



TOWNHOMES

Kingsfield Estate, Sunbury
STAGE 26 - Lots 2626 - 2632



Kingsfield | **Moremac.** Inspiring Places™

Artist Impression

Discover the charm of townhome living in Kingsfield.



3



2



2

The next-generation of contemporary homes in Sunbury 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 Moremac to bring you a selection of stunning 3 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



Sunbury living, surrounded by nature.

Kingsfield brings together parks, wetlands and open space, creating a strong connection to nature at every turn. Thoughtfully planned streetscapes and quality townhomes shape a community designed to feel considered from day one. With sustainability at its core and everything within easy reach, it's a place that simply works.

The thriving and established suburb of Sunbury offers all the privileges of urban life in an idyllic country setting. Beyond a rich heritage of sprawling country estates, vineyards and homesteads dating back to the 1880's, Sunbury has an unparalleled sense of local life. Across friendly green neighbourhoods, residents wake up to a morning birdsong before heading into town for a freshly brewed coffee.



8 mins
to Sunbury Train Station



7 mins
to Sunbury Square Shopping Centre



Green Space
133ha of green space and 10 local parks



Education
1km to Goonawarra Primary School
and 3km to Sunbury College



37km
north-west of Melbourne's CBD

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.

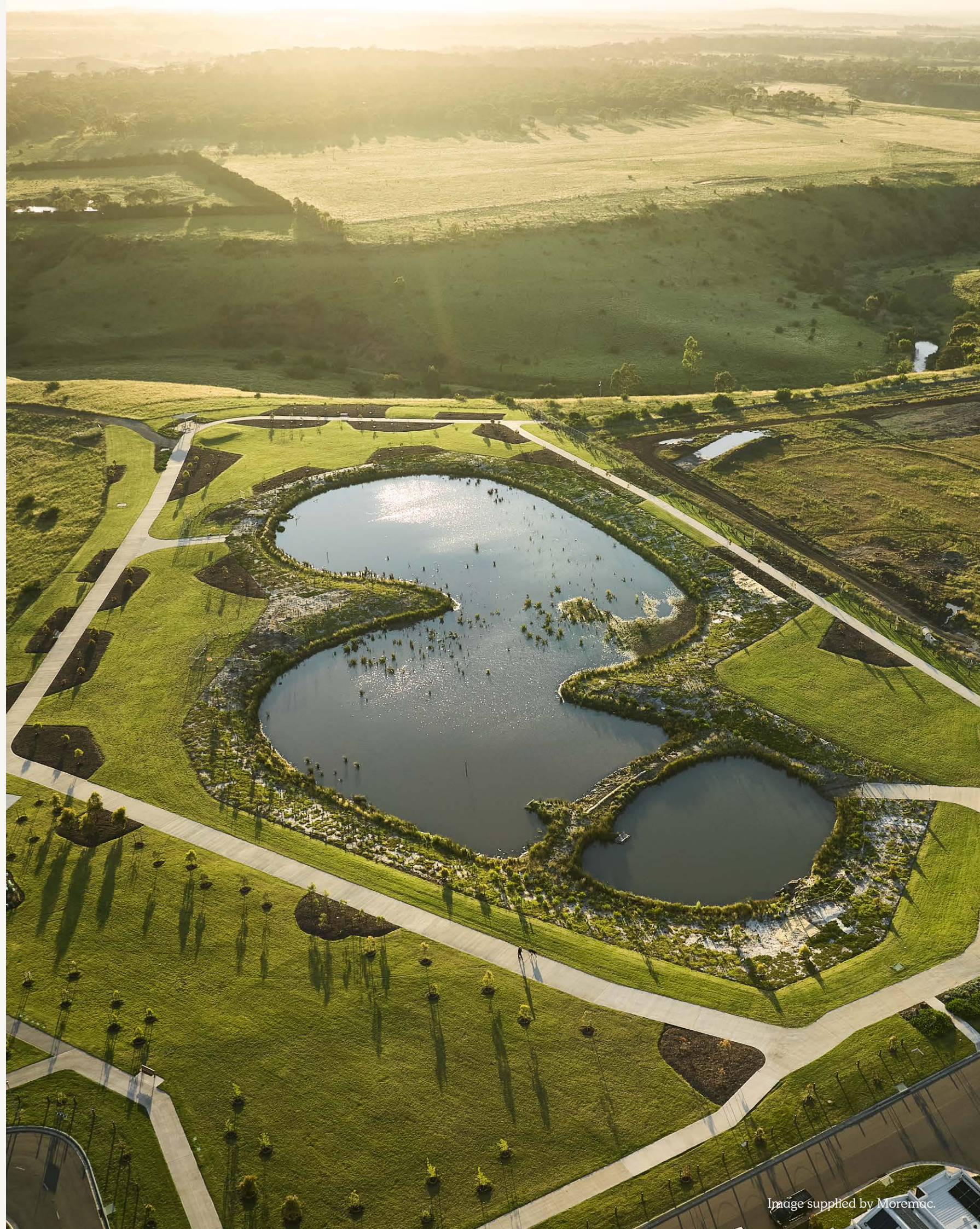


Image supplied by Moremac.

Welcome to the neighbourhood

Every detail of Kingsfield has been designed to support a lifestyle of ease and enjoyment.

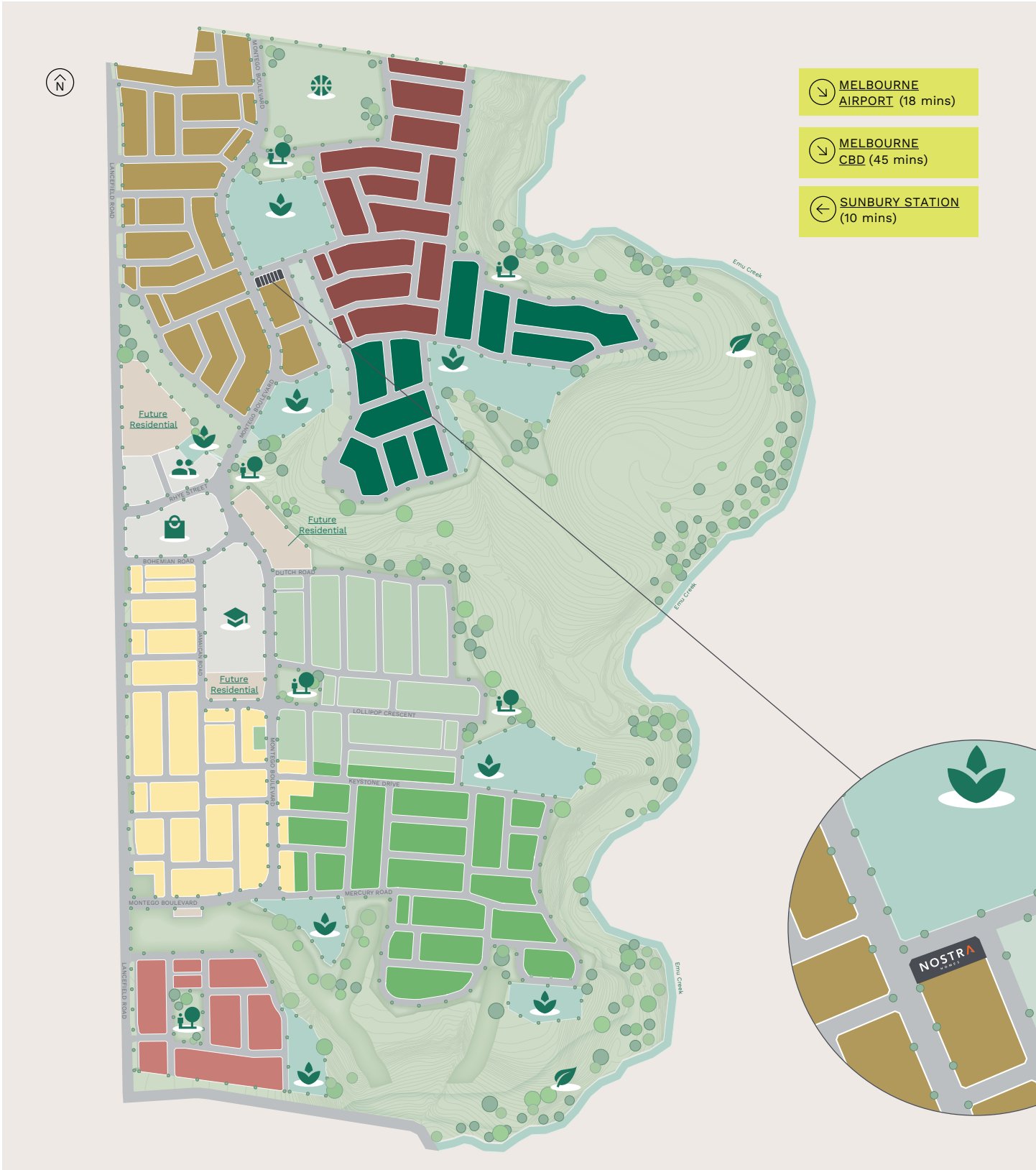
With such a great list of nearby amenities along with a functional floorplan and architectural façade, you'll love calling Kingsfield home.

