

NOSTRA  
HOMES

# TOWNHOMES

Built for living.™

Olivine, Donnybrook  
STAGE 8 - Lots 857 - 865



 mirvac

Artist Impression

## Discover the charm of townhome living in Olivine



3 or 4



2



1 or 2

The next-generation of contemporary homes in Olivine, Donnybrook 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 Mirvac to bring you a selection of stunning 3 and 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



Artist Impression

## Everything you need is right at your doorstep.

Everyday living is made effortless with local parks, playgrounds, cafes and town centres just moments from home. Thoughtfully designed with lush green spaces and walking trails throughout the community. Olivine is a place where weekends feel fuller and daily routines feel simpler. It's not just where you live, it's where life naturally comes together.



### About 5 min

from Donnybrook train station



### Park & Recreation

vibrant hub for sport and community life. Including AFL/cricket ovals, playground, netball courts, plus skate and dog parks.



Town Centre with Coles and a variety of specialty retail stores offering fresh produce, baked goods and everyday essentials.



### Education

including one secondary school, primary school and two kindergarten centres.



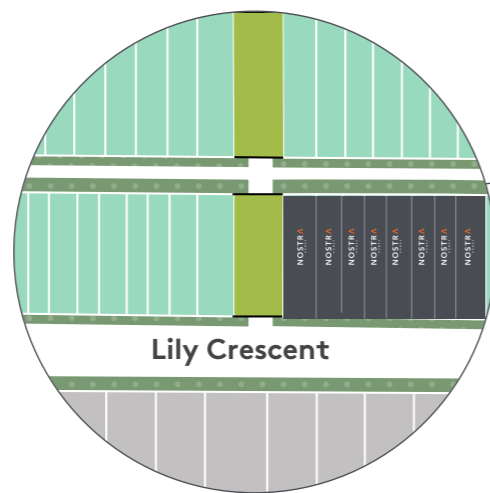
### Community Hub

multi-use venue that offers events, council services and dedicated Community Placemaker Representative.



