



NOSTRA
HOMES

Architectural designs,
built with purpose.



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Why Nostra Homes?

The Nostra name translates to ‘our’.
We build homes that we are
proud to call home ourselves.

Building homes and townhomes since 2006,
our aim is to make architectural, high quality
home design attainable for everyone.

“

Featuring a new level of premium
and best in class inclusions, our
homes are sure to impress.”



Architectural
Designs



Upfront
Pricing



Next Level
Inclusions



25 Year
Guarantee



Backed by
Trusted Brands



12 months RACV
Home Assist



Architectural facades

Experience luxury with our range of
architecturally designed facades.

Designed in collaboration with award-
winning Melbourne based architectural
design studio - Architecton, our facades
offer unique architectural features unlike
anything seen before.

Architecton embraces new ideas and
generates creative solutions for a constantly
changing market. They provide an intelligent
and pragmatic response with a thorough
understanding of the opportunities created
by the site and context.

Created with intricate unique features
and premium touches, you are sure to
make a statement in your neighbourhood
when you choose a Nostra Homes facade.

Architecton



Location, Location, Location

Found your dream Nostra Home, but
are yet to find the perfect address?
Our team is here to help.

Whether its inner city living, water views, retail
therapy or proximity to schools. Perhaps you want
to escape to the greenfields, a quiet street with
easy access to walking trails and nature. Whichever
your dream lifestyle, we can help.

Nostra Homes is proud of our relationships with
some of Victoria's leading developers and this
means we can access exclusive land opportunities
which won't be found anywhere else.



Knockdown Rebuild

Knockdown Rebuild (KDR) is becoming an increasingly popular, cost effective and time efficient option to achieving a brand new home.

If you're in the location that suits your lifestyle perfectly, and need a home that does the same - KDR may be for you. Building where you live will allow you to create your dream home in a neighbourhood you love.

Stay local, and live a brand new lifestyle.

Your home is so much more than a shelter for your family. Why move when you can improve? When you can create the architectural home of your dreams in an area you already love, keep your children at the same schools, and enjoy all the local facilities you value. Efficiency is building a new home, without moving anywhere. It's seamless, when you decide to Knockdown Rebuild with Nostra Homes.

Experience luxury, where you live.



The advantages of a KDR are:

- You don't have to spend time to find the perfect established home.
- There are no stamp duty costs involved.
- You get to stay in the area that you love, close to family, friends and those amenities you use every day.
- Your children don't have to move schools.
- No compromising – you choose the exact home design that meets your lifestyle needs, delivered right where you are.
- Fixed building costs so there won't be any budget blowouts.
- No uncertainty – you'll know what the final result will look like before you start, from the façade and interior finishes to featured appliances and flooring.

Experience luxury built for living.

At Nostra Homes, we pride ourselves on quality and premium finishes.

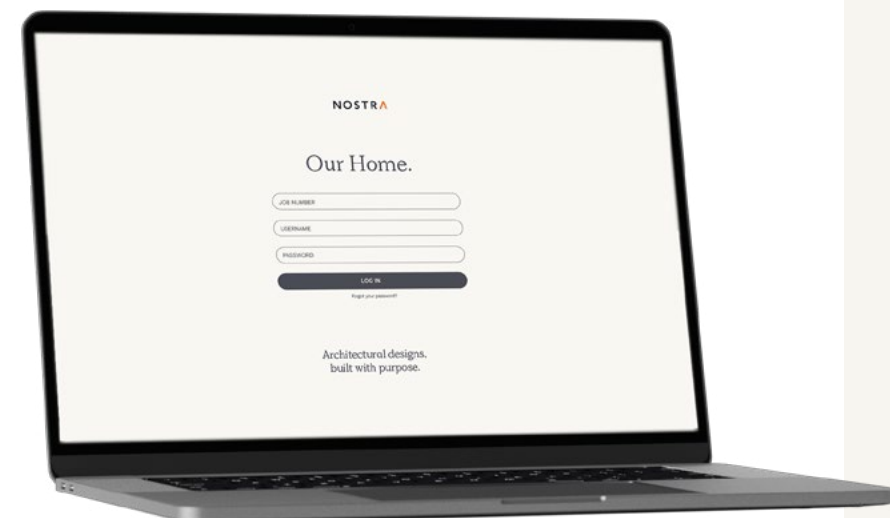
With the help of our trusted partners, who all share the same unwavering commitment to quality, we strive to build every home with care to ensure that you get the home you deserve.

