NOSTRA HOMES

TOWNHOMES

Carolina Estate, Deanside
STAGE 19 - Lots 1910 - 1914



carolina | AVID Property Group

Artist Impression

Discover the charm of townhome living in Carolina.

4 2 2

The next-generation of contemporary homes in Deanside 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 Avid Property Group to bring you a selection of stunning 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



Artist Impression

Happiness is living at Carolina.

Welcome home to Carolina an address that combines smart design, comfortable living, and the peace-of-mind in knowing exactly what you can enjoy from the day you move in.

Within moments of your front door, you could be strolling through the Grand Linear Park that seems to stretch forever or spending the day at Watergardens Shopping Centre or Caroline Springs Town Centre with their well-established specialty stores, grocers, markets, cafés and eateries, entertainment, cultural centres and more. Great schools and childcare are nearby, transport connections are smooth and convenient, and a warm community spirit weaves through every street.

Connectivity

Caroline Springs Train Station just 10 minutes away and the Western Freeway a 3-minute drive

Amenities

Just a quick 5 minute drive to Watervale Shopping Centre

Green Space

Explore a range of parks and outdoor spaces minutes from home – including Frontier Recreation Reserve, Parkway Reserve and Ridge Park – all less than 10 minutes' drive

Education

Children will be inspired to learn thanks to the host of quality public and private schools that surround you

Established Location

Just a short 7 minutes' drive, enjoy CS Square, endless walking trails and plenty of cafes and eateries

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.