## Carefully considered. Beautifully balanced.

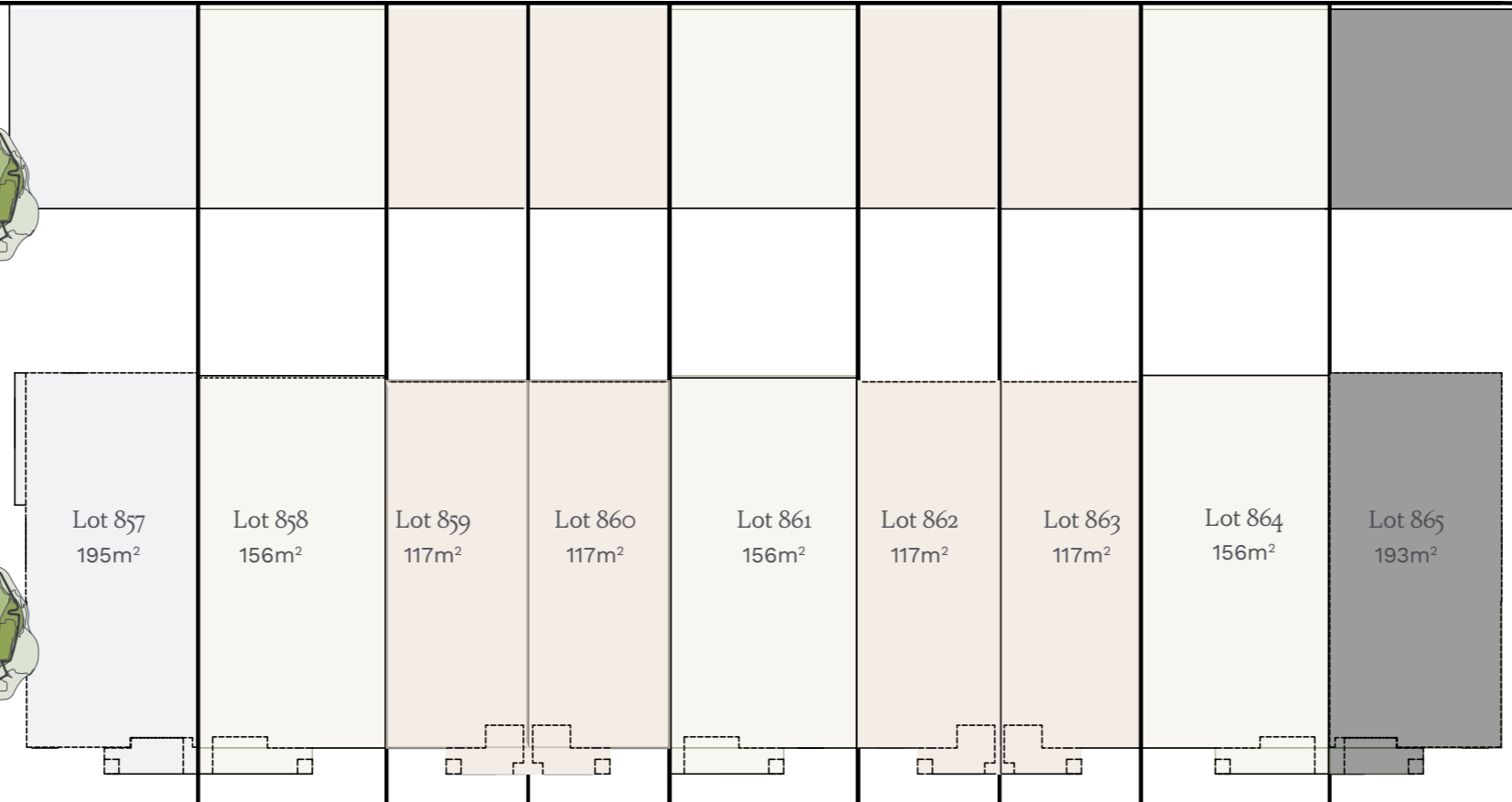
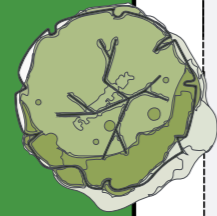
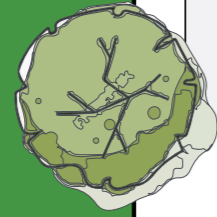
Life at Olivine is centred around ease community and modern living. Surrounded by beautifully designed parks open spaces and future amenities residents can enjoy a connected neighbourhood with schools shopping and transport all close at hand. Designed to support a balanced and active lifestyle Olivine combines thoughtful planning with contemporary home designs and appealing streetscapes creating a place where style practicality and everyday comfort come together effortlessly.



This plan is based on the intention of, and information available to, Mirvac at the time of creation (May 2026) and details may change due to future circumstances. Any indications of distance or size are approximate and for indicative purposes only, and are not to scale. This plan is not a legally binding obligation on or warranty by Mirvac. Stockland accepts no liability for any loss or damage arising as a result of any reliance on this plan or its contents. All distance references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (May 2026).

Crumlin Lane

Crumlin Lane



Lot 857  
195m<sup>2</sup>

Lot 858  
156m<sup>2</sup>

Lot 859  
117m<sup>2</sup>

Lot 860  
117m<sup>2</sup>

Lot 861  
156m<sup>2</sup>

Lot 862  
117m<sup>2</sup>

Lot 863  
117m<sup>2</sup>

Lot 864  
156m<sup>2</sup>

Lot 865  
193m<sup>2</sup>

Lily Crescent

Lily Crescent

For illustrative purposes only.



Lipari 19c custom  
Lot 857  
18.50sq

4 3 2



Lipari 20  
Lot 858  
19.64sq

4 3 2



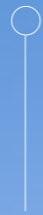
Lipari 15  
Lot 859  
14.56sq

3 2 1



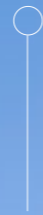
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Lot 860  
14.56sq

3 2 1



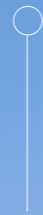
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19.64sq

3 2 1



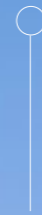
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14.56sq

3 2 1



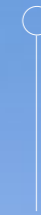
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14.56sq

3 2 1



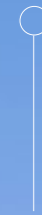
Lipari 20  
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19.64sq

