

NOSTRA
HOMES

TOWNHOMES

Harpley Estate, Werribee
STAGE 103 - Lots 10332 - 10339



 Stockland | Harpley

Artist Impression

Discover the charm of townhome living in Harpley.



The next-generation of contemporary homes in Werribee 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 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



Your new waterside neighbourhood.

This natural neighbourhood surrounded by unique waterways is set to become a destination like no other. It's a place built for community and convenience, where everything you need to live a fulfilling life is within easy reach. From the Harpley Town Centre to hectares of lush parkland on your doorstep, Harpley is an exciting neighbourhood rich with opportunity.



About 10 min

from Werribee train station



Town Centre with Coles, Liquorland, Dan Murphy's, specialty stores and eateries is short walk away



60 hectares

of proposed waterways upon completion. This release will face a 12ha Wetland Reserve



Education

including two childcare centres, one kindergarten, one catholic primary school, one public primary school, one public secondary and one specialist school



3km

from Werribee's CBD



Egglemont Way Park

with playground and outdoor workout station right across the road



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

Life at Harpley is all about convenience, connection and comfort. From parks, lake, walking and cycling trails to schools, shops and cafés just moments away, everything you need for a vibrant lifestyle is right at your doorstep. Paired with a thoughtfully designed floorplan and a striking architectural façade, Harpley offers the perfect balance of style, function and everyday enjoyment.

Public Transport and Access

- Ballan Road – 3km
- Princes Freeway – 4km
- Werribee Train Station – 4km
- Wyndham Vale Train Station – 5.8km

Shopping and Amenities

- Harpley Town Centre – 1.1km
- Proposed Boat Shed – 1.2km
- Manor Lakes Central Shopping Centre – 5.3km
- Werribee Village Shopping Centre – 6km
- Pacific Werribee – 8.5km
- Wyndham Village Shopping Centre – 13.3km
- Hoppers Crossing Shopping Centre – 13.4km
- Tarneit Central – 13.6km

Education and Childcare Centres

- Future Childcare (Montessori Beginnings) – 1.1km
- Wallaby Childcare Lollypop Creek – 1.1km
- Wallaby Childcare Harpley – 2.6km
- Lollypop Creek Primary School – 900m
- Thomas Chirnside Primary School – 2.4km
- Iramoo Primary School – 2.7km
- St Joseph's Catholic Primary School – 2.7km
- Riverwalk Primary School – 3.2km
- Wyndham Vale Primary School – 3.6km
- Manorvale Primary School – 4km
- Werribee Primary School – 4.3km
- Walcom Ngarra Secondary College – 1.9km
- Nganboo Borron School – 3km
- Mackillop College – 5.4km
- Wyndham Central College – 5.4km
- Manor Lakes College – 6.4km
- Good News Lutheran College (Private P-12) – 9.5km
- University of Melbourne, Werribee Campus – 7.8km
- Victoria University, Werribee Campus – 8.8km

Parks and Open Spaces

- Gordon O'Keeffe Reserve – 2.6km
- Wyndham Vale Reserve – 2.7km
- Lollypop Creek Reserve – 4.5km
- Presidents Park – 4.5km
- Galvin Park Reserve – 5.7km
- Riverbend Historical Park – 5.8km
- Werribee River Park – 6.5km
- Werribee Open Range Zoo – 9.1km
- You Yangs Regional Park – 25.6km

Leisure and Sporting Clubs

- Wyndhamvale Football Club – 2.1km
- Eagle Stadium – 3.7km
- Anytime Fitness Harpley – 1km
- Werribee Football Club – 4.6km
- Aquapulse – 7.2km
- Werribee Park Golf Club – 10km

Medical Centres

- Harpley Doctors – 1.2km
- Alfred Road Medical Centre – 2.5km
- Westview Medical Centre – 4.7km
- Princes Highway Medical Centre – 5.1km
- The Clinic Complete Family Medical & Skin Centre – 5.1km
- Werribee Mercy Hospital – 8.5km
- Women's Health Hub – 12.1km