Customer Experience

Our dedicated team are constantly focused on delivering an exceptional customer experience each and every time.

We aim to take you on a luxurious and personalised journey throughout each stage of your build leading up to your handover and beyond.





Welcome to Our Home.

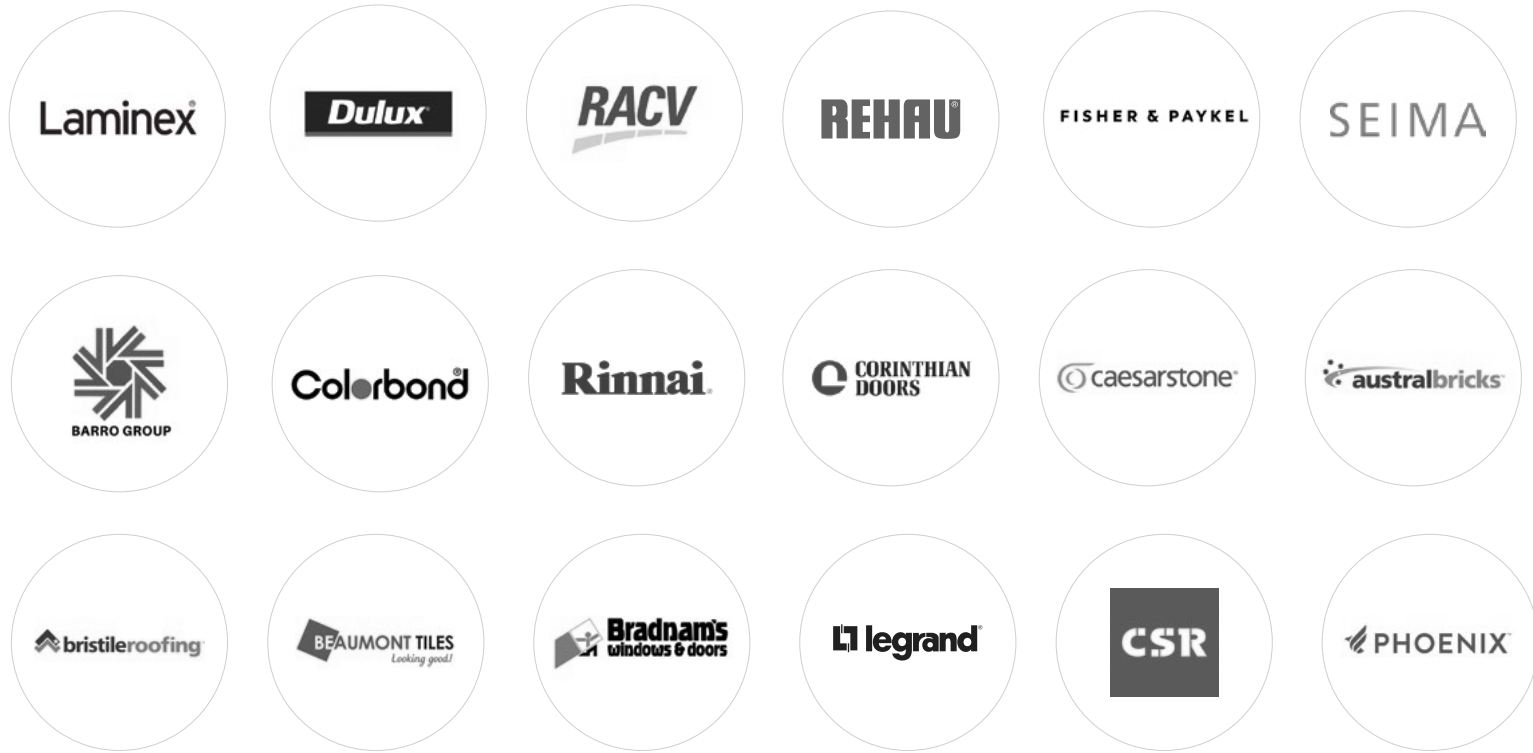
Building a Nostra Home gives you access to our secure 24/7 client portal.