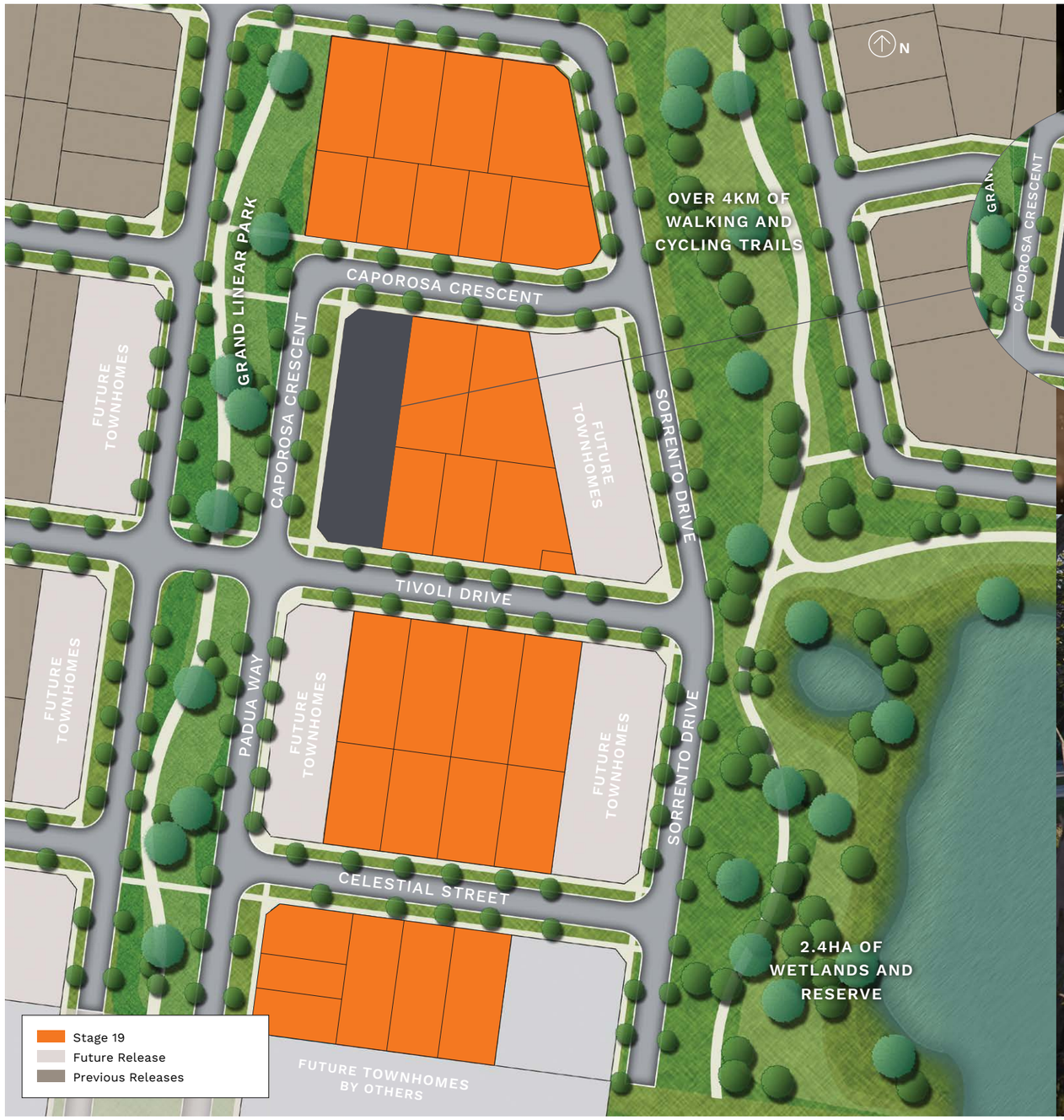


Artist Impression – Future Carolina Wetlands. Image supplied by Avid Property Group.

Welcome to the neighbourhood

Every detail of Carolina 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 Carolina home.







Artist Impression - Future Carolina Wetlands. Image supplied by Avid Property Group.

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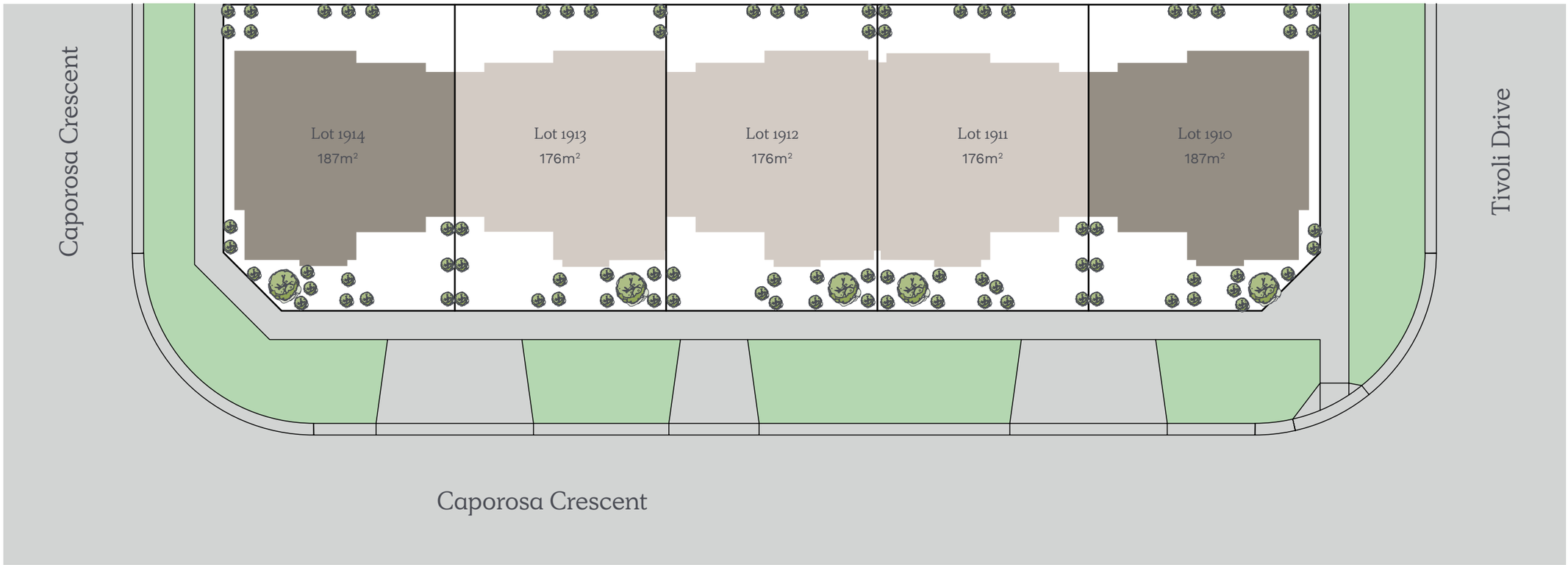


For illustrative purposes only.