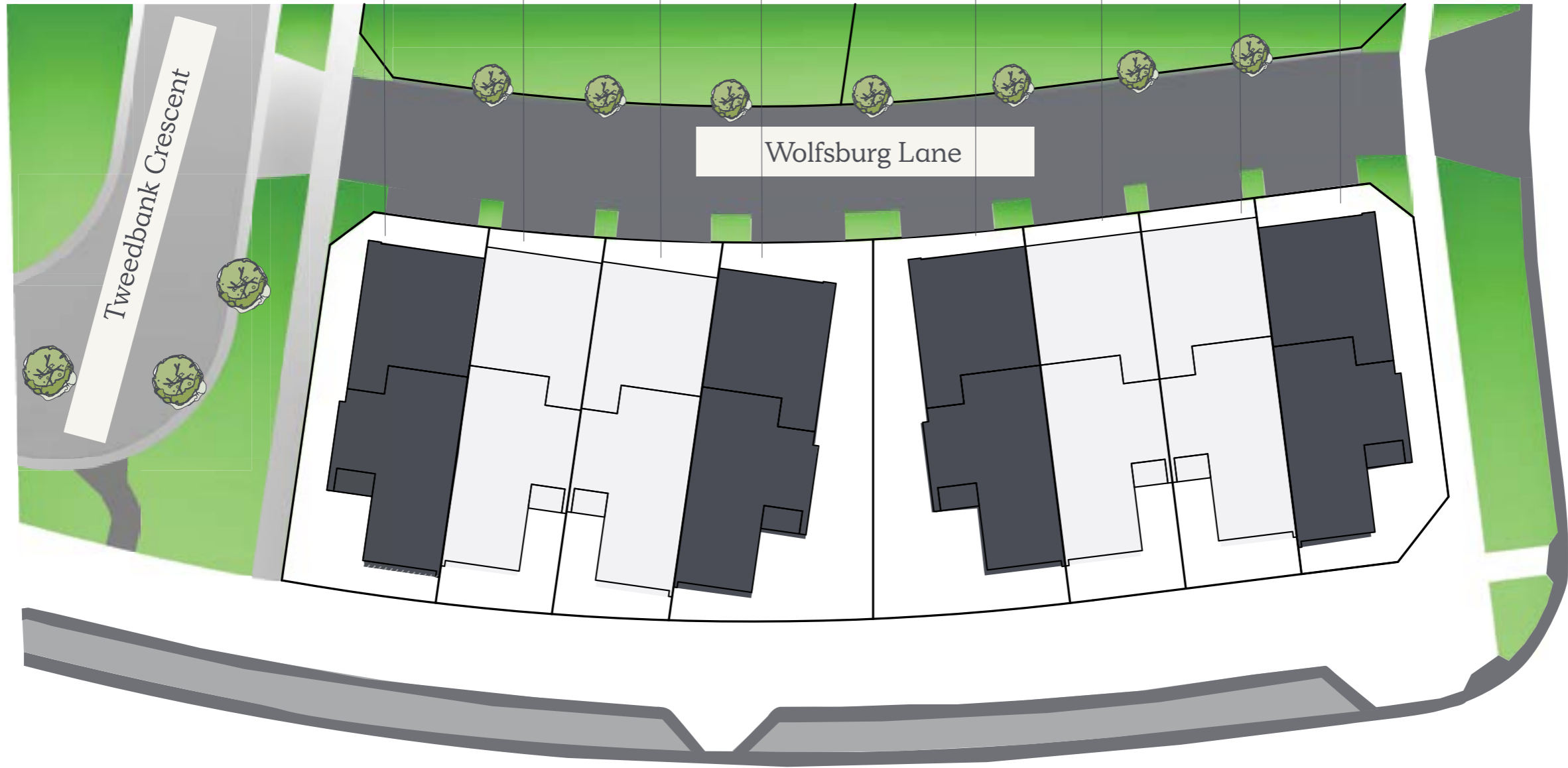
Sales & Information Centre

Display Village



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Lot 10332 154m² Lot 10333 117m² Lot 10334 118m² Lot 10335 178m² Lot 10336 175m² Lot 10337 117m² Lot 10338 117m² Lot 10339 150m²



Windmill Road

Graigavon Drive

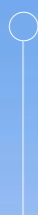
For illustrative purposes only.



Murano 20c Custom

Lot 10332
20.09sq

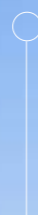
  
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Murano 20

Lot 10333
19.71sq

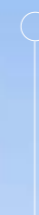
  
4 2 2



Murano 20

Lot 10334
19.71sq

  
4 2 2



Murano 20c Custom

Lot 10335
20.09sq

  
4 2 2



Murano 20c Custom

Lot 10336

20.09sq

4 2 2



Murano 20

Lot 10337

19.71sq

4 2 2

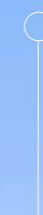


Murano 20

Lot 10338

19.71sq

4 2 2



Murano 20c Custom

Lot 10339

20.09sq




4 2 2



Murano 20C

Lot 10332, 10335, 10336, 10339

House Size 20.09sq

 4
  2
  2






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

Murano 20

Lot 10333, 10334, 10337, 10338

House Size 19.71sq

 4
  2
  2



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

Inclusions

General

Guarantee	25 year structural guarantee
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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
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External Cladding

Cladding	VBA compliant cladding
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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
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Staircase

Stairs	MDF treads and risers with carpet (floorplan specific)
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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)



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 (One showers to be NCC compliant.)
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

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 and colors. It includes several rectangular swatches in shades of wood, grey, and white, a small wooden bowl, a green leaf, and a small white dish with a spoon.

Luxe.
A moody and dramatic space.

A flat-lay photograph featuring a variety of interior design materials and colors. It includes several rectangular swatches in shades of wood, grey, and white, a small white bowl with a spoon, a string of wooden beads, and a small wooden box.

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

Stockland is one of the largest diversified property groups in Australia – owning, developing and managing a large portfolio of retail town centres, workplace and logistics assets, residential communities and retirement living villages. Founded in 1952, today Stockland leverages its diversified model to help create sustainable communities where people live, shop and work.

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



Stockland | Harpley

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HOMES

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 June 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