It's our platform for progress, giving you ease of mind and an all access pass into the construction of your build. Supported by Nostra Homes' proven commitment to personal and dedicated customer service, Our Home provides a visual aid in the progress of your new home.

On this portal, you will be able to, view the progress of your build, upload documents that Nostra Homes require, review documents, letters and e-mails, and send and receive messages through our messenger tab. Our system is compatible with all major operating systems/browsers, and is available for you to access anytime and anywhere.



Trusted Partners.



Luxury Inclusions

Best in class inclusions are included in your base price and standard within every one of our Nostra Homes.

Experience a new level of premium inclusions. You will receive our premium inclusions upfront included in our tender price, not added in at a later date or presented as limited time promotions.

Featuring high quality fixtures and finishes that are above the industry standard, Nostra Homes promises to only deliver the best every time. Our fixed pricing provides cost clarity. Receive your home pricing upfront, with premium inclusions and quality brands included from the start.

Know exactly what you want? Further personalise your home with the guidance of our Interior Designers, who will work with you during your selection process. We can recommend popular options, or changes - ensuring you have all your bases covered.

We believe in upfront pricing always. These costs will be transparent, we will work with you to manage your decisions and budget.



This image is for illustrative purposes only and includes upgraded items including but not limited to pendent lights, upgraded cabinetry and splashback tiles, door frames and ceiling voids and heights. Refer to inclusions list for full inclusions.

Product List

1. A selection of architectural facades on offer
2. Choice of render colour to first floor
3. Automated garage door
4. Colourbond fascia, gutters and downpipes
5. Aluminium awning windows to front facade
6. Designed roof trusses at a 22.5 degree pitch
7. Future provision for car charging point
8. Double glazing to all openable windows*
9. 2 garden taps - front and rear

Structural/External

Building a home is one of the biggest investments you will ever make, our premium inclusions will give you peace of mind.

Our structural inclusions are above standard to ensure your home is built on a solid foundation that will last for years to come. Make a statement with an architecturally designed facade alongside premium external inclusions and quality finishes.



Brick infills above garage and all windows and doors to ground floor



450mm stud wall spacing throughout entire frame for increased stability



Engineered H1 class 25mpa/400h concrete slab with steel reinforcement as a minimum



Double glazing to all openable windows



This image is for illustrative purposes only and includes upgraded items including but not limited to pendant lights, upgraded cabinetry and splashback tiles, door frames and ceiling voids and heights. Refer to inclusions list for full inclusions.

Product List

- 1-

40mm mineral surface to kitchen island and back benchtops
- 2-

Laminate overhead cupboards to fridge space with open shelf
- 3-

Undermount sink to kitchen
- 4-

Upgraded sink mixer (Brushed nickle)
- 5-

Soft closing mechanism to all drawers
- 6-

Tiled ceramic splashback to kitchen with your choice of colour
- 7-

Fisher & Paykel 900mm high powered concealed rangehood
- 8-

Fisher & Paykel 600mm underbench freestanding dishwasher
- 9-

Four 450mm deep shelving to walk in pantry

Kitchen.

The kitchen is the heart of the home. That’s why we are giving you everything you need and more.

With 40mm mineral surface benchtops, 900mm Fisher & Paykel appliances and so much more, you and your family can experience a space that is luxurious but also spacious and practical.

FISHER & PAYKEL

caesarstone

PHOENIX

Bradnam's
windows & doors

Laminex

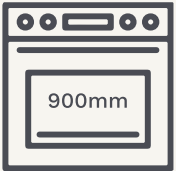
BEAUMONT TILES
Looking good!



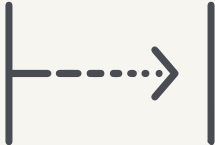
40mm stone to kitchen island and back benchtops



Undermount sink to kitchen



Fisher & Paykel 900mm appliances (stove and oven)



Soft closing mechanism to all drawers



Product List

1. 20mm stone to benchtops
2. Choice of 6 vitreous china designer basins
3. Chrome mixers to basins
4. Full laminate cabinets including recessed rails
5. Wall mounted shower set on rail with chrome mixer
6. Tiled shower bases to all showers
7. 2m high ceramic wall tiles to shower walls
8. Semi frameless shower screens
9. Ceramic wall tiles 200mm above vanities

Wet Areas.