N

Levanzo 19c Custom
Lot 1914
18.96sq
4 2 2

Levanzo 19 Custom
Lot 1913
19.17sq
4 2 2

Levanzo 19 Custom
Lot 1912
19.25sq
4 2 2

Levanzo 19 Custom
Lot 1911
19.10sq
4 2 2

Levanzo 19c Custom
Lot 1910
18.96sq
4 2 2



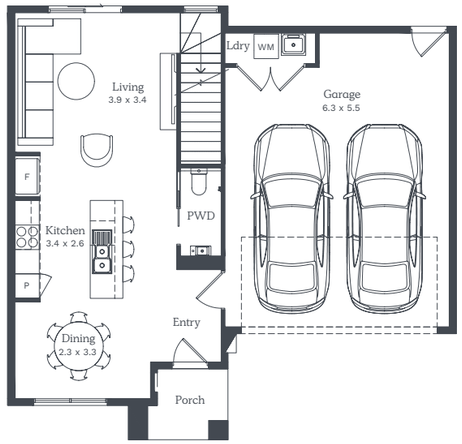
Artist Impression

Levanzo 19 Custom

4 2 2

Lot 1911, 1912, 1913

House Size 19.10sq - 19.25sq





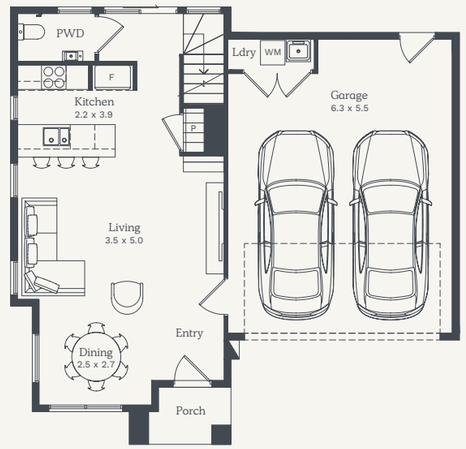
NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation, facade and final landscaping layout.

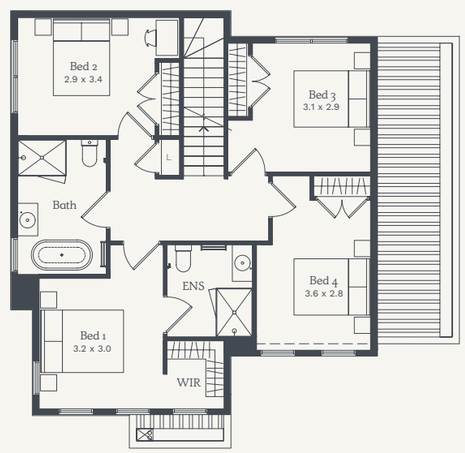
Levanzo 19c Custom

4 2 2

Lot 1910, 1914

House Size 18.96sq





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Refer to contract plans for orientation, facade and final landscaping layout.

Note: Upgraded items shown.

Inclusions

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)



Artist Impression: Images used are for colour reference and material finish only, please refer to contract drawings. Image shown includes upgrade options. Note: Overhead cupboards above fridge and decor are not included. Render based on a Capri Series kitchen design.

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.



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.

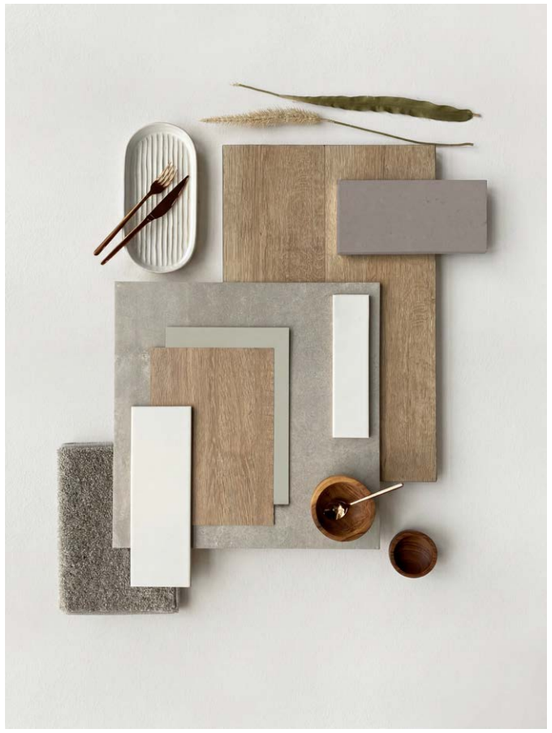
Interior styling that is easily accessible.

Your choice of five colour schemes.



Mode.

