



TOWNHOMES

PREMIUM

**INCLUSIONS,
COLOUR SELECTION
& UPGRADES**

A seamless colour selection experience.

The Nostra Homes team and I are dedicated to deliver a premium level of service at every step of your Nostra Homes journey, enhancing and maximising your home building experience.



Anthony Caruana
Founder

The Nostra difference.

Delivering architecturally inspired design and craftsmanship.



Architecturally designed homes



Dedicated Customer Service Officer



12 Months RACV Home Assist



25 Year Structural Guarantee



Carefully curated colour schemes



Trusted suppliers and construction method



Energy Efficient



All Electric homes

NOTE All colours shown in this book are a guide only. Categories and colours are indicative and can be subject to change.

Built for living™

General	
Guarantee	25 year structural guarantee
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	2740mm 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
External Cladding	
Cladding	VBA compliant cladding
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
Staircase	
Stairs	MDF treads and risers with carpet (floorplan specific)
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)

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	Undermount chrome 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.
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Inclusions.

Option 1. Mode



Timber Laminate Flooring
Light Timberlook



Carpet
Light Grey (100% Polyester)



Mineral Surface Benchtops
Kitchen, Bathroom, Ensuite
20mm Edge - Light Grey



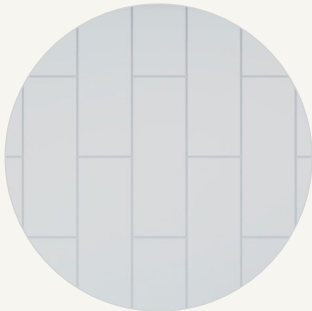
Kitchen Overhead Cabinetry
Light Timberlook



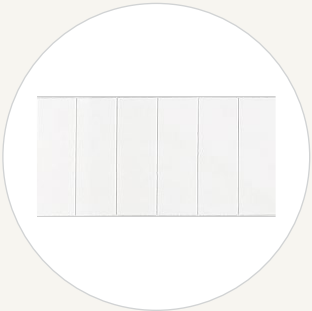
Kitchen Base Cabinetry
Light Grey



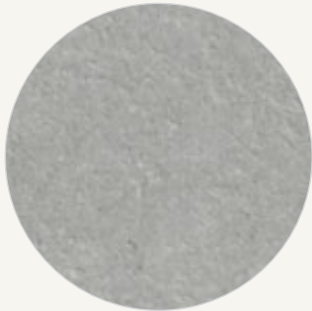
Bathroom & Ensuite Base Cabinetry
Light Timberlook



Walls Tiles
Kitchen - White (Refer to plan for sizing)



Wall Tiles
Laundry - White (Refer to plan for sizing)



Wet Area Floor & Wall Tiles
Medium Grey



Paint Colour
White



Blinds
Blockout - White

*Note. Upgrade item for Premium Spec

Mode.

A light and soothing sanctuary.



Option 1. Mode

Lofty high ceilings

Overhead cupboards including feature open shelf

LED downlights throughout

Kitchen & Dining featuring the timber look laminate flooring option.

20mm 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, and decor are not included. Overhead cupboard to fridge space is an upgrade to Premium specification. Render based on a Capri Series kitchen design.

Option 1. Mode



Designer basins & tapware

Full floating laminate cabinets

20mm mineral surface benchtop

Oversized floor tiles

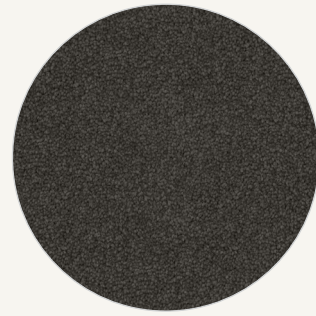
Artist Impression: Images used are for colour reference and material finish only, please refer to contract drawings. Render based on a Inverloch Series kitchen design.

Option 2. Luxe



Timber Laminate Flooring

Dark Timberlook



Carpet

Medium/Dark Grey
(100% Polyester)

Mineral Surface Benchtops
Kitchen, Bathroom, Ensuite
20mm Edge - White



Kitchen Overhead Cabinetry

Dark Timberlook

Kitchen Base Cabinetry

Light Grey



Bathroom & Ensuite Base
Cabinetry

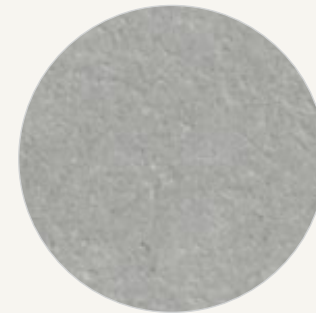
Dark Timberlook

Wall Tiles

Kitchen - White
(Refer to plan for sizing)

Wall Tiles

Laundry - White (Refer to plan for sizing)



Wet Area Floor & Wall Tiles

Medium Grey

Paint Colour
White



Blinds

Blockout - White

*Note. Upgrade item for Premium Spec

Luxe.

