

NOSTRA  
HOMES

# TOWNHOMES

Atherstone Estate, Strathtulloh  
STAGE 53 - Lots 5337 - 5346



Stockland | Atherstone

Artist Impression

## Discover the charm of townhome living in Atherstone.



3 or 4



2



1 or 2

The next-generation of contemporary homes in Strathtulloh 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 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



## Your new neighbourhood.

Experience the perfect blend of convenience and lifestyle in the thriving community of Atherstone. With everything you need in one place, your new home offers seamless connectivity to everyday essentials. Located just 2.4km from Cobblebank Train Station and the established Cobblebank Village, you'll enjoy access to Coles, a gym, medical centre, chemist and a range of dining options. There are 11 education options nearby, from childcare through to high school, as well as dedicated wetlands, parks and nearly 30km of walking and cycling paths for you to enjoy.



**2.4km**

from Cobblebank train station



Cobblebank Village with Coles, Liquorland, gym, specialty stores, restaurants and cafes now open



**More than 25%**

of the community is dedicated to open space



**Education**

including early learning, kindergarten, primary, secondary schools and university



**44km**

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.



# Welcome to the neighbourhood

Every detail of Atherstone has been designed to support a lifestyle of ease and enjoyment.

With such a great list of nearby amenities along with a functional floorplan and architectural façade, you'll love calling Atherstone home.

## Sales & Information Centre

## Education and Childcare Centres

- Bridge Road Children's and Community Centre
- Aspire Atherstone Childcare Centre
- Aspire Cobblebank Childcare Centre
- Bridge Road Kindergarten
- Melton South Primary School
- Strathulloh Primary School
- St Francis Catholic College Cobblebank
- Future Primary School
- Future State Secondary School (opening 2026)
- Future Kangan Institute - Melton Campus

## Parks and Open Spaces

- 130ha Toolern Regional Park
- Atherstone Traffic School
- Palara Village Park
- Adventure Park
- Stone Ridge Village Park
- Settlers Creek Village Park
- Northern Wetlands
- Middle Park Village Park: playground and kickabout area
- Future Sporting Facilities North
- Proposed Sporting Facilities South
- Proposed Bike Paths and Walkways

## Shopping and Dining

- Future Cobblebank Metropolitan Activity Centre
- Cobblebank Village
- The Place Cobblebank

## Medical Centres

- Future Melton Hospital (Under Construction)

## Leisure Centres

- Bridge Road Recreation Reserve
- Bridge Road Regional Play Space
- Cobblebank Indoor Stadium
- Future Neighbourhood Activity Centre