Leading market wet area inclusions, set the tone for an ultimate bathroom oasis.

The elegance continues in all wet areas, featuring stone benchtops, large showers and wall tiles that instantly add luxury to your space. Unwind after a tiring day in your very own calming sanctuary, featuring top level inclusions.

Laminex®

caesarstone®

PHOENIX

SEIMA

BEAUMONT TILES
Looking good!

REHAU



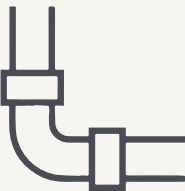
20mm stone to benchtops



Minimum 1200mm ensuite shower



Double vanity to ensuite



Rehau Pipes provide the highest standards in reliability and durability

Speak to our friendly sales consultants,
to find out more about our premium inclusions.

Experience a new level of luxury.

Inclusions

Guarantee

25 year structural guarantee
Public liability insurance
Construction insurance
Warranty insurance
Builders insurance

Connections

Connections to stormwater, sewer, mains gas, mains water and underground power connections based on a maximum 5m home setback on an allotment up to 612m² (excludes consumer connection fees and utility account opening fees)

2 garden taps provided – 1 inside the front boundary and 1 attached to the rear of the home

Foundations & Framing

Allowance for up to 300mm cut and fill for level building platform

Engineered H1 class 25mpa concrete slab with steel reinforcement as a minimum

Provide recommended lintels and beams as per engineering

Stabilised machine graded pine (MGP10) wall frames

450mm stud wall spacing throughout entire frame, including load and non-load bearing walls

Engineered designed roof trusses at a 22.5 degree pitch

Ceilings

2740mm high ground floor ceilings on all designs

2590mm high ceilings to first level of double storeys

90mm cove cornices throughout the entire home

Windows

Aluminium awning windows to front facade

Sliding windows with clear glazing to remainder of home (design specific)

Keyed locks to all windows

Double glazing to all standard windows only (does not include sliding doors or double glazing for additional/changed windows to the home)

Brickwork and External Cladding

Single Storey Homes

Selection of bricks from builders range
Brick infills above all windows, passage doors and garage door

Double Storey Homes

Selection of bricks from builders range to ground floor

Choice of colour render finish to polystyrene panels to first floor

Brick infills above windows and external doors to entire ground floor

Brick infills above garage

Roof Tiles

Selection of concrete roof tiles from builders range

Zinc flat deck metal roofing to certain double storey designs

Roof Plumbing

Colorbond fascia

Colorbond gutters

Colorbond downpipes

Colorbond cappings

Maintenance free and corrosion performance
Note: Zinc flat deck roofing comes with zinc box gutters

Insulation

Sisalation wall wrap

R1.5 wall batts to external walls

R2.5 insulation wool to ceiling cavity to all habitable rooms

Hot Water System

Rinnai solar hot water system with single roof panel and ground mounted 175 litre storage unit with Rinnai natural booster (Note: When an estate requires recycled water connection a Gas continuous flow hot water unit will be supplied.)

Garage

Automated garage door

Brickwork above front garage door supported by steel lintel beam

Double powerpoint to garage

Double LED tube lighting to garage
2340mm x 820mm internal access door with Gainsborough brushed chrome passage handle

2040mm x 820mm external access door with keyed lock entrance set to gain access to rear yard

Stairs – Floorplan Specific

Carpet lined, refer to working drawings for staircase detail

Doors and Finishes

2340mm front entry tri-lock (entrance tri-lock)

2340mm internal high flush doors with brushed chrome passage handles (to single storey and ground floor of double storey)

Air cushioned door stops to all internal doors

External laundry door: 2110x1450mm wide glass sliding door with aluminium frame (floorplan specific)

Chrome cylinder knob to robe and linen cupboards

Skirting and Architraves

100mm high tiled skirting to laundry, bathroom, ensuite and toilet

67x18mm primed MDF skirting boards to remainder of home

67x18mm primed MDF architraves around doors and windows

Electrical

LED downlights to living, hallway, family, kitchen areas (as per floorplan)