4 2 2



Lipari 18c custom  
Lot 865  
18.34sq

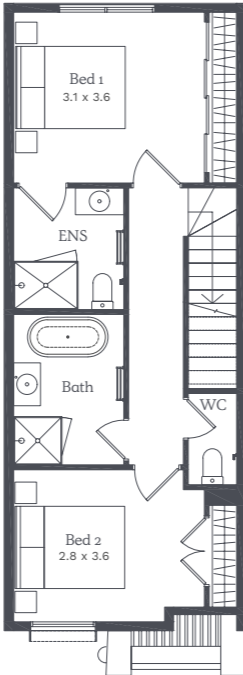
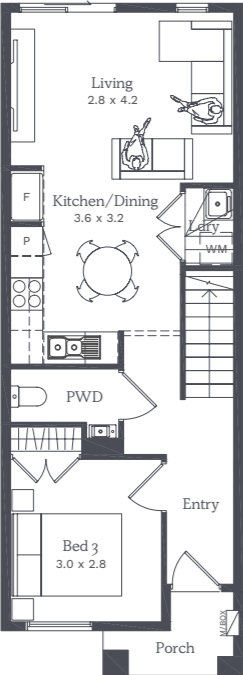
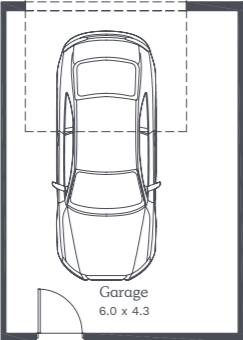
4 2 2



# Lipari 15

Lot 859, 860, 862, 863

House Size 14.56sq

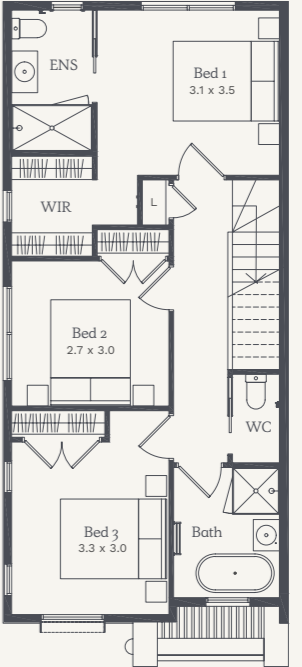
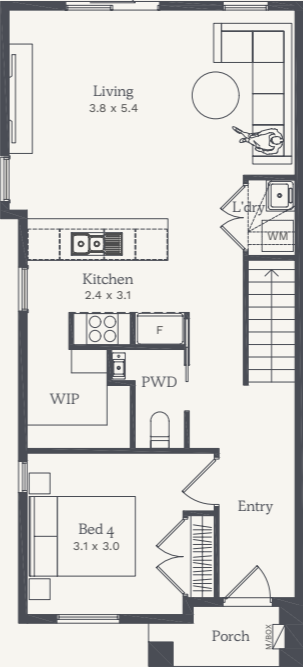
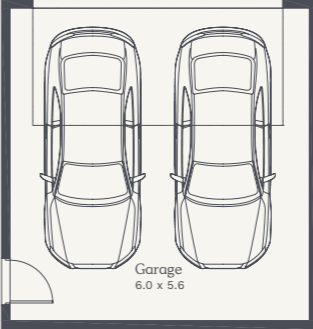


NOTE: Floorplan displayed is for illustrative purposes only. Refer to contract plans for orientation, facade and final landscaping layout.

