

BE OUR
GUEST.

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*terms and conditions apply

\$35k of upgrades on Single Storey Designs

\$45k of upgrades on Double Storey Designs

At no additional cost

We want you to **add even more value** to our high level of standard inclusions. Indulge and **finish your home in style** with luxury options to choose from on selected designs.

Perfectly complementing our extensive list of premium inclusions, this is your opportunity to design your home to suit your own individual needs and lifestyle.





ADDED VALUE

INCLUSIONS

We have worked alongside our trusted suppliers to deliver a deluxe offering.

At Nostra we have always prided ourselves on offering a high level of inclusions as standard in our range of designs.

From higher ceilings, stone kitchen benchtops, world class European SMEG appliances on the interior to thicker and stronger slabs and more timber in our frames on the exterior we have ensured our homes are of the highest quality throughout.

Take a look through the following added extras, included in your Nostra home at no extra cost.

Standard Inclusions at Nostra.

Added Value Inclusions.

At Nostra we have always prided ourselves on offering a high level of inclusions as standard in our range of designs.



ENGINEERED 'H1' CLASS SLAB 400mm thick with S182 steel reinforcement plus waffle pod spacers for increased stability - thicker slab and stronger concrete than industry standard.	BRICK INFILLS Added structural integrity above all ground floor windows and garage door.	HIGHER CEILINGS 2590mm high ceilings to ground floor.	25 YEAR WARRANTY Your new Nostra home includes a 25 Year Structural Warranty for added peace of mind.	STONE BENCHTOPS TO BATHROOM AND ENSUITE Feel the quality with 20mm stone to all bathrooms and ensuites.	TILED SHOWER BASE To ensuite and bathrooms (plan specific).
450MM STUD WALL SPACING Including load and non load bearing walls for extra support, helps reduce the risk of bowing and movement.	ELECTRIC PANEL LIFT COLORBOND GARAGE DOOR Including 3 remote controls - 2 hand held and 1 wall mounted.	FULL FLOOR COVERINGS THROUGHOUT Your choice of laminate flooring or ceramic floor tiles to main living areas and main hallway. Carpet provided to all bedrooms and remainder of the home.	DOUBLE STOREY, DOUBLE GLAZING Receive double glazing at no extra cost with our double storey home design range.	OVERHEAD CABINETS Complete your storage, with overhead cabinets to kitchen.	RECESSED RAILS TO CABINetry Create a streamlined look without the need for handles!
FIXED PRICING Peace of mind upfront, with no hidden surprises.	TRILOCK ENTRANCE Secure your front door, with a trilock entrance set.	3 COAT PAINT SYSTEM Trusted Dulux 3 coat paint.	RACV EMERGENCY HOME ASSIST Peace of mind with 12 months emergency home assist.	POT DRAWERS Practical storage is included, with pot drawers to either side of oven.	COLD WATER POINT Connect your fridge, and filtered water with a cold water point provided to the fridge cavity.
AUTOMATED LED DOWNLIGHTS Automated goSmart technology to all standard led downlights to living, hallway and kitchen (plan specific).	LED DOWNLIGHTS To living, hallway and kitchen (plan specific).	SEMI-FRAMED SHOWER Semi-framed pivot door screen to all showers.	SMEG APPLIANCES World class 900mm kitchen appliances, including oven, rangehood, cooktop and dishwasher.	STONE BENCHTOP WITH WATERFALL PANELS TO KITCHEN Luxurious 20mm stone to kitchen, including waterfall end panels.	LAUNDRY CABINetry Full laminate cabinetry with recessed rails base cabinetry and benchtop.





SITE COSTS UPGRADES

Fixed Site Costs Refer to your sales quote dated for detailed inclusions	\$.....	☐
Rock removal Provide rock removal	\$.....	☐
Recycled water connection Provide recycled water connection	\$2,150	☐
OH&S costs and Council costs Provide OH&S costs and Council costs as required. Note: Council specific (Up to 399m2 Lot size)	\$3,960	☐
OH&S costs and Council costs Provide OH&S costs and Council costs as required. Note: Council specific (400 m2 plus Lot Size)	\$4,800	☐
BAL rating Provide BAL rating as required to home	\$.....	☐

