

BE *Our*
GUEST.

NOSTRA

BE *Our* GUEST.

*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.





PREMIUM VALUE INCLUSIONS

AT NO ADDITIONAL COST

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.

Premium Value Inclusions.

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

INCLUDED
AT NO
EXTRA COST.

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





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SITE COSTS UPGRADES

Site Costs Refer to your sales quote dated for detailed inclusions	\$.....	<input type="checkbox"/>
Rock removal Provide rock removal	\$.....	<input type="checkbox"/>
Recycled water connection Provide recycled water connection	\$2,365	<input type="checkbox"/>
OH&S costs and Council costs Provide OH&S costs and Council costs as required. Note: Council specific (Up to 399m2 Lot size)	\$4,345	<input type="checkbox"/>
OH&S costs and Council costs Provide OH&S costs and Council costs as required. Note: Council specific (400 m2 plus Lot Size)	\$5,280	<input type="checkbox"/>
BAL rating Provide BAL rating as required to home	\$.....	<input type="checkbox"/>

SUB-TOTAL - VALUE OF SITE COST UPGRADES CHOSEN \$

FACADE UPGRADES

Choose any facade upgrade from our range - chosen facade: Provide upgrade facade - clients to choose from upgrade facade list pricing	\$.....	<input type="checkbox"/>
Eaves Provide up to 13Lm of 450mm eaves	\$1,235	<input type="checkbox"/>
Eaves Provide up to 17Lm of 450mm eaves	\$1,605	<input type="checkbox"/>
Eaves Provide up to 21Lm of 450mm eaves	\$1,980	<input type="checkbox"/>
Colorbond roof as required up to 20sq Provide Colorbond roofing to homes within 20 squares	\$4,540	<input type="checkbox"/>
Colorbond roof as required up to 25sq Provide Colorbond roofing to homes within 25 squares	\$5,225	<input type="checkbox"/>
Colorbond roof as required up to 30sq or greater Provide Colorbond roofing to homes 30 squares or greater	\$5,995	<input type="checkbox"/>

SUB-TOTAL - VALUE OF FACADE UPGRADES CHOSEN \$

KITCHEN UPGRADES

40mm Stone benchtop to kitchen Provide 40mm edging to stone benchtop (CAT 1) to kitchen in lieu of 20mm	\$1,940 ea	<input type="checkbox"/>
40mm Stone waterfall to kitchen Provide 40mm edging to stone waterfall panels (CAT 1) to Kitchen ILO of 20mm (Note. 40mm stone benchtop upgrade must be selected)	\$530 ea. side	<input type="checkbox"/>
Canopy rangehood Provide canopy rangehood to kitchen ILO standard concealed undermount rangehood	\$410 ea	<input type="checkbox"/>

KITCHEN UPGRADES CONT.

Glass splashback Provide clear glass splashback to kitchen ILO tiled - up to and including 25 square home	\$1,595 ea	<input type="checkbox"/>
Glass splashback Provide clear glass splashback to kitchen ILO tiled - 25.01 square home or greater	\$2,420 ea	<input type="checkbox"/>
Window splashback Provide glass window splashback to kitchen ILO tiled (Fixed panel up to 686mm x 3010mm)	\$1,410 ea	<input type="checkbox"/>
Rubbish bin Provide Kimberly 30 litre single round slide out rubbish bin	\$245	<input type="checkbox"/>
SUB-TOTAL - VALUE OF KITCHEN UPGRADES CHOSEN	\$	

BATHROOM & ENSUITE UPGRADES

Double vanity with 20mm stone Provide double vanity to ensuite with 20mm stone to vanity	\$1,290 ea	<input type="checkbox"/>
40mm Stone benchtop to bathroom and ensuite Provide 40mm edging to stone benchtop (CAT 1) to vanities in bathroom and ensuite ILO of 20mm	\$980 ea	<input type="checkbox"/>
Floor to ceiling tiles Provide floor to ceiling tiles in bathroom including square set cornices to suit	\$3,080 ea	<input type="checkbox"/>
Floor to ceiling tiles Provide floor to ceiling tiles in ensuite including square set cornices to suit	\$3,080 ea	<input type="checkbox"/>
Floor to ceiling tiles Provide floor to ceiling tiles in powder room including square set cornices to suit	\$2,090 ea	<input type="checkbox"/>
400 x 400mm Soap niche Provide 400 x 400mm soap niche in bathroom	\$540 ea	<input type="checkbox"/>
400 x 400mm Soap niche Provide 400 x 400mm soap niche in ensuite	\$540 ea	<input type="checkbox"/>
Frameless shower screen Provide 900 x 900 x 2000mm frameless shower screen in bathroom	\$1,520 ea	<input type="checkbox"/>
Frameless shower screen Provide 1200 x 900 x 2000mm frameless shower screen in ensuite	\$2,035 ea	<input type="checkbox"/>
SUB-TOTAL - VALUE OF BATHROOM & ENSUITE UPGRADES CHOSEN	\$	