## Legend











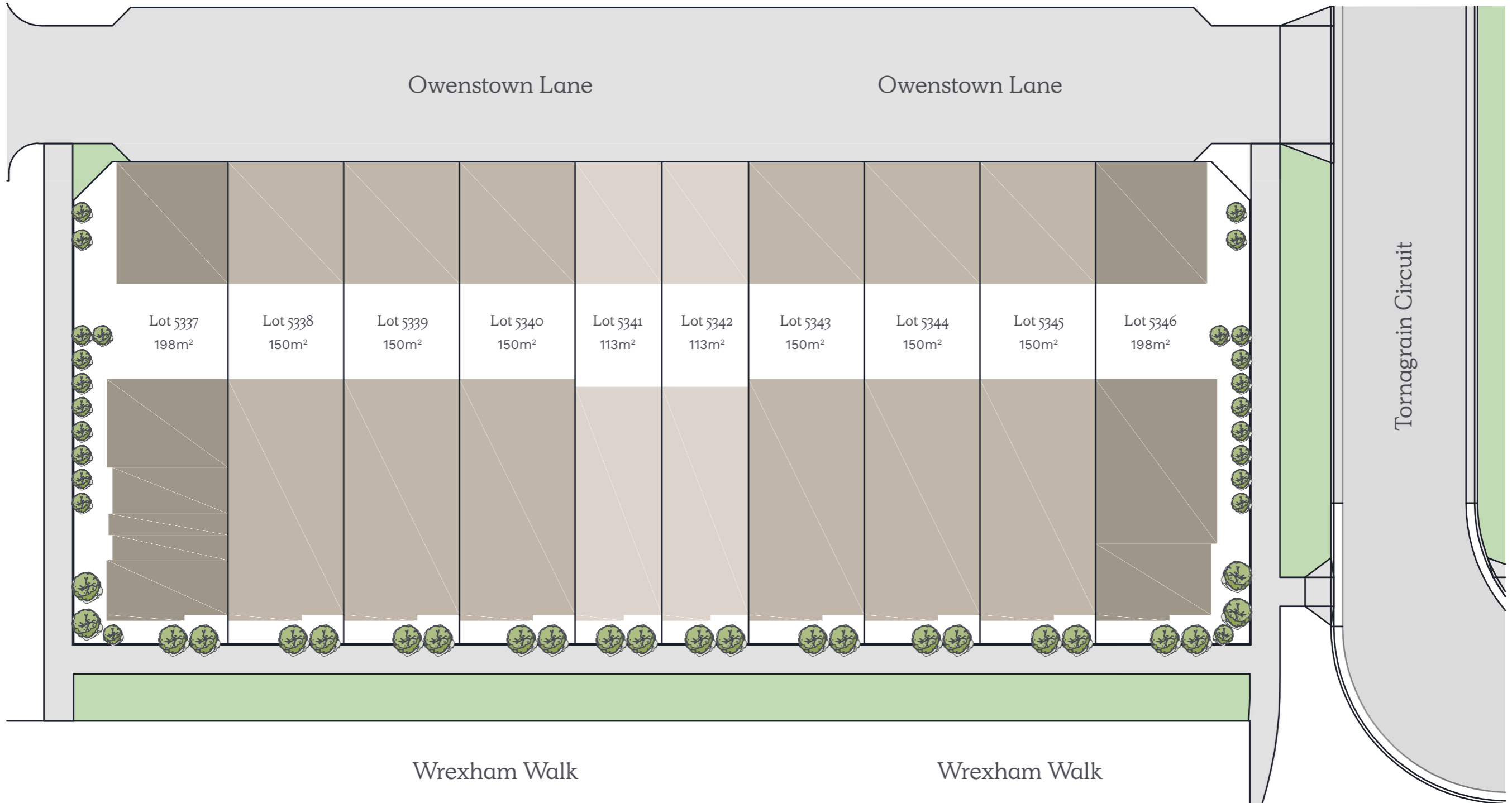
-  Residential
-  Future Residential
-  Retail
-  Education
-  Community Centres
-  Future Health Facilities
-  Future Justice Facilities
-  Future Workplaces
-  Sales & Information Centre
-  Community Boundary
-  Railway Line


























Image supplied by Stockland.

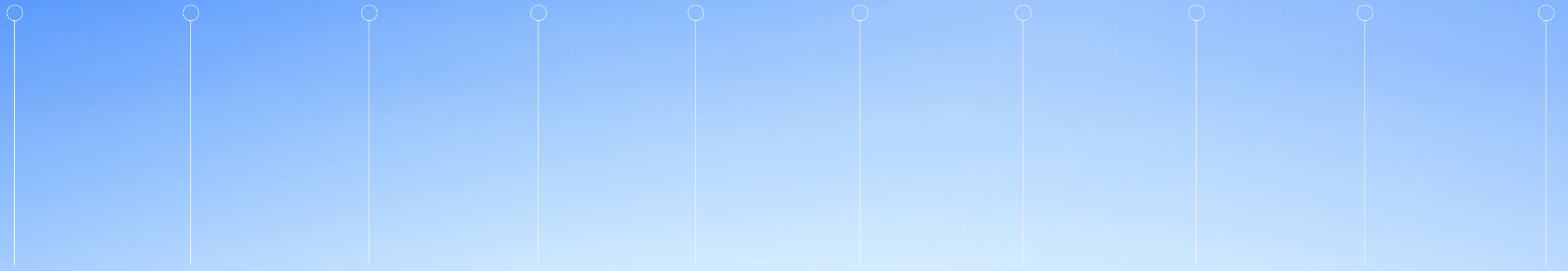
This plan is based on the intention of, and information available to, Stockland at the time of creation (September 2025) and details may change due to future circumstances. Any indications of distance or size are approximate and for indicative purposes only, and are not to scale. This plan is not a legally binding obligation on or warranty by Stockland. 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 (June 2025).