A moody and dramatic space.



Option 2. Luxe

Kitchen & Dining featuring the timber look laminate flooring option.

Lofty high ceilings

Overhead cupboards including feature open shelf

LED downlights throughout

20mm 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, and decor are not included. Overhead cupboard to fridge space is an upgrade to Premium specification. Render based on a Capri Series kitchen design.

Option 2. Luxe



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. Render based on a Inverloch Series kitchen design.

Standard Fittings & Fixtures.



Standard Kitchen Tapware Inclusions

01	Sink Mixer	Chrome Gooseneck Mixer
02	Sink*	Stainless Steel Undermount

Standard Bathroom, Ensuite, Powder-room Inclusions

03	Basin Mixer	Chrome Vessel Mixer
04	Basin	White Round Above Counter basin
05	Shower Outlet	Chrome Shower on Rail
06	Shower and Bath Mixer	Chrome Mixer
07	Bath Outlet	Chrome Wall Bath Outlet
08	Bath*	White Acrylic Tub
09	Vanity (Powder)	White Wall Basin
10	Toilet Suite	White Close Coupled Toilet Suite
11	Towel Rail	Chrome 600mm Double Towel Rail
12	Toilet Roll Holder	Chrome Toilet Roll Holder
13	Robe Hook Round Plate	Chrome (if applicable)

Standard Laundry Inclusions

14	Laundry Mixer	Chrome Mixer
15	Laundry Trough*	Freestanding

Standard Internal Inclusions

16	Digital Entrance Lock	Black
17	Internal Door Handle	Brushed Chrome
18	Robe/ Linen Handle	Brushed Chrome

Standard Appliance Inclusions

19	Rangehood	Stainless Steel Fisher & Paykel Concealed Undermount Rangehood
20	Cooktop	Black 600mm Fisher & Paykel Induction Cooktop
21	Oven	Black 600mm Fisher & Paykel Built-in Oven
22	Dishwasher	Stainless Steel 600mm Fisher & Paykel Underbench Dishwasher

*Freestanding bath is floorplan specific, bath/shower combo applicable to specific designs. Kitchen Sink and Laundry Trough size is floorplan specific.



TOWNHOMES

PREMIUM
UPGRADES

Option 3. Coastal



Timber Laminate Flooring

Dark Timberlook



Carpet

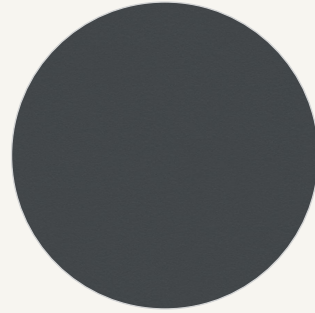
Light Grey (100% Polyester)

Mineral Surface Benchtops

Kitchen, Bathroom, Ensuite
20mm Edge - White

Wet Area Floor & Wall Tiles

Medium White



Kitchen, Bathroom, Ensuite

Dark Grey

Kitchen Overhead Cabinetry

Light Grey



Kitchen Wall Tiles

White

Laundry

White Satin Finish

Paint Colour

White



Cabinetry Handles

Cabinetry Doors & Drawers
(Includes Overhead Cabinetry)

Coastal.

A calming retreat.



Option 3. Coastal

Kitchen & Dining featuring the timber look laminate flooring option.

UPGRADE

Overhead cupboards including feature open shelf

Lofty high ceilings

LED downlights throughout

20mm 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, and decor are not included. Render based on a Capri Series kitchen design.

Option 3. Coastal

UPGRADE



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. Render based on a Inverloch Series kitchen design.