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	\$4,115	<input type="checkbox"/>
Increase ceiling height to 2700mm (single storey only) 2700mm high ceilings to ground floor ILO standard - up to and including 31 square home	\$4,960	<input type="checkbox"/>
Increase ceiling height to 2700mm (double storey only) 2700mm high ceilings to ground floor ILO standard	\$3,320	<input type="checkbox"/>
Increase ceiling height to 2550mm (double storey only) 2550mm high ceilings to first floor ILO standard	\$3,320	<input type="checkbox"/>
Increase ceiling height to 2700mm (double storey only) 2700mm high ceilings to first floor ILO standard	\$3,320	<input type="checkbox"/>







INTERNAL UPGRADES

Increase internal door height to 2340mm (single storey only) 2340mm high internal doors to ground floor ILO standard (Requires 2700mm ceiling height upgrade to be selected in separate item) (Excludes robes and linen)	\$1,190	<input type="checkbox"/>
Increase internal door height to 2340mm (double storey only) 2340mm high internal doors to ground and first floor ILO standard (Requires 2700mm ceiling height upgrade to be selected in separate item) (Excludes robes and linen)	\$1,190	<input type="checkbox"/>
Increase entry ceiling height to 3000mm (single storey only) (Plan Specific) 3000mm raised ceiling to ground floor entry area with bulkhead and square set	\$2,145	<input type="checkbox"/>
Boutique triple stacker door to Alfresco Provide Boutique style triple stacker door to Alfresco area (Note: Up to 3288mm wide [plan specific] with clear finish)	\$1,890 ea	<input type="checkbox"/>
Timber stacker door to Alfresco Provide Timber stacker door to Alfresco area (Note: Up to 3288mm wide [plan specific] with clear finish)	\$5,280 ea	<input type="checkbox"/>
Half light external door Provide half light external door with required brickwork in lieu of standard sliding door (Hume Doors XF1 - 2040mm x 820mm)	\$476	<input type="checkbox"/>
Flush panel cavity sliding door Provide flush panel cavity sliding door	\$430	<input type="checkbox"/>
Security doors to Laundry, Alfresco and Entry door Provide security mesh doors to laundry, alfresco and entry areas (Ampli-mesh)	\$3,850 ea	<input type="checkbox"/>
Sliding door to Robe/Linen Provide sliding door to Robe/Linen in lieu of Hinged door (Per Door)	\$300	<input type="checkbox"/>
Mirrored sliding door to Robe/Linen Provide framed mirror sliding door to Robe/Linen in lieu of Hinged door (2No. Doors up to 1980mmH x 720mmW)	\$930	<input type="checkbox"/>
Square set cornices Provide Square Set Cornices in lieu of standard (1m)	\$21 per 1m	<input type="checkbox"/>
Staircase Provide Stain Quality KDHW Staircase including Treads, Risers, Stringers, in lieu of carpet. (Note: Includes clear staining)	\$5,890	<input type="checkbox"/>
Flyscreens Provide flycreens to all openable windows Single Storey Double Storey	\$1,450 \$2,025	<input type="checkbox"/> <input type="checkbox"/>
Blinds Provide roller or block out blinds to all openable windows (excludes sliding doors) Single Storey Double Storey Provide roller or block out blind to sliding door	\$3,740 \$5,390 \$465 ea	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Double glazed windows up to 20sq Provide double glazed windows to single storey homes within 20 squares (excludes sliding doors)	\$6,820	<input type="checkbox"/>
Double glazed windows up to 25sq Provide double glazed windows to single storey homes within 25 squares (excludes sliding doors)	\$7,260	<input type="checkbox"/>
Double glazed windows up to 30sq or greater Provide double glazed windows to single storey homes within 30 squares or greater (excludes sliding doors)	\$8,745	<input type="checkbox"/>
SUB-TOTAL - VALUE OF INTERNAL UPGRADES CHOSEN	\$	

ELECTRICAL UPGRADES

Lights Provide a pack of 20 downlights to home ILO standard (CAT 1)	\$2,530 ea	<input type="checkbox"/>
Provide a pack of 30 downlights to home ILO standard (CAT 1)	\$3,795 ea	<input type="checkbox"/>
Powerpoints Provide a pack of 10 double powerpoints to home	\$770 ea	<input type="checkbox"/>
Provide a pack of 20 double powerpoints to home	\$1,540 ea	<input type="checkbox"/>
Provide powerpoint to Alfresco	\$135 ea	<input type="checkbox"/>
Alarm System Provide HILLS NX-4 series alarm system with 4 sensors	\$1,595	<input type="checkbox"/>
Fibre Optics Provide fibre optics to your home	\$1,375	<input type="checkbox"/>