For illustrative purposes only.






<b>Lipari 20c</b> <b>Lot 5337</b> 20.26sq	<b>Lipari 20</b> <b>Lot 5338</b> 19.84sq	<b>Lipari 20</b> <b>Lot 5339</b> 19.84sq	<b>Lipari 20</b> <b>Lot 5340</b> 19.84sq	<b>Lipari 15</b> <b>Lot 5341</b> 14.60sq	<b>Lipari 15</b> <b>Lot 5342</b> 14.60sq	<b>Lipari 20</b> <b>Lot 5343</b> 19.84sq	<b>Lipari 20</b> <b>Lot 5344</b> 19.84sq	<b>Lipari 20</b> <b>Lot 5345</b> 19.84sq	<b>Lipari 20c</b> <b>Lot 5346</b> 20.31sq
 4	 4	 4	 4	 3	 3	 4	 4	 4	 4
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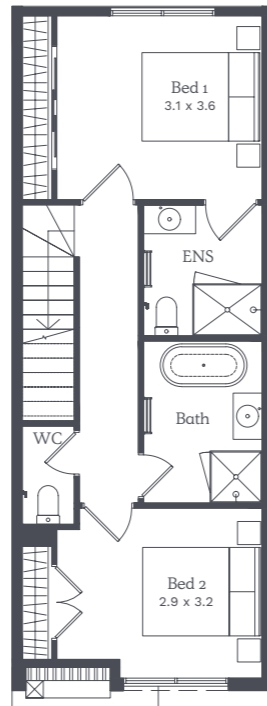
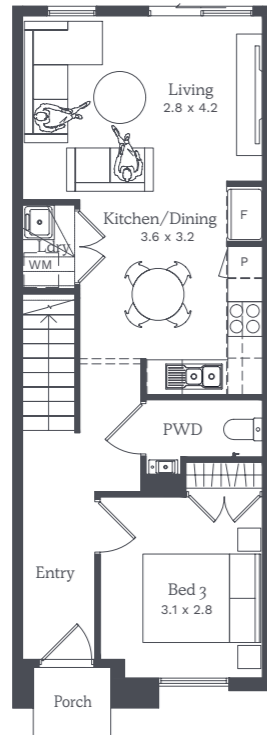
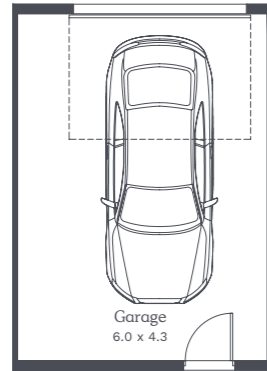