Neighbourhoods

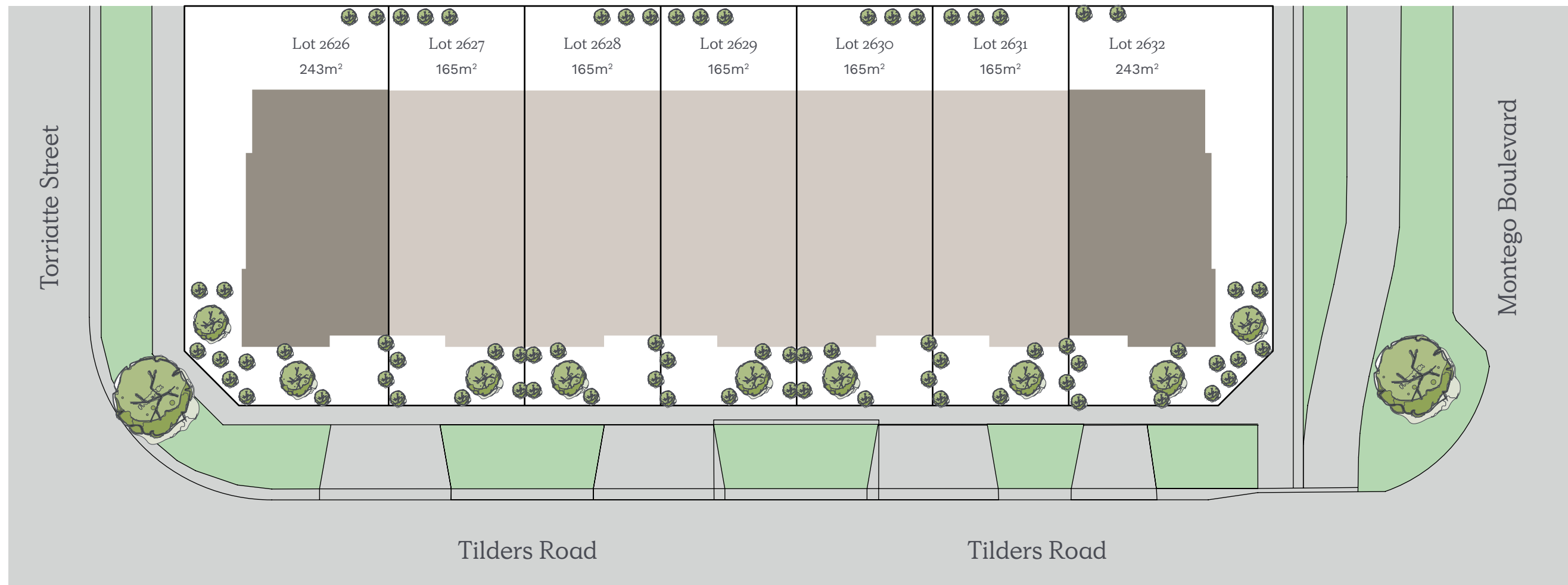
- NORTHPOINT
- BANKSIA
- PANORAMA
- ACACIA
- SALTBUSH
- CREEKSIDE
- SOUTH GULLY

Amenities

- Conservation Reserves
- Community Facilities
- Future Town Centre
- Future Primary School
- Future Local Parks
- Future Wetlands
- Future Sports Ground



While best endeavours have been used to provide information in this publication that is true and accurate, Kingsfield, its consultants, agents and related entities accept no responsibility and disclaim all liability in respect to any errors or inaccuracies it may contain. Prospective purchasers should make their own enquiries to verify the information contained herein.