HEATING AND COOLING UPGRADES

Heating Upgrade from standard 3 star to 5 star heating unit (Single Storey) (Includes zone motor) - Up to 25 square home	\$1,610	<input type="checkbox"/>
Heating Upgrade from standard 3 star to 5 star heating unit (Single Storey) (Includes zone motor) - Up to 32 square home	\$1,790	<input type="checkbox"/>
Heating Upgrade from standard 3 star to 5 star heating unit (Double Storey) (Includes zone motor) - Up to 35 square home	\$1,680	<input type="checkbox"/>
Heating Upgrade from standard 3 star to 5 star heating unit (Double Storey) (Includes zone motor) - Up to 50 square home	\$1,745	<input type="checkbox"/>
Cooling Provide Bonaire Summer Breeze evaporative cooling up to and including 26 square home (6No. points). For a Single Storey home or 1st floor to a Double Storey home only.	\$6,270	<input type="checkbox"/>
Cooling Provide Bonaire Summer Breeze evaporative cooling up to and including 35 square home (8No. points). For a Single Storey home or 1st floor to a Double Storey home only.	\$6,710	<input type="checkbox"/>
Cooling Provide Bonaire Summer Breeze evaporative cooling up to and including 50 square home (10No. points). For a Single Storey home or 1st floor to a Double Storey home only.	\$7,095	<input type="checkbox"/>
Split System Provide Samsung AQV09 (Neo Forte) 2.5k/w cooling capacity and 3.5k/w heating capacity inverter split system	\$3,190 ea	<input type="checkbox"/>
Split System Provide Samsung AQV18 (Neo Forte) 5.0k/w cooling capacity and 6.0k/w heating capacity inverter split system	\$3,850 ea	<input type="checkbox"/>
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)	\$19,150	<input type="checkbox"/>
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)	\$20,845	<input type="checkbox"/>
Ducted Heating Provide upgrade to 4 star ducted heating unit	\$1,365	<input type="checkbox"/>

SUB-TOTAL - VALUE OF ELECTRICAL & HEATING AND COOLING UPGRADES CHOSEN \$

FLOORING UPGRADES

Floorboards Provide floating floor (CAT 1) ILO standard carpet	\$54per m ²	<input type="checkbox"/>
Tiles Provide tiles (CAT 1) ILO standard carpet	\$54per m ²	<input type="checkbox"/>
Porcelain Tiles Provide porcelain tiles (600x600) Cat 1 in lieu of ceramic tiles including additional tile labour (m2)	\$94per m ²	<input type="checkbox"/>
Provide porcelain tiles (600x600) Cat 1 in lieu of carpet including additional tile labour (m2)	\$148per m ²	<input type="checkbox"/>

SUB-TOTAL - VALUE OF FLOORING UPGRADES CHOSEN \$

LAUNDRY UPGRADES

Broom closet Provide built in broom closet with shelving to laundry	\$705 ea	<input type="checkbox"/>
Overhead cupboard to laundry Provide overhead laminate cupboard to laundry	\$715 ea	<input type="checkbox"/>
20mm stone benchtop Provide 20mm stone benchtop (CAT 1) to laundry ILO standard laminate	\$905	<input type="checkbox"/>

SUB-TOTAL - VALUE OF LAUNDRY UPGRADES CHOSEN \$

EXTERNAL UPGRADES

Capped gas point Provide built in capped gas point to alfresco	\$310 ea	<input type="checkbox"/>
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	\$5,390	<input type="checkbox"/>
Coloured concrete driveway Provide 30m ² allowance for coloured concrete driveway and path to front door including perimeter caulking	\$4,490	<input type="checkbox"/>
Ceiling fan Provide a ceiling fan with light to alfresco	\$430 ea	<input type="checkbox"/>
Concrete path Provide 800mm wide path around home including perimeter caulking (excluding front of home)	\$7,030	<input type="checkbox"/>
Exposed concrete driveway Provide 30m ² allowance for exposed aggregate concrete driveway and path (Cat 1) to front door including perimeter caulking	\$6,300	<input type="checkbox"/>
Letterbox Provide letterbox as per builders standard range	\$595	<input type="checkbox"/>
Clothesline Provide wall mounted clothesline as per builders standard range	\$595	<input type="checkbox"/>
Rainwater Tank Provide 2100 litre approx. round polyethylene rainwater tank, Tank flush 50 HP45-05 rain bank kit, plain concrete, plumbing connected to all sanitary flushing systems and plain concrete base.	\$4,785	<input type="checkbox"/>

SUB-TOTAL - VALUE OF EXTERNAL UPGRADES CHOSEN \$

TOTAL VALUE OF UPGRADES CHOSEN \$

BE OUR GUEST PROMOTION TERMS & CONDITIONS

The Be Our Guest promotion is valid until Monday 31st January 2022. In order to be eligible for this promotion a client must pay an initial non-refundable \$3,000 deposit by 5pm (AEST) Monday 31st January 2022. 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 8 weeks from the date of the initial non-refundable \$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 Be Our Guest Promotion. This offer is not transferable. 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 any time 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**.