Batten holder lights to remainder of home
Light switches and powerpoints

Two double powerpoints to master bedroom

Mobile charger point to master bedroom

One double powerpoint to each room

One telephone point

Two TV points

One rear flood light

Downlight to front porch

Direct hard wired smoke detectors

Exhaust fan to main bathroom

Exhaust fan to ensuite

Safety switches – residual current device

Provision for future car charging point

3 phase power

Heating

Gas ducted heating with thermostat (number of points & unit size are floorplan specific)

Toilets

Vitreous china close couple suite, with soft close seat

Toilet roll holders

Bathroom and Ensuite

20mm mineral surface benchtops

A choice of 6 Vitreous china designer basins with chrome flick mixers

Full laminate cabinets including recessed-rails

Double vanity to ensuite (Note: 16mm shadow line to base cupboards and drawers if standard handles are chosen. Shadowline is not applicable to recessed-rails)

Recessed laminate kicker to vanity

Semi frameless showerscreens

Wall mounted shower set on rail with chrome mixer

Tiled shower bases to all showers

Minimum 1200mm ensuite shower (refer to plans)

2 metre high ceramic wall tiles to shower walls with your choice of colour

Polished edge mirrors 950mm high by the width of the vanity

Ceramic wall tiles 200mm above vanities

1665mm white acrylic bath tub with chrome flick mixer and spout

Ceramic wall tiles 400mm above bathtub

Ceramic tiles from Bath edge to floor

Chrome towel rail holder to bathroom and ensuite

Australian Made Kitchen

40mm mineral surface benchtops

Designer colour range laminated overhead cabinetry including 20mm overhang and painted plaster feature bulkhead above

Designer colour range laminated base cabinetry including recessed-rails
Note: 16mm shadow line to base cupboards and drawers if standard handles are chosen. Shadowline is not applicable to recessed-rails.

Laminate overhead cupboard to fridge space with open shelf

Two pot drawers either side of oven (four in total, refer to plans)

Undermount sink to kitchen

Upgraded sink mixer (Brushed nickle)

Tiled ceramic splashback to kitchen with your choice of colour

Cold water point to fridge cavity

Soft closing mechanism to all draws (refer to standard floorplan)

Fisher and Paykel Appliances

900mm, Fisher and Paykel black built-in oven

900mm, Fisher and Paykel gas cooktop

900mm, Fisher & Paykel stainless steel undermount rangehood, externally vented

600mm Fisher & Paykel stainless steel dishwasher

Laundry

Full laminate cabinet with recessed-rails base cabinetry and benchtop

Stainless steel 45L insert trough and chrome mixer

Flooring

Your choice of laminate flooring or 600mm x 300mm Ceramic floor tiles (Please refer to standard floorplan for locations)

Your choice of 600mm x 300mm Ceramic floor tiles to bathroom, ensuite, toilet and laundry (as per plans)

Carpet to all bedrooms and remainder of home (refer to standard floorplans for locations)

Shelving

One 450mm deep shelf to all walk in and built in robes

Chrome hanging rails to all walk in and built in robes

Four 450mm deep shelves to walk in pantry or pantry

Three 450mm deep shelves to all linen cupboards

Paint

Dulux 3 coat wipeable low sheen acrylic to all walls

Dulux 2 coat flat acrylic to all ceilings

High Gloss Enamel to all interior wood work and doors

Dulux Weather Shield to all exterior woodwork

Alfresco – Floorplan Specific

Flat Acrylic paint to complete plasterlined ceiling

Concrete floor which is poured at slab stage

Balconies – Floorplan Specific

Refer to working drawings for balcony detail

Preliminaries

Soil test by a geotechnical engineer

Site survey by a certified land surveyor

Required council documents and building permits

Personalised one on one colour selection at Nostra Select Showroom

Asset protection application (if required)

RACV

12 month RACV Home Assist policy

A seamless process.

1

Discovery and Walk Through.

- This is where your journey begins.
- During our discovery we will discuss your goals and budget.
- You will discover our inclusions and explore suitable design options.
- We will also book your Design Solution Presentation appointment.

2

Design and Solution Presentation.

- You will experience a complete presentation from your New Home Consultant focusing on providing you with a Design Solution.
- During this presentation, you will receive a tailored preliminary tender.
- Your non refundable deposit is payable to proceed to Tender Drawings at this stage, the Preliminary Tender and Preliminary Design is to be finalised within 10 days of initial deposit.