For illustrative purposes only.

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Protea 19c
Lot 2626
19.45sq

  
3 2 2

Protea 19
Lot 2627
18.70sq

  
3 2 2

Protea 19
Lot 2628
18.70sq

  
3 2 2

Protea 19
Lot 2629
18.70sq

  
3 2 2

Protea 19
Lot 2630
18.70sq

  
3 2 2

Protea 19
Lot 2631
18.70sq

  
3 2 2

Protea 19c
Lot 2632
19.45sq

  
3 2 2



Protea 19

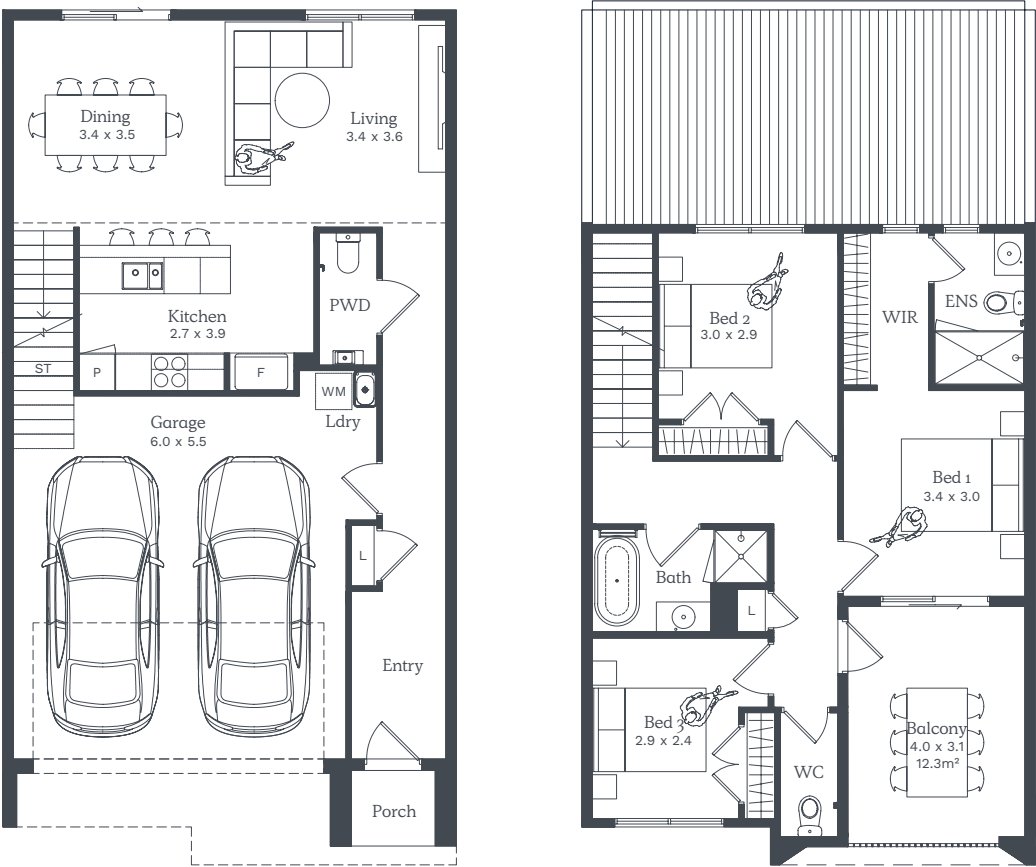
Lot 2627, 2628, 2629, 2630, 2631