FACADE UPGRADES

Choose any facade upgrade from our range - chosen facade: Provide upgrade facade - clients to choose from upgrade facade list pricing	\$.....	☐
Eaves Provide up to 13Lm of 450mm eaves	\$1,120	☐
Eaves Provide up to 17Lm of 450mm eaves	\$1,460	☐
Eaves Provide up to 21Lm of 450mm eaves	\$1,800	☐
Flat semi-profile roof tiles as required up to 20sq (classic profile) Provide flat profile roof tiles to homes within 20 squares. Note: excludes sarking	\$1,500	☐
Flat semi-profile roof tiles as required up to 25sq (classic profile) Provide flat profile roof tiles to homes within 25 squares. Note: excludes sarking	\$2,000	☐
Flat semi-profile roof tiles as required up to 30sq (classic profile) Provide flat profile roof tiles to homes 30 squares or more. Note: excludes sarking	\$2,400	☐
Colorbond roof as required up to 20sq Provide Colorbond roofing to homes within 20 squares	\$3,300	☐
Colorbond roof as required up to 25sq Provide Colorbond roofing to homes within 25 squares	\$3,800	☐
Colorbond roof as required up to 30sq or greater Provide Colorbond roofing to homes 30 squares or greater	\$4,360	☐
Facade feature lighting Provide 2No. lights to facade of home (Category 1 builders range)	\$590 ea	☐
SUB-TOTAL - VALUE OF FACADE UPGRADES CHOSEN		\$

KITCHEN UPGRADES

40mm Stone benchtop to kitchen Provide 40mm stone benchtop (CAT 1) to Kitchen ILO of 20mm	\$1,760 ea	☐
40mm Stone waterfall to kitchen Provide 40mm stone waterfall panels (CAT 1) to Kitchen ILO of 20mm (Note. 40mm stone benchtop upgrade must be selected)	\$480 ea. side	☐
Canopy rangehood Provide canopy rangehood to kitchen ILO standard concealed undermount rangehood	\$370 ea	☐
Glass splashback Provide clear glass splashback to kitchen ILO tiled - up to and including 25 square home	\$1,450 ea	☐
Glass splashback Provide clear glass splashback to kitchen ILO tiled - 25.01 square home or greater	\$2,200 ea	☐
Window splashback Provide glass window splashback to kitchen ILO tiled (Fixed panel max. 686mm x 3010mm)	\$1,280 ea	☐
Undermount sink Provide undermount sink to kitchen ILO standard	\$780 ea	☐
Stainless steel microwave Provide microwave incl. microwave opening provision from builders standard range	\$990 ea	☐

SUB-TOTAL - VALUE OF KITCHEN UPGRADES CHOSEN	\$	
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BATHROOM & ENSUITE UPGRADES

Double vanity with 20mm stone Provide double vanity to ensuite with 20mm stone to vanity	\$1,170 ea	☐
40mm Stone benchtop to bathroom and ensuite Provide 40mm stone (CAT 1) to vanities in bathroom and ensuite ILO standard	\$890 ea	☐
Floor to ceiling tiles Provide floor to ceiling tiles in bathroom including square set cornices to suit	\$2,800 ea	☐
Floor to ceiling tiles Provide floor to ceiling tiles in ensuite including square set cornices to suit	\$2,800 ea	☐
Floor to ceiling tiles Provide floor to ceiling tiles in powder room including square set cornices to suit	\$1,900 ea	☐
400 x 400mm Soap niche Provide 400 x 400mm soap niche in bathroom	\$490 ea	☐
400 x 400mm Soap niche Provide 400 x 400mm soap niche in ensuite	\$490 ea	☐
Frameless shower screen Provide 900 x 900 x 2000mm frameless shower screen in bathroom	\$1,380 ea	☐
Frameless shower screen Provide 1200 x 900 x 2000mm frameless shower screen in ensuite	\$1,850 ea	☐
HPM Heat lamp/fan combination Provide HPM heat 2 lamp/fan to bathroom ILO standard	\$230 ea	☐
HPM Heat lamp/fan combination Provide HPM heat 2 lamp/fan to ensuite ILO standard	\$230 ea	☐

SUB-TOTAL - VALUE OF BATHROOM & ENSUITE UPGRADES CHOSEN	\$	
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INTERNAL UPGRADES