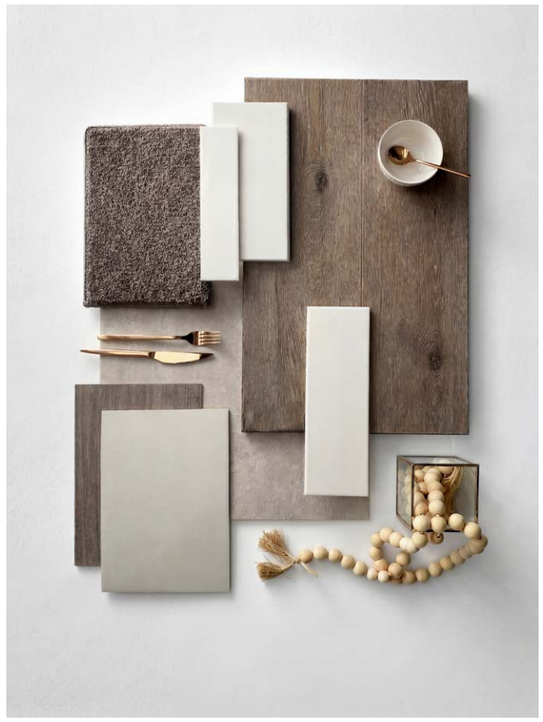
A light and soothing sanctuary.



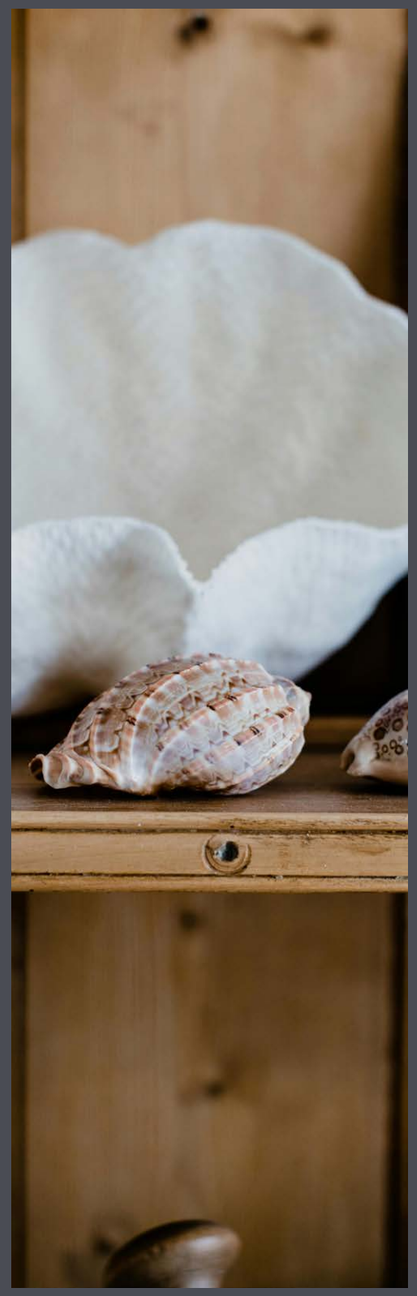


Luxe.

A moody and dramatic space.



Refined upgrades that set a new benchmark in style.

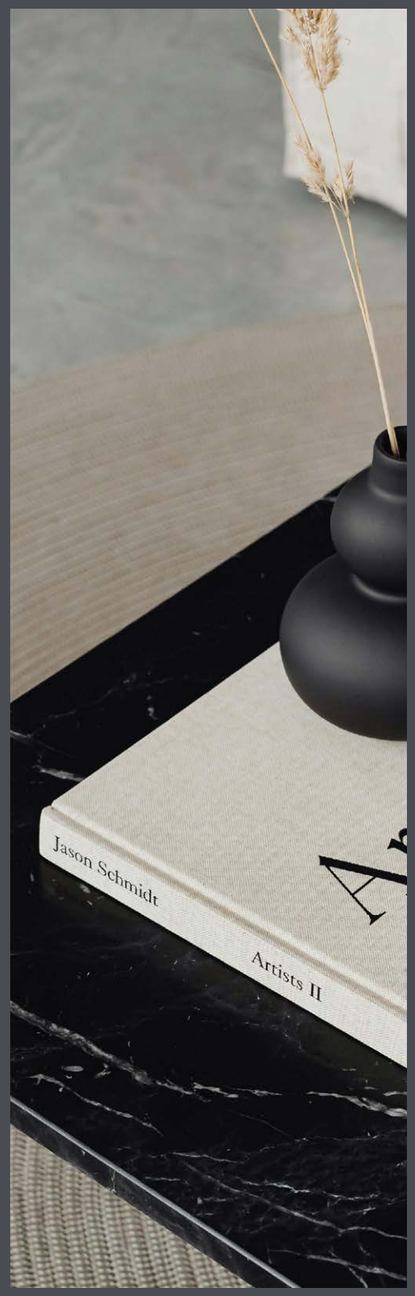


Coastal.