# Lipari 19c custom

Lot 857

House Size 18.50sq



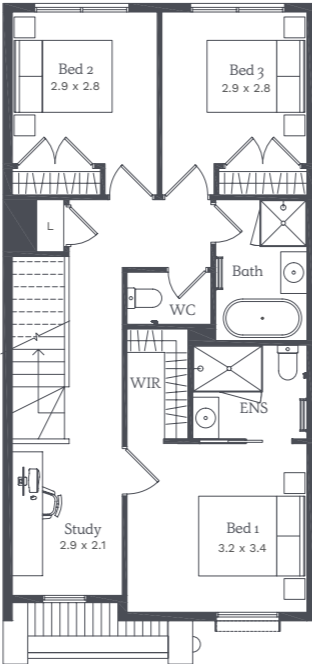
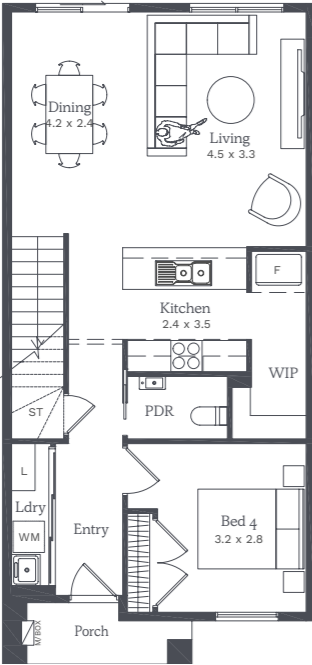
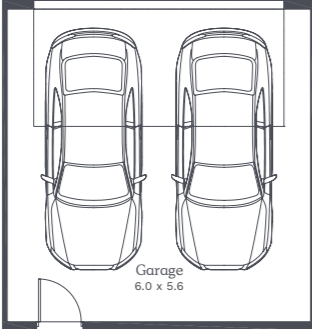
NOTE: Floorplan displayed is for illustrative purposes only. Refer to contract plans for orientation, facade and final landscaping layout.

# Lipari 20

Lot 858, 861, 864

House Size 19.64sq

 4
  2
  2



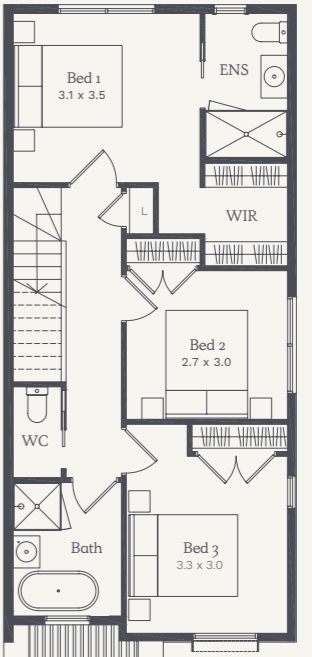
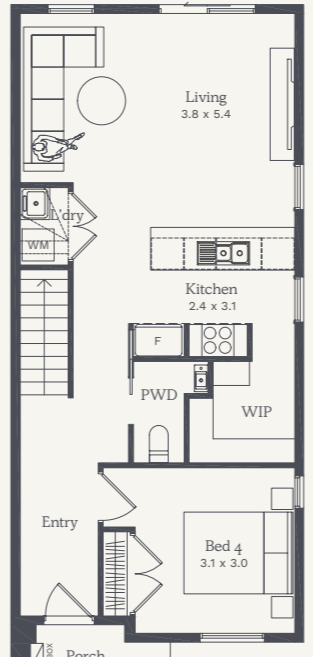
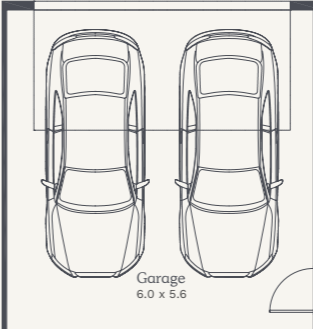
NOTE: Floorplan displayed is for illustrative purposes only. Refer to contract plans for orientation, facade and final landscaping layout.

# Lipari 18c custom

Lot 865

House Size 18.34sq

 4
  2
  2



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

# Inclusions

## General

<b>Guarantee</b>	25 year structural guarantee
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## Connections

<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

## Foundations

<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

## Framing

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

## Ceilings

<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

## Windows

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

## Facade

<b>Facade</b>	Facade as noted in approved architectural drawings
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## External Cladding

<b>Cladding</b>	VBA compliant cladding
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## Roof

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

## Insulation

<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

## Garage

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

<b>Stairs</b>	MDF treads and risers with carpet (floorplan specific)
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## Doors / Furniture

<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>	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

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

## Shelving

<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

## Electrical

<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.

