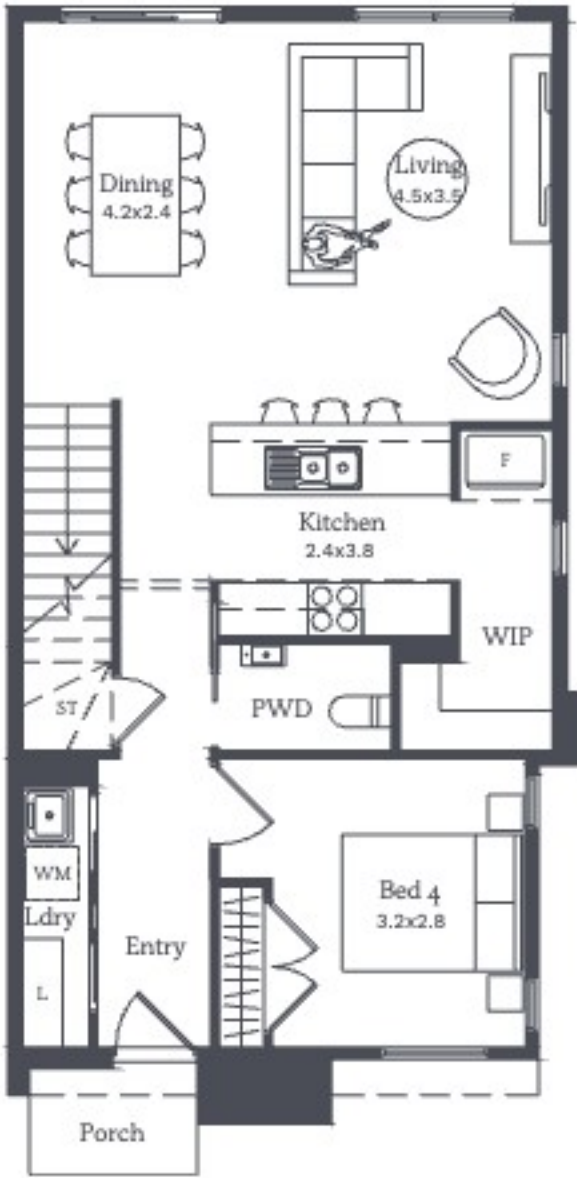
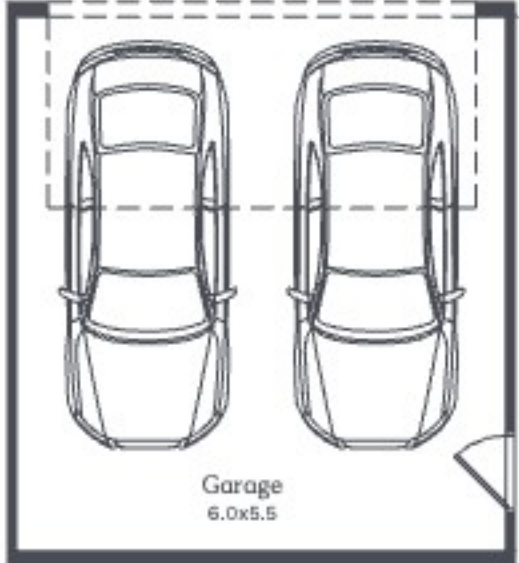


NOTE: Floorplan displayed is for illustrative purposes only.  
Refer to contract plans for orientation and final layout.

# Lipari 20c

Lot 3438, 3448  
House Size 20.36sq

		
4	2	2



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



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

<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
<b>Cladding</b>	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) (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

Artist Impression: Images used are for colour reference and material finish only, please refer to contract drawings. Note: Render based on a Inverloch series bathroom design.

# Interior styling that is easily accessible.

Your choice of four colour schemes.



Mode.  
A light and soothing sanctuary.

A top-down photograph of a collection of objects including wooden blocks, a grey tray with a white bowl, and a green leaf, arranged on a light grey background.

Luxe.  
A moody and dramatic space.

A top-down photograph of a collection of objects including a dark wooden board, a white bowl, a brass spoon, and a string of beads, arranged on a 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**

With family values at its heart, Brown Property Group brings together over 60 years of experience and specialist expertise as one of Victoria's leading private property developers. Through the nurturing of engaged residential neighbourhoods, creation of innovative commercial and retail spaces and civil construction, our culture of

collaboration shapes our projects and inspires outstanding outcomes. Brown Property Group utilise the combined knowledge and industry specific skills of experienced staff to offer a unique 'one stop shop' service including Civil, Construction, Development and Community Engagement.

**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 February 2026 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