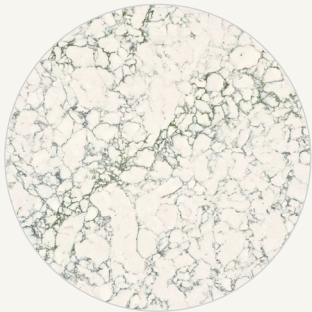
Option 4. Architecton



Engineered Timber Flooring
Light Timber



Carpet
Medium Grey



Mineral Surface Benchtops
Kitchen 40mm Edge, Bathroom & Ensuite 20mm Edge - White Veined



Kitchen Overhead Cabinetry (Rangehood area)
Nuance - Black



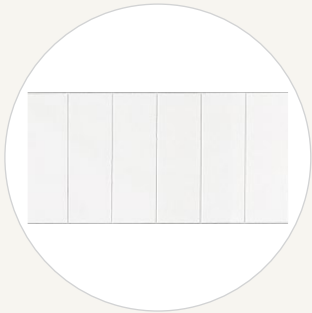
Kitchen Base Cabinetry
AbsoluteMatte - Paper Bark



Bathroom & Ensuite Base Cabinetry
Nuance - Black



Kitchen Splashback Mirror
Bronze



Laundry Wall Tiles
White (Refer to plan for sizing)



Wet Area Floor & Wall Tiles
Beige (Refer to plan for sizing)



Paint Colour
White

Note: Colour Palette only available to Premium Specification.

Modern haven of luxurious contrast.



Option 4. Architecton

UPGRADE

AbsoluteMatte® panels

Bronze mirrored splashback

40mm mineral surface benchtop

Engineered timber 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, and decor are not included. Render based on a Capri Series kitchen design.



20mm mineral surface benchtop

Oversized floor tiles

Artist Impression: Images used are for colour reference and material finish only, please refer to contract drawings. Render based on a Inverloch Series kitchen design.

Option 5. Hamptons



Timber Laminate Flooring
Oak Timberlook



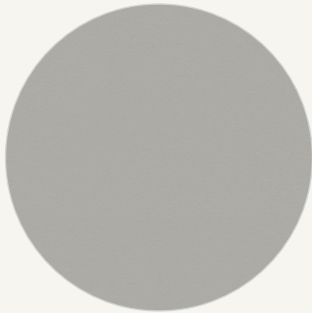
Carpet
Light Beige (100% Polyester)



Mineral Surface Benchtops
Kitchen, Bathroom, Ensuite
20mm Edge - Glacier



Wet Area Floor & Wall Tiles
Textured Travertine look



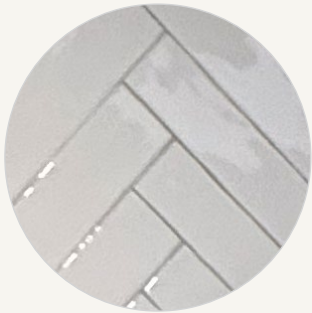
Kitchen, Bathroom, Ensuite
Pewter



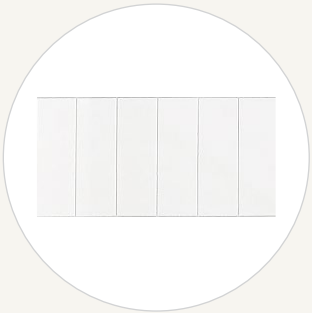
Kitchen Overhead Cabinetry
Polar White



Kitchen Splashback
Mineral Surface - Glacier



Bathroom & Ensuite
White Gloss Finish feature tile



Laundry
White Satin Finish



Bathroom and Ensuite basin
Round Inset Basin - White



Cabinetry Handles and Tapware
Brushed Nickel to Cabinetry Doors,
Drawers and Tapware
(Includes Overhead Cabinetry)



Kitchen Lighting
Chrome benchtop pendants



Option 5. Hamptons

FormWrap® Settler profile

Mineral surface splashback

20mm mineral surface benchtop

Timber laminate to main living areas

UPGRADE

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, and decor are not included. Render based on a Capri Series kitchen design.



20mm mineral surface benchtop

Oversized floor tiles

Black Interior Upgrade Pack.

01



02



03



04



05



06



07



08



09



10



11



Standard Black Kitchen Tapware Inclusions

01	Sink Mixer	Black Matte Gooseneck Mixer
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Standard Black Bathroom, Ensuite, Powder-room Inclusions

02	Shower and Bath Mixer	Black Matte Vessel Mixer
03	Basin Mixer	Black Matte Mixer
04	Bath Outlet	Black Matte Wall Bath Outlet
05	Shower Outlet	Black Matte Shower on Rail
06	Framed Shower screen	Black Matte Framed Shower Screen
07	Toilet Roll Holder	Black Matte Toilet Roll Holder
08	Towel Rail	Black Matte 600mm Double Towel Rail

Standard Black Internal Inclusions

09	Internal Door Handle	Black Matte Handle
10	Robe Hook Round Plate	Black Matte (if applicable)
11	Robe/Linen Door Handle	Black Matte Knob



Upgrade Options.