<b>Heating / Cooling</b>	
<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)

<b>Toilets</b>	
<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)

<b>Bathroom and Ensuite</b>	
<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 (One showers to be NCC compliant.)
<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)

<b>Australian Made Kitchen</b>	
<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)

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

<b>Appliances</b>	
<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

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

<b>Flooring</b>	
<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)

<b>Wall Tiles</b>	
<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

<b>Paint</b>	
<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

<b>External</b>	
<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 five colour schemes.



Mode.  
A light and soothing sanctuary.

A flat-lay photograph showcasing a variety of interior design materials. It includes several rectangular swatches of different shades of grey, taupe, and off-white. There are also pieces of natural wood, a textured grey fabric, a small white ceramic dish with a fork, a dried green leaf, and a small wooden bowl with a spoon.

Luxe.  
A moody and dramatic space.

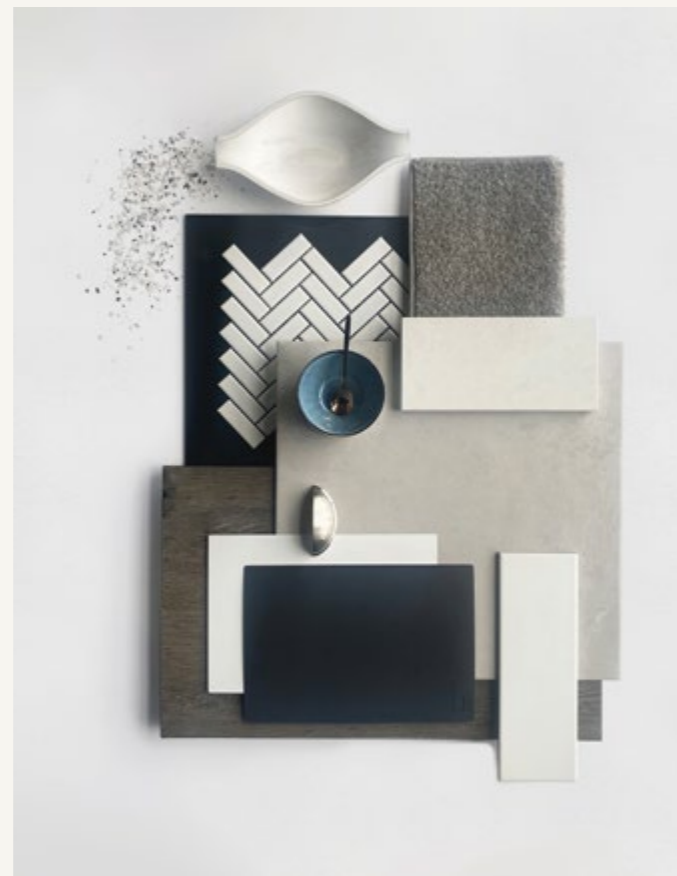
A flat-lay photograph featuring a dark wood plank as a central element. Surrounding it are various design samples: a dark textured fabric, several color swatches in shades of grey and white, a small white dish with a spoon, a pair of gold-colored cutlery, a string of light-colored beads, and a small wooden bowl.

Refined upgrades that set a new benchmark in style.