Increase ceiling height to 2700mm (single storey only) 2700mm high ceilings to ground floor ILO standard - up to and including 25 square home	\$3,740	☐
Increase ceiling height to 2700mm (single storey only) 2700mm high ceilings to ground floor ILO standard - up to and including 31 square home	\$4,510	☐
Increase ceiling height to 2700mm (double storey only) 2700mm high ceilings to ground floor ILO standard	\$3,020	☐
Increase ceiling height to 2550mm (double storey only) 2550mm high ceilings to first floor ILO standard	\$3,020	☐
Increase ceiling height to 2700mm (double storey only) 2700mm high ceilings to first floor ILO standard	\$3020	☐
Increase internal door height to 2340mm (single storey only) 2340mm high internal doors to ground floor ILO standard (To be applicable, 2700mm ceiling height is required) (Excludes robes and linen)	\$1,080	☐
Increase internal door height to 2340mm (double storey only) 2340mm high internal doors to ground and first floor ILO standard (To be applicable, 2700mm ceiling height is required) (Excludes robes and linen)	\$1,080	☐
Increase entry ceiling height to 3000mm (single storey only) (Plan Specific) 3000mm raised ceiling to ground floor entry area with bulkhead and square set	\$1,950	☐
Boutique triple stacker door to alfresco Provide Boutique style triple stacker door to alfresco area (Aluminium)	\$1,720 ea	☐
Timber stacker door to alfresco Provide timber stacker door to alfresco area (Note: with clear finish)	\$4,800 ea	☐
Security doors to Laundry, Alfresco and Entry door Provide security mesh doors to laundry, alfresco and entry areas (Ampli-mesh)	\$3,500 ea	☐
Square set cornices Provide square set cornices to ground floor ILO standard cove cornice - up to and including 25 square home (excludes garages)	\$3,100	☐
Square set cornices Provide square set cornices to ground floor ILO standard cove cornice - 25.01 square home or greater (excludes garages)	\$3,800	☐
Flyscreens Provide flycreens to all openable windows Single Storey Double Storey	\$1,320 \$1,840	☐ ☐
Blinds Provide roller or block out blinds to all openable windows (excludes sliding doors) Single Storey Double Storey	\$3,400 \$4,900	☐ ☐
Provide roller or block out blind to sliding door	\$420 each	☐
Double glazed windows up to 20sq Provide double glazed windows to single storey homes within 20 squares (excludes sliding doors)	\$6,200	☐
Double glazed windows up to 25sq Provide double glazed windows to single storey homes within 25 squares (excludes sliding doors)	\$6,600	☐
Double glazed windows up to 30sq or greater Provide double glazed windows to single storey homes within 30 squares or greater (excludes sliding doors)	\$7,950	☐
Master walk-in-robe fitout Provide 2No. laminate towers, double rail to one section to master WIR (Melamine) (note: 3/4 drawers and 2 adjustable shelves)	\$2,600	☐

SUB-TOTAL - VALUE OF INTERNAL UPGRADES CHOSEN	\$	
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ELECTRICAL UPGRADES

Lights Provide a pack of 20 downlights to home ILO standard (CAT 1)	\$2,300 ea	☐
Provide a pack of 30 downlights to home ILO standard (CAT 1)	\$3,450 ea	☐
Powerpoints Provide a pack of 10 double powerpoints to home	\$700 ea	☐
Provide a pack of 20 double powerpoints to home	\$1,400 ea	☐
Provide powerpoint to Alfresco	\$120 ea	☐
Alarm System Provide HILLS NX-4 series alarm system with 4 sensors	\$1,450	☐
Fibre Optics Provide fibre optics to your home	\$1,250	☐

HEATING AND COOLING UPGRADES

Cooling (single storey) Provide Bonaire Summer Breeze evaporative cooling (single storey) up to and including 23 square home (6No.points)	\$5,500	☐
Cooling (single storey) Provide Bonaire Summer Breeze evaporative cooling (single storey) up to and including 28 square home (8No.points)	\$5,900	☐
Cooling (single storey) Provide Bonaire Summer Breeze evaporative cooling (single storey) up to and including 32 square home (10No.points)	\$6,250	☐
Cooling (double storey) Provide Bonaire Summer Breeze evaporative cooling to the first floor (double storey) up to and including 26 square home (6No.points)	\$5,700	☐
Cooling (double storey) Provide Bonaire Summer Breeze evaporative cooling to the first floor (double storey) up to and including 35 square home (8No.points)	\$6,100	☐
Cooling (double storey) Provide Bonaire Summer Breeze evaporative cooling to the first floor (double storey) up to and including 50 square home (10No.points)	\$6,450	☐
Cooling outlet (single storey) Provide additional cooling outlet (single storey) Note: maximum 2 additional outlets	\$260 ea	☐
Cooling outlet (double storey) Provide additional cooling outlet to the first floor (double storey) Note: maximum 2 additional outlets	\$300 ea	☐
Split System Provide Samsung AQV09 (Neo Forte) 2.5k/w cooling capacity and 3.5k/w heating capacity inverter split system	\$2,900 ea	☐
Split System Provide Samsung AQV18 (Neo Forte) 5.0k/w cooling capacity and 6.0k/w heating capacity inverter split system	\$3,500 ea	☐
Refrigerated Cooling up to 30sqm home Provide a 4-Star Gas Ducted Heater & add-on refrigerated cooling. 16.5k/w Single Phase (includes x10 outlets, x4 zones)	\$17,400	☐
Refrigerated Cooling 31 to 43sqm home Provide a 4-Star Gas Ducted Heater & add-on refrigerated cooling. 20k/w Three Phase (includes x12 outlets, x4 zones)	\$18,950	☐
Ducted Heating Provide upgrade to 4 star ducted heating unit	\$1,240	☐
SUB-TOTAL - VALUE OF ELECTRICAL & HEATING AND COOLING UPGRADES CHOSEN	\$	