# Lipari 15

Lot 5341, 5342

House Size 14.60sq

 3
  2
  1



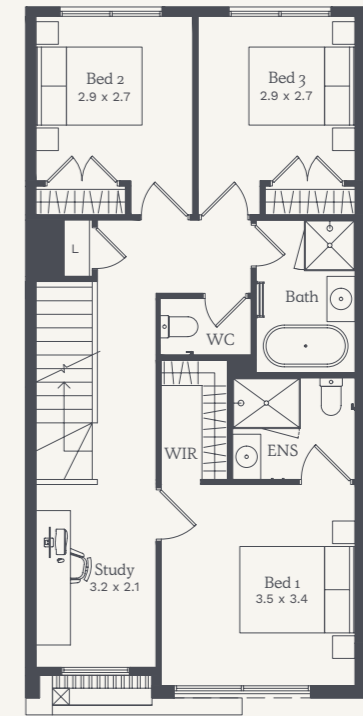
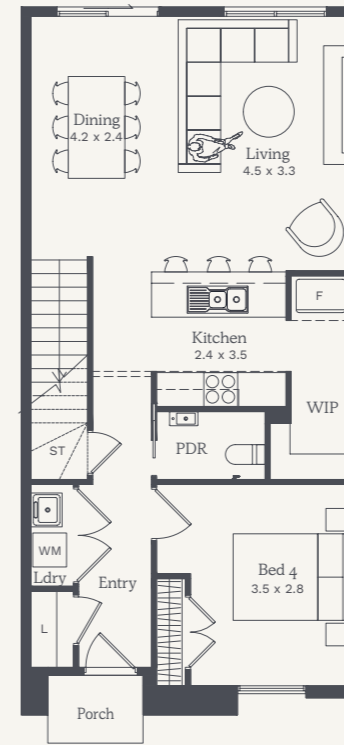
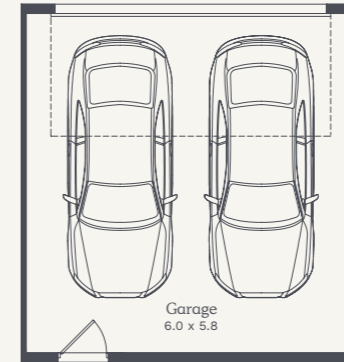
NOTE: Floorplan displayed is for illustrative purposes only.  
Refer to contract plans for orientation, facade and final landscaping layout.

# Lipari 20

Lot 5338, 5339, 5340, 5343, 5344, 5345

House Size 19.84sq

 4
  2
  2






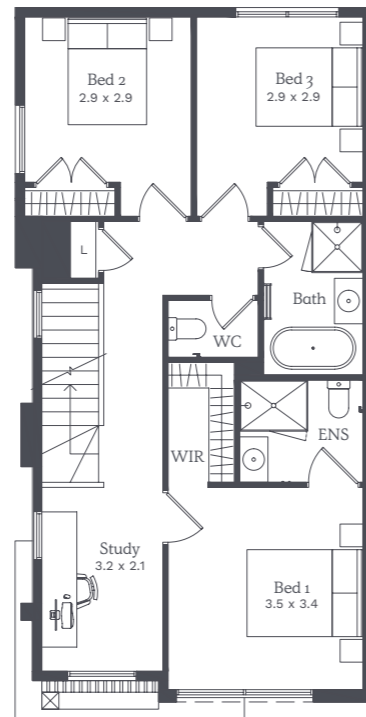
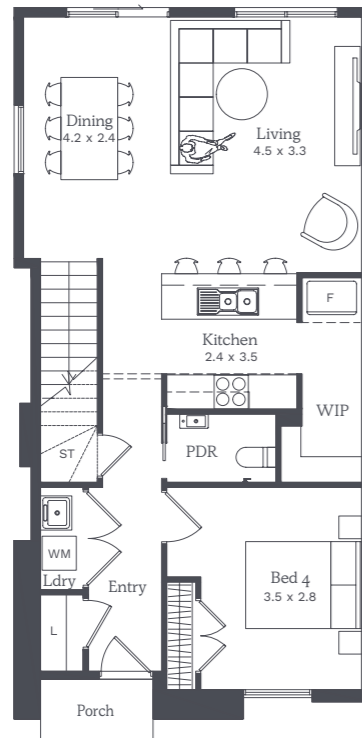
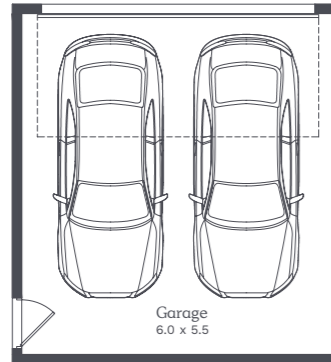
NOTE: Floorplan displayed is for illustrative purposes only.  
Refer to contract plans for orientation, facade and final landscaping layout.