House Size 18.70sq


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

Protea 19c

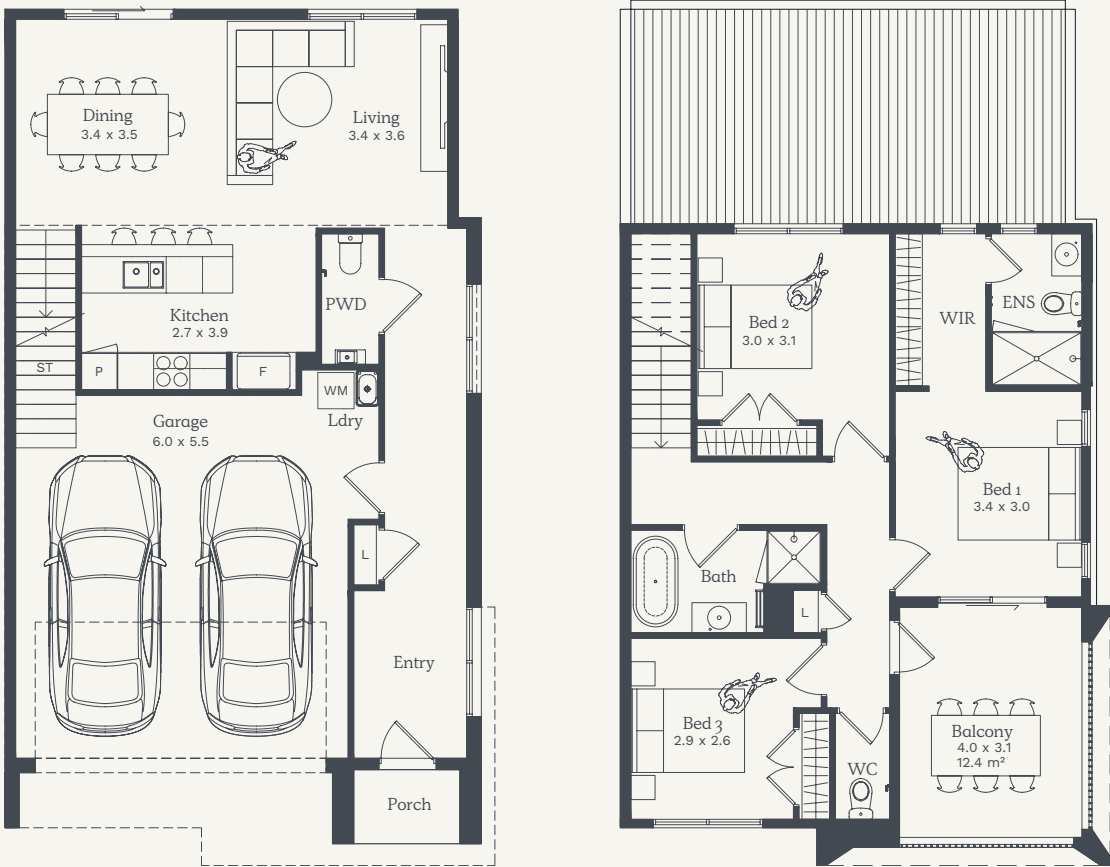
Lot 2626, 2632

House Size 19.45sq


3


2


2



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



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)



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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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.