01



02



03



04



05



06



07



08



Upgrade Kitchen Options

01	Sink Mixer	Chrome/Black Flexible Hose
02	Sink Mixer	Matte Black Flexible Hose
03	Undermount Sink	Matte Black Double Bowl
04	Feature Tile	White Hexagon Mosaic tile

Upgrade Bathroom, Ensuite, Powder-room Options

05	Mirror	Pill shaped LED mirror
06	Cabinetry	Pill shaped Shaving Cabinet
07	Vanity (Powder)	White Wall Basin

Upgrade Kitchen Lighting

08	Feature Lighting	White Surface Mounted Downlight
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Premium Upgrades.

#	Item	Price (inc. Gst)	
KITCHEN/BATHROOM/PDR UPGRADES			
1	Provide 40mm mineral surface edging to kitchen bench in lieu 20mm	\$920	☐
2	Provide 40mm mineral surface edging to bathroom and ensuite in lieu 20mm	\$620	☐
3	Provide mirrored splashback to kitchen	\$1,940	☐
4	Provide overhead cupboard to kitchen in lieu of open shelf	\$960	☐
5	Provide overhead cupboard to fridge space in lieu of open space	\$1,200	☐
6	Provide black undermount sink	\$990	☐
7	Provide kitchen mosaic tiled splashback	\$850	☐
8	Provide 900mm Fisher & Paykel black appliances in lieu of standard	\$1,920	☐
9	Provide privacy snib to powder/bathroom/ensuite door handles	\$390	☐
10	Provide soap niche (400mm x 400mm) to bathroom or ensuite \$600 each Qty: Location:	\$	☐
11	Provide floor to ceiling tiles to bathroom (three walls as per floor tiles with a white tile feature wall to rear/mirror location - refer to bathroom upgrade image)	\$2,600	☐
12	Provide floor to ceiling tiles to powder (three walls as per floor tiles with a white tile feature wall to toilet wall) Note: if item 19 is also selected the feature tiled wall will appear behind the mirror.	\$1,800	☐
13	Provide floor to ceiling tiles to ensuite (three walls as per floor tiles with a white tile feature wall to rear/mirror location - refer to bathroom upgrade image)	\$2,600	☐
14	Provide semi frameless shower screens throughout	\$980	☐
15	Provide capped water point to kitchen fridge space	\$490	☐
16	Black interior pack	\$2,700	☐
17	Kitchen flexible hose sink mixer chrome or black	\$425	☐
18	LED pill shaped mirror with full tiling on wall of mirror only \$1,950 each Qty: Location:	\$	☐
19	Pill shaped shaving cabinet with continuation of tiles (refer to plans for layout) \$840 each Qty: Location:	\$	☐
INTERNAL UPGRADES			
20	Provide sliding flush panel robe door to bedroom in lieu of standard hinged to bedroom robe \$660 each Qty: Location:	\$	☐
21	Provide framed mirrored sliding robe door in lieu of standard hinged to bedroom robe \$990 each Qty: Location:	\$	☐
22	Provide fibre glass mesh flydoor to rear sliding door \$590 each Qty:	\$	☐
23	Provide KDHW timber staircase in lieu of standard (clear finish only) - floorplan specific	\$5,600	☐
24	Provide laminate benchtop and cupboard to laundry	\$1,120	☐
25	Provide tiles to living areas in lieu of timber laminate	\$1,800	☐
26	Provide tiles/floorboards to living area in lieu of carpet (plan specific refer to plan)	\$950	☐
27	Provide upgrade carpet (dark grey - 100% nylon) with 10mm carpet underlay. Note: carpet to remain light beige if Hamptons scheme is selected.	\$3,470	☐
28	Provide Belray suntube (500mm diameter) to first floor bathroom/ensuite \$1520 each Qty: Location:	\$	☐
29	Provide hinged door to master bedroom robe / ensuite (plan specific) \$590 Qty: Location:	\$	☐
30	Provide square set cornices to ground floor only	\$2,200	☐
31	Provide square set cornices to first floor only	\$2,620	☐
32	Blinds & flyscreens to all openable windows Note: blinds to sliding door only. Excludes entry door.		
	13.99 sq and under	\$2,900	☐
	14 sq and above	\$3,900	☐
	Corner allotment Note: additional upgrade for corner lot	\$800	☐
33	Provide manual sectional door to rear of garage in lieu of hinged access door (floorplan specific)	\$3,400	☐
34	Provide bedroom 4 ensuite floorplan option (option available for Lipari plan only, project specific)	\$5,950	☐
ELECTRICAL UPGRADES			
35	Provide a 32amp circuit to garage for future electric car charging point installation (includes 3 phase power upgrade and 8mm core cable)	\$2,700	☐