FLOORING UPGRADES

Floorboards Provide floating floor (CAT 1) ILO standard carpet	\$49per m²	☐
Tiles Provide tiles (CAT 1) ILO standard carpet	\$49per m²	☐
Porcelain Tiles Provide porcelain tiles (600x600) Cat 1 in lieu of ceramic tiles including additional tile labour (m2)	\$85per m²	☐
Provide porcelain tiles (600x600) Cat 1 in lieu of carpet including additional tile labour (m2)	\$135per m²	☐
SUB-TOTAL - VALUE OF FLOORING UPGRADES CHOSEN	\$	

LAUNDRY UPGRADES

Broom closet Provide built in broom closet with shelving to laundry	\$640 ea	☐
Overhead cupboard to laundry Provide overhead laminate cupboard to laundry	\$650 ea	☐
20mm stone benchtop Provide 20mm stone benchtop (CAT 1) to laundry ILO standard laminate	\$820	☐
SUB-TOTAL - VALUE OF LAUNDRY UPGRADES CHOSEN	\$	

EXTERNAL UPGRADES

Capped gas point Provide built in capped gas point to alfresco	\$280 ea	☐
Front landscaping Provide a landscaping pack (includes letterbox and clothesline) to the front of the home as per the set landscaping plan provided in contract of sale	\$4,900	☐
Coloured concrete driveway Provide 30m² allowance for coloured concrete driveway and path to front door including perimeter caulking	\$4,080	☐
Ceiling fan Provide a ceiling fan with light to alfresco	\$390 ea	☐
Concrete path Provide 800mm wide path around home including perimeter caulking (excluding front of home)	\$6,390	☐
Exposed concrete driveway Provide 30m² allowance for exposed aggregate concrete driveway and path (Cat 1) to front door including perimeter caulking	\$5,730	☐
Letterbox Provide letterbox as per builders standard range	\$540	☐
Clothesline Provide wall mounted clothesline as per builders standard range	\$540	☐
SUB-TOTAL - VALUE OF EXTERNAL UPGRADES CHOSEN	\$	

TOTAL VALUE OF UPGRADES CHOSEN

\$

SALE PROMOTION TERMS & CONDITIONS

The Be Our Guest promotion is valid from Saturday the 25th of January 2020 until 5pm (AEDST) Sunday March 29 2020. In order to be eligible for this promotion a client must pay an initial \$3,000 deposit by 5pm (AEDST) Sunday March 29 2020. New customer's project file is to be submitted to head office within 10 working days from the date of initial deposit. A building contract must be signed and the balance of the 5% deposit amount received within 3 months from the date of the initial \$3000 deposit. Clients will have access to up to \$35,000 worth of upgrades from the promotion only for all applicable single storey home designs. Clients will have access to up to \$45,000 worth of upgrades from the promotion only for all applicable double storey home designs. All items listed within the promotion pricelist are from the category 1 builders range unless otherwise stated. Items listed within this promotion are included only as part of this promotion. Any additional items requested outside of the pricelist for this promotion will be priced in accordance with Nostra Homes pricing within the initial sales quotation and cannot form part of the nominated allowance for upgrades. Refrigerated add on cooling systems are only designed to cool the home up to a maximum of the KW of the refrigerated cooling system at any one time. Eg 16.5kw will cool only up to 16.5sqm of the home at any one time. Upgrade requests to the units provided in the promotion will be charged at an additional cost. This promotion is only applicable on Nostra Homes conventional home designs, applicable designs can be found on our website at http://nostrahomes.com.au/home_designs.php. Nostra reserves the right to withdraw this promotion at anytime without notice. Nostra Homes and Developments Pty Ltd.

Anything but standard.

Experience the difference at nostrahomes.com.au or call us on **03 8331 3500**.