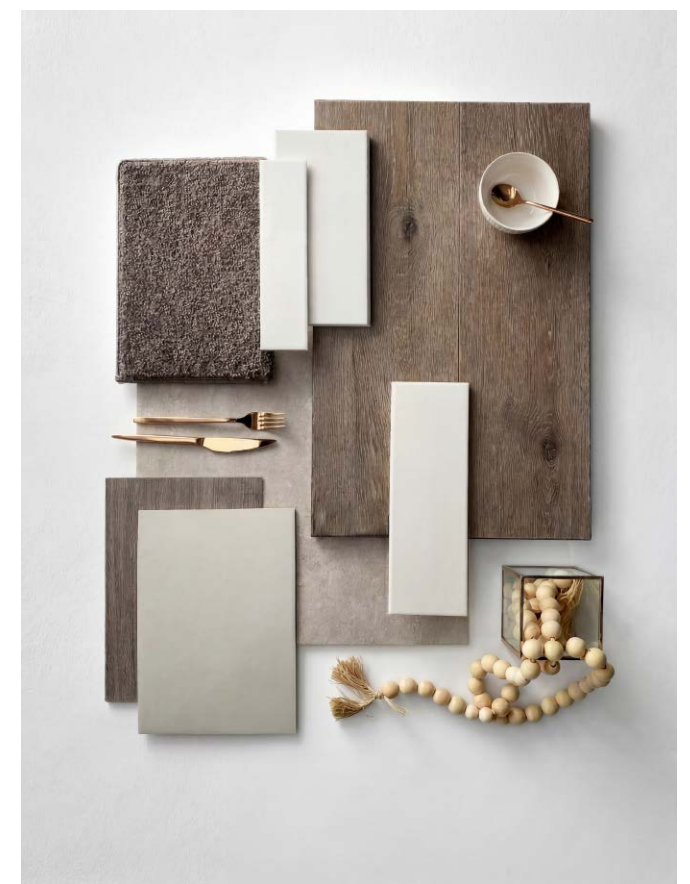
Mode.

A light and soothing sanctuary.



Luxe.

A moody and dramatic space.



Refined upgrades that set a new benchmark in style.



Coastal.

A calming retreat.

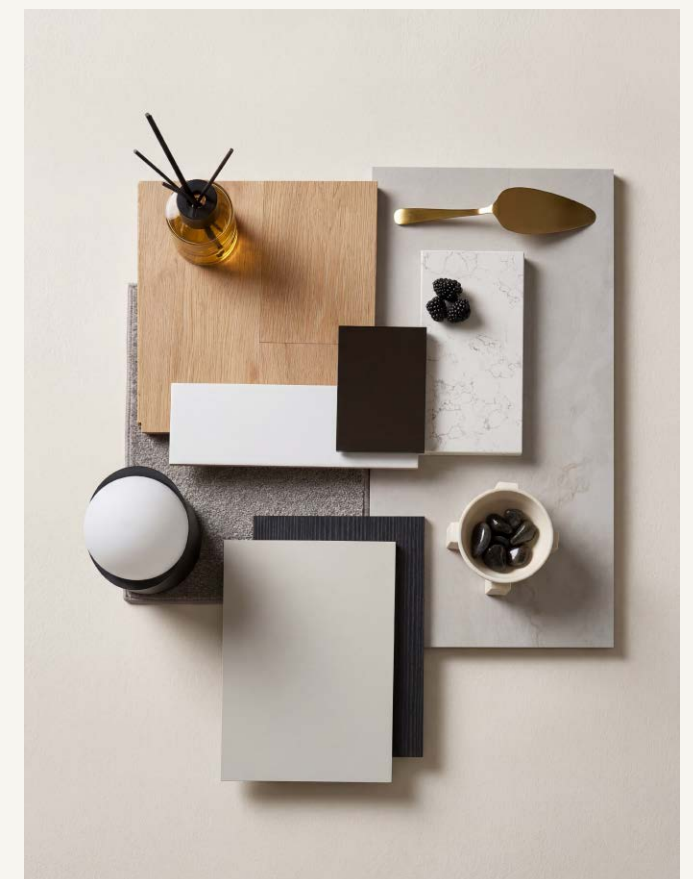


UPGRADE OPTION



Architecton.

Modern haven of luxurious contrast.



UPGRADE OPTION



Hamptons

A calm, airy haven of effortless style.



UPGRADE OPTION



Built by Nostra Homes,
backed by trusted
partnerships.



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 craftsmanship.



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>

Moremac. Inspiring Places™

DEVELOPER

Since 2010, Moremac has built a track record of successful projects from boutique infill estates to new large-scale neighbourhoods. Moremac works from a place of great respect – for the natural environment, for the local community, and for the residents who will call their new neighbourhood home. Moremac understands that every place is different, which is why they bring an open mind and an adaptable process to every project – from the structure of their partnerships to the way they develop and deliver.

Our trusted suppliers.

Quality homes and strong partnerships, delivering excellence together.



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

Build with property
experts you can trust.

Proudly built and developed by

Moremac. Inspiring Places™

Kingsfield

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 September 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