36	Provide alarm system (back to base system with 3 detectors)	\$1,480	○
37	Provide light/fan/heater combo in lieu of exhaust fan to bathroom and ensuite	\$480	○
38	Provide LED strip light to kitchen (under rangehood and cabinet)	\$590	○
39	Provide electrical package to home including: 10 pack of additional double powerpoints to home (locations at as per GPO upgrade standard plan), TV point to master bedroom and second living (floorplan specific), 1 additional data point, 1 additional phone point (locations as per data upgrade standard plan)	\$1,420	○
40	Provide surface mounted feature lights above island bench (x3)	\$675	○
41	Provide Excel Life light switch range throughout dwelling in lieu of standard white or black	\$660	○
42	Provide ceiling fan only to bedroom (note. downlights to remain as per electrical plan) \$590 each Qty: Location:	\$	○
43	Provide 2.5kW split system in lieu of standard electric panel heating Note: the condensers to be located externally to the ground floor in builders preferred location \$2,800 each Qty: Location:	\$	○
44	Provide an upgrade to a multi head condenser in lieu of standard (condenser per split system): multi head unit for 2 split systems (1 upgraded unit required)	\$2,800	○
	multi head unit for 3 split systems (2 upgraded units required)	\$500	○
	multi head unit for 4 split systems (3 upgraded units required)	\$500	○
	multi head unit for 5 split systems (includes unit upgrade due to number of split systems - 4 upgraded units required)	\$700	○
GAS UPGRADE			
45	Provide upgrade to gas (confirmation of gas provision to estate must be provided prior to selection. Price excludes any Government connection fees)	\$1,900	○
	Provide continuous flow gas hot water service		
	Provide 600mm Fisher & Paykel gas cooktop		
COLOUR SCHEME UPGRADE			
46	Coastal interior design scheme	\$1,990	○
	Herringbone tiled splashback to kitchen		
	Brushed stainless steel cabinetry handles		
	Provide overhead cupboard to fridge space in lieu of open space		
47	Architecton interior design scheme	\$19,900	○
	Provide engineered timber flooring		
	Provide tinted mirrored splashback to kitchen		
	Provide 40mm category 3 stone with 1 x waterfall end to kitchen (including vertical stone panels)		
	Provide 20mm category 3 stone to ensuite and bathroom		
	Provide AbsoluteMatte joinery to kitchen base cabinetry and overhead cupboard to fridge space		
	Provide WoodMatt joinery to kitchen overhead cabinetry (rangehood area), and bathroom and ensuite base cabinetry		
	Provide 300x600 porcelain floor and wall tiles to wet area		
48	Hamptons interior design scheme	\$7,500	○
	Settler profile to kitchen, bathroom and ensuite cabinets inc. overhead cupboard to fridge space		
	Pendant lights to kitchen		
	Provide 20mm category 4 stone to Kitchen, Ensuite and Bathroom		
	Stone splashback to kitchen including above the kitchen open shelf		
	600x600 floor and wall tiles		
	Brushed nickle cabinetry handles, tapware and shower screens		
	Round inset basin to bathroom and ensuite		
	Herringbone laid feature tile to bathroom and ensuite		
TOTAL		\$	
Notes:			

Your Selections.

Colour scheme:	☐ Mode ☐ Luxe ☐ Coastal ☐ Architecton ☐ Hamptons	STEP ONE
Total value of upgrade selection \$ _____		STEP TWO
Sales Consultant _____		STEP THREE
Client name/s _____		
Property address _____		
Client signature _____		
Client signature _____		
Date _____		

NOSTRA
H O M E S

Built for Living®

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