# Lipari 20c

Lot 5337, 5346

House Size 20.26-20.31sq

		
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 of various material samples on a light grey background. The items include several rectangular pieces of wood in different shades and textures, a piece of grey fabric, a small white ceramic dish with a wooden spoon, a green leaf, and a small wooden bowl with a spoon. The arrangement is clean and minimalist.

Luxe.

A moody and dramatic space.

A flat-lay photograph of material samples on a light grey background. The items include a piece of dark wood, a piece of dark brown fabric, a white ceramic dish with a wooden spoon, a small wooden bowl with a spoon, a string of light-colored beads, and several rectangular pieces of wood and fabric in various shades. The arrangement is more complex and layered than the 'Mode' scheme.

Refined upgrades that set a new benchmark in style.

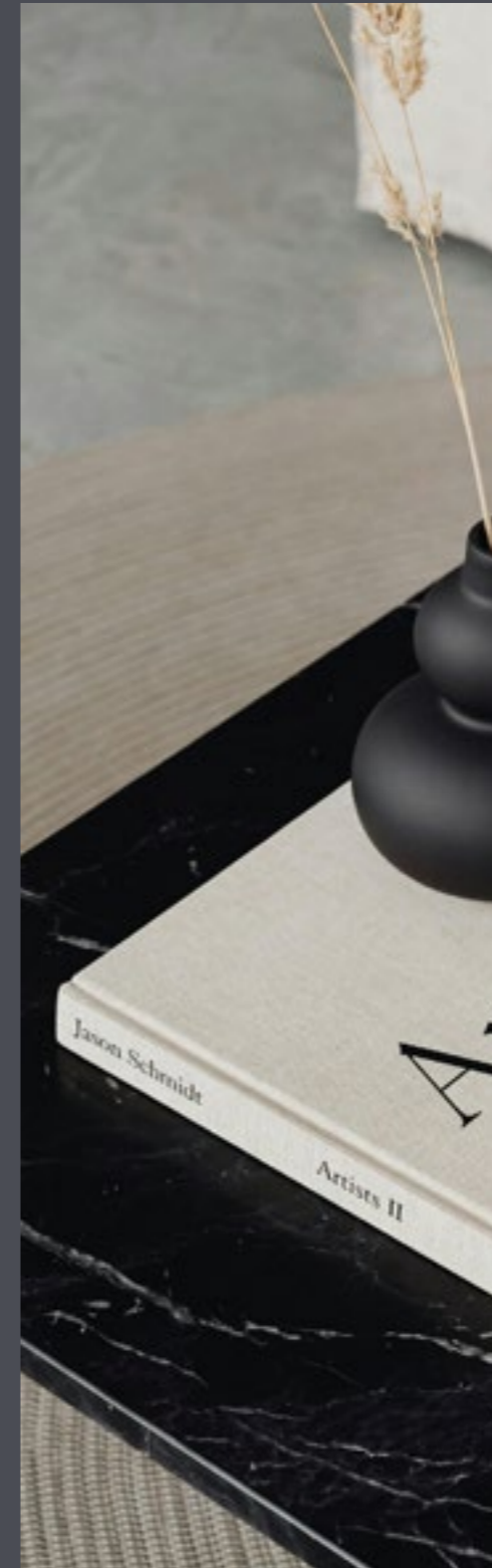


### Coastal.

A calming retreat.