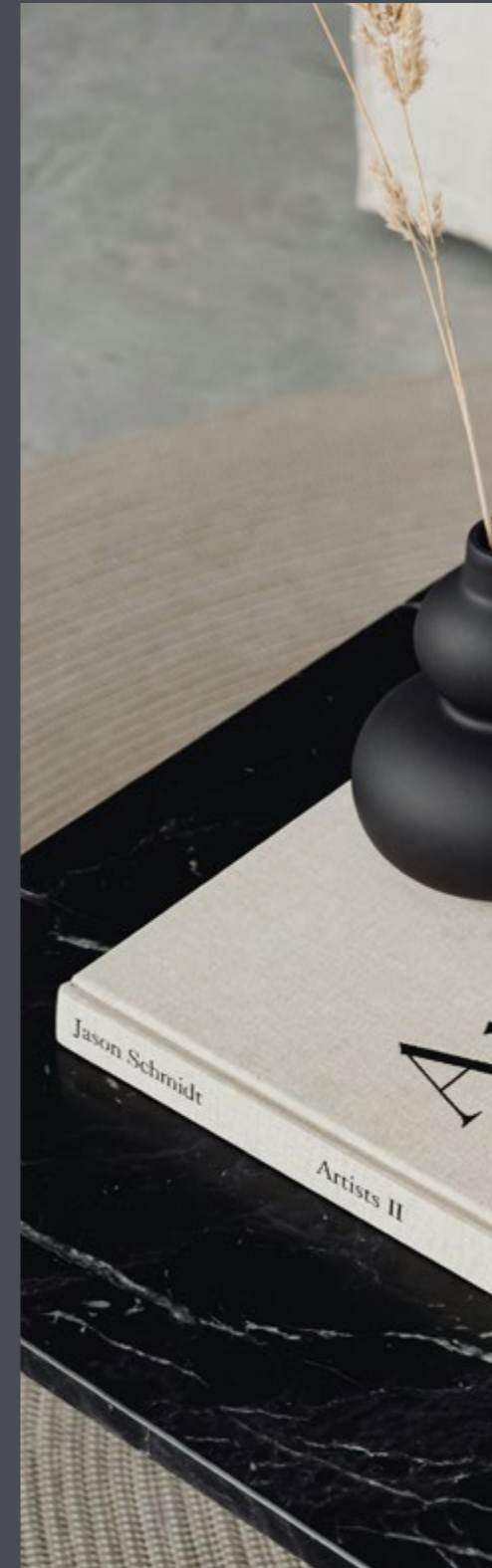


### Coastal.

A calming retreat.

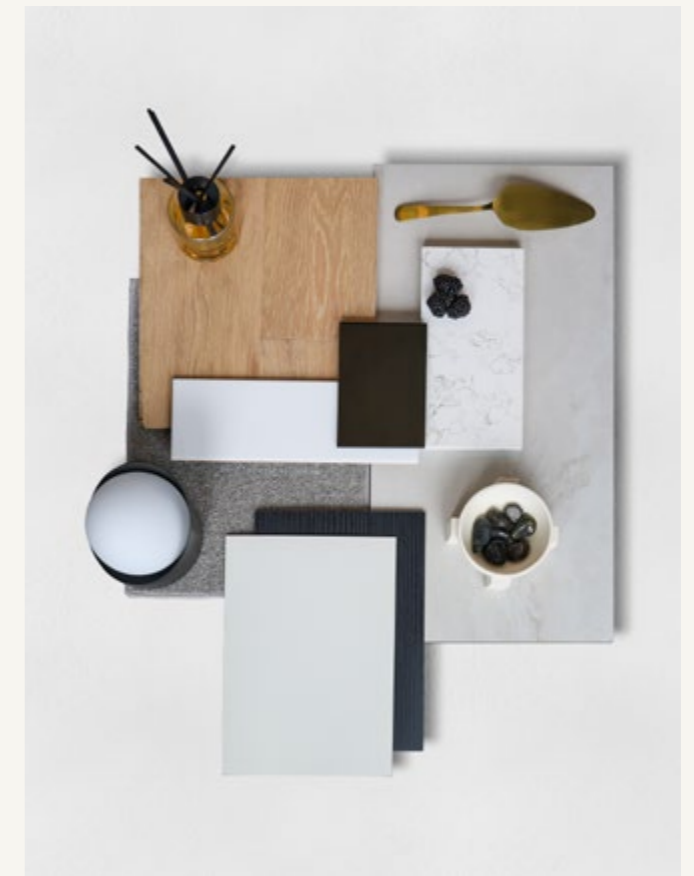


UPGRADE OPTION



### Architecton.

Modern haven of luxurious contrast.



UPGRADE OPTION



## Hamptons

A calm, airy haven of effortless style.



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

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

For over half a century Mirvac has been at the forefront of the Australian development and construction industry, recognised by our peers through more than 800 industry awards and by our customers who have rewarded our unrelenting commitment to quality and care with their loyalty. Understanding that the customer is at the heart of our success, we have never been tempted to cut corners or compromise on the quality of materials we use, nor the people we employ. As a Mirvac customer you'll come to appreciate our obsession with quality and care in every little detail. It's what makes us different. It's the Mirvac difference.

## 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 May 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