A calming retreat.



UPGRADE OPTION

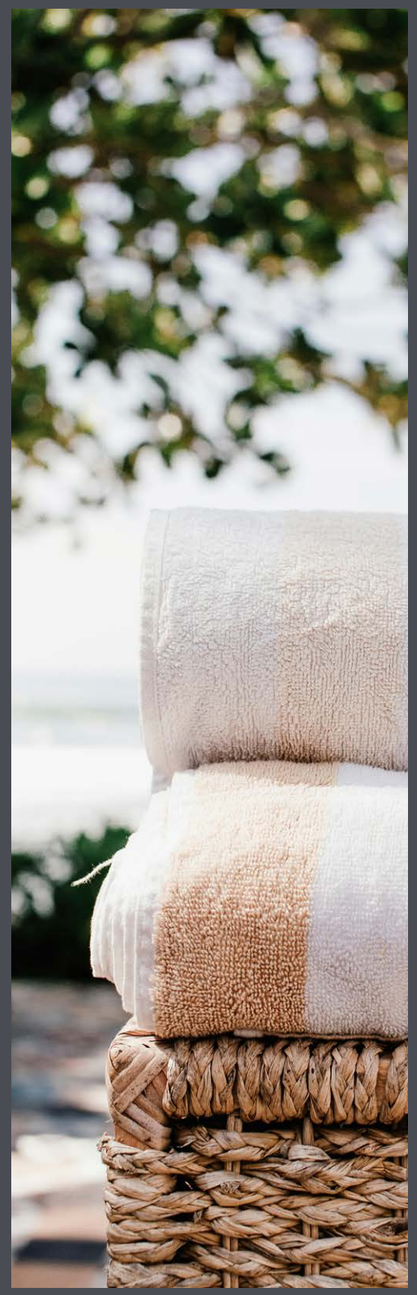


Architecton.

Modern haven of luxurious contrast.



UPGRADE OPTION



Hamptons

A calm, airy haven of effortless style.



UPGRADE OPTION



Note: Upgraded items shown.

Built by Nostra Homes, backed by trusted partnerships.

NOSTRA HOMES

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 craftmanship.

- 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

AVID Property Group

DEVELOPER

AVID Property Group (AVID) is an award winning Australian developer responsible for a diversified portfolio of residential communities. AVID creates communities that bring people together to enhance their lives and the way they live. With a passion for sustainability, AVID deliver sustainable and progressive residential communities in key growth corridors across Australia.

Our trusted suppliers.

Quality homes and strong partnerships, delivering excellence together.

caesarstone · CAROMA Made For Life · Colorbond

Dulux · FISHER & PAYKEL · Laminex

We're here to guide you on your journey to home ownership.

Build with property experts you can trust.

Proudly built and developed by

AVID Property Group | carolina | NOSTRA HOMES

House and land sold separately. Nostra Homes and Developments Pty Ltd acts as the builder of the home only. Buyers must enter into a separate contract with the land developer for the purchase and development of the land. Buyers should review the land and building contracts carefully, make their own inquiries and obtain independent advice before proceeding. Illustrations and information are intended to be indicative only and are believed to be correct at the time of publication. Nostra Homes and Developments Pty Ltd reserves the right to withdraw or alter any package at any time without notice at its absolute discretion. Estimated costs for the package are indicative only and other costs and fees are payable, including but not limited to: transfer/stamp duty, settlement/registration fees, legal/conveyancing fees, finance costs, site works, engagement of any consultants, approvals, connection for services and variations. All imagery on this brochure is for illustrative purposes only. Artist impression is for illustrative purposes only. Items depicted in these images that are excluded from the standard inclusions are included but not limited to pendent lighting, frameless shower screen and fixtures. Final drawings are subject to developer and council approval; refer to the contract documentation for further details. Nostra Homes reserves the right to amend specification and price without notice. The First Home Owners Grant is a Government incentive and is subject to change. Nostra Homes and Developments Pty Ltd. Information and other content contained within this document is believed to be accurate as at October 2026 but may change at any time without notice. No warranty or representation (implied or express) is given as to the accuracy, reliability or completeness of the information or other content contained in this document. CDB-U 48474