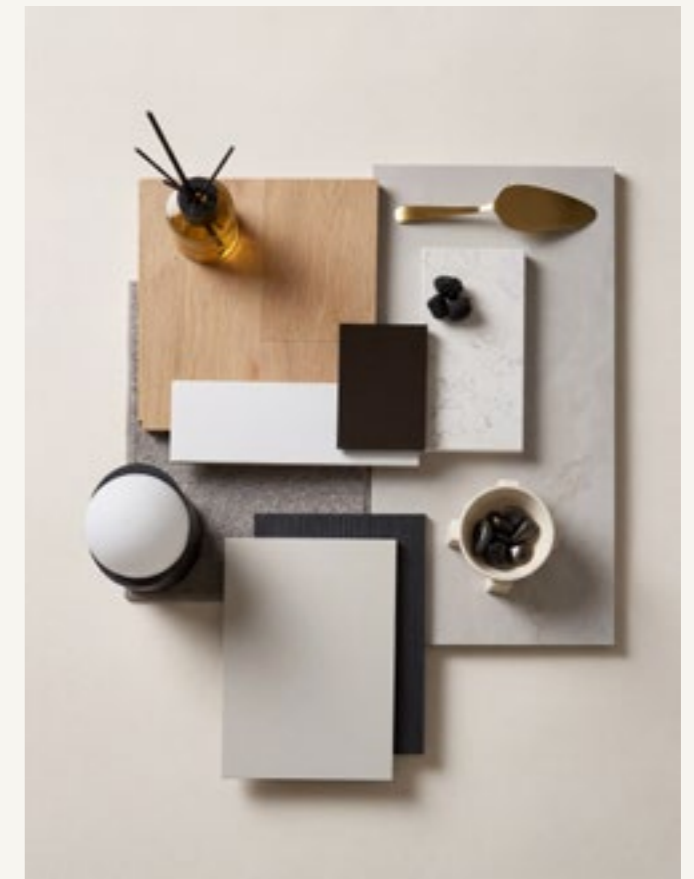


UPGRADE OPTION

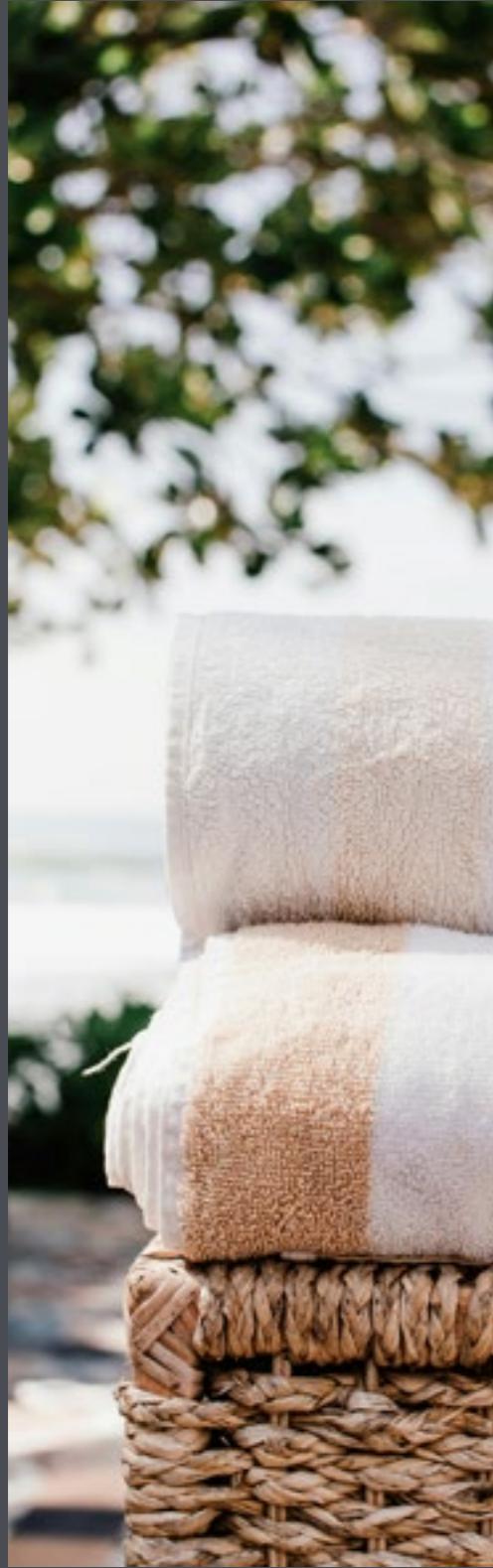


### Architecton.

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 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



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**NOSTRA**  
HOMES

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