3

Complete your Sale File.

- All structural changes are to be finalised and captured in your Preliminary Tender and Preliminary Design Sketch.
- You will need to sign the appropriate documentation within 10 days of paying initial deposit to maintain your fixed price agreement.
- It is at this stage you will need to provide your New Home Consultant with your land contract and evidence of Financial capacity in the form of a pre-approval.

4

Tender.

- Preliminary plans are prepared and finalised for presentation by your New Home Consultant.
- Together, we will review your Tender document and plans to capture final variations or non-structural changes. This will be the stage where you will finalise the design of your home. The tender stage will also see the delivery of your HIA contract for review.

5

Contract Signing.

- A complete HIA contract including all finalised plans and tender documentation, will be presented and signed. The Balance of 5% is due upon signing your finalised HIA home contract. The HIA contract to be signed within 7 days from date of issue to maintain your fixed price agreement.

6

Colour Selection.

- Our Interior Designer will be in contact to book your design appointment.
- Your Interior Designer will guide and assist you with the finishes of your home.

7

Pre Construction.

- Your dedicated Building Co-Ordinator will guide you through construction commencement.
- They will liaise with appropriate council and developers to obtain your building permit, on your behalf.
- They'll be in regular contact keeping you informed along the way.
- It is at this time we welcome you to Our Home – our secure 24/7 client portal. It's our platform for progress, giving you ease of mind and an all access pass into the construction of your build.

8

Construction.

- The most exciting phase is when your home commences Construction.
- Our Construction Team will move to site, and you will be appointed a dedicated Construction Supervisor
- Your Construction Supervisor, will work with you from the beginning of construction to ensure that your journey with us is smooth and efficient.
- Independent inspectors are appointed to sign off on every stage of your build.
- We welcome onsite meetings upon request during your home construction.

9

Handover.

- Your home build is complete and your Construction Supervisor will arrange final inspection of your new home. After settlement has taken place, the keys are yours and we welcome you home.

“

Your step-by-step guide, from discovery to handover of your own Nostra Home.”

Your timeline.

The Nostra Homes build process – from discovery, planning, contracts through to being ready for construction.

Nostra Homes’ team has extensive building experience, and we are here to guide you with both the general and technical aspects of your home journey. Should you have any questions about this process, please don’t hesitate to contact your New Home Consultant.

Our team are constantly focused on delivering an exceptional customer experience each and every time.

Note. Timeline dates are approximate, and can vary. The exact duration of each stage will depend on your individual circumstances.



Where we build

Our experienced construction team specialise in building within established and inner urban suburbs around Melbourne.

Our quality build services extend across Melbourne's North and West corridor.

Whether you're ready to build your dream home or have a few questions on where your location sits in our zone, we're here to help.



Design options

Experience luxury with our range of architecturally designed home designs which all feature market-leading luxury inclusions. Timeless and approachable thanks to the intentional layout of living spaces and natural light, these homes are built to last.

We have a number of designs options, which allow you to customise layouts to add guest bedrooms, ensuites or alfresco options. To learn more about these layouts, speak to one of our home consultants today.

It's architectural expertise that's accessible.

Take a tour.

We know life is busy, so why not explore on the move?

Using our virtual home tours, visit our architecturally designed displays from the comfort of your device.

Head to our website and take a virtual stroll through our displays without leaving the comfort of your own home. Our virtual tours allow you to gain a better understanding of each homes' layout, get a feel for our premium level inclusions and be inspired by our interior designed spaces.

Love what you see? Visit our displays or book an exclusive private appointment with a New Home Consultant today.



Experience luxury.



 @nostrahomes

 @nostrahomes

nostrahomes.com.au
or call 8331 3500

The information contained in this booklet to be used as a guide only. The booklet was completed prior to the engineering and construction of the particular home designs therefore design, engineering, dimensions, fittings and specifications are subject to change and will be specified in the final purchase and/or construction contract. The booklet includes features not supplied by Nostra Homes including without limitation landscaping, concrete driveways, fencing, water features, facade light fittings and furniture. This booklet does not constitute part of an offer or contract. Prospective purchasers should rely on their own enquiries, legal advice and the contract of sale. Please contact our office if you have any questions regarding the property.