NOSTRA HOMES

TOWNHOMES

Stockland Cloverton, Kalkallo & Beveridge
STAGE 350 - Lots 35001-35010



Artist Impression

Discover the charm of townhome living in Cloverton.

3 2 2

The next-generation of contemporary homes in Kalkallo 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 Stockland 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



Artist Impression

All of life’s needs just moments away.

Located across Kalkallo and Beveridge in Melbourne’s north, Cloverton brings together established schools, childcare, shopping, parks, sporting facilities and community spaces within one growing community.

As Victoria’s largest masterplanned community, Cloverton combines everyday convenience with a long-term vision that includes a future city centre, additional employment opportunities and major infrastructure investment. Come home to a vibrant future city with every convenience at your doorstep.

Connectivity

Located approx. 40km north of the CBD, access to Donnybrook Train Station, local bus services and Hume freeway

2km

to established Kallo Town Centre, proposed major retail and future and Cloverton city centre

80+ hectares

of Cloverton conservation

Education

Home to established schools, childcare centres and healthcare services

Recreation

An extensive network of parks, playgrounds, sporting facilities and open spaces

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. Image supplied by Stockland.

Welcome to the neighbourhood

Every detail of Cloverton 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 Cloverton home.

Shopping and Amenities

Kallo Town Centre
Proposed major retail and future city centre
4 proposed neighbourhood centres
Kalkallo Community Centre
Proposed Government and civic facilities
Located 10 kilometres from Craigieburn Central shopping centre

Medical Centres

Proposed regional hospital and medical services within future city centre

Transport Connections

Melbourne CBD – 38km
Donnybrook train station
Proposed Cloverton train station
Located alongside the Hume Freeway
Future freeway interchange

Parks and Open Spaces

Parkland and playgrounds
Kalkallo Sports Reserve
Shared walking and cycle paths
80ha conservation area and Merri Creek
Proposed Bald Hill Regional Park

Early Education and Schools

Hume Anglican Grammar
Banum Warrik Primary School
Gilgai Plains Primary School
Ngayuk Secondary College & Marra Specialist School
Proposed State Primary Schools
Proposed Private Schools
Green Leaves Early Learning Centre
Proposed tertiary institution within future city centre

Sales & Information Centre

Display Village

Multiple villages planned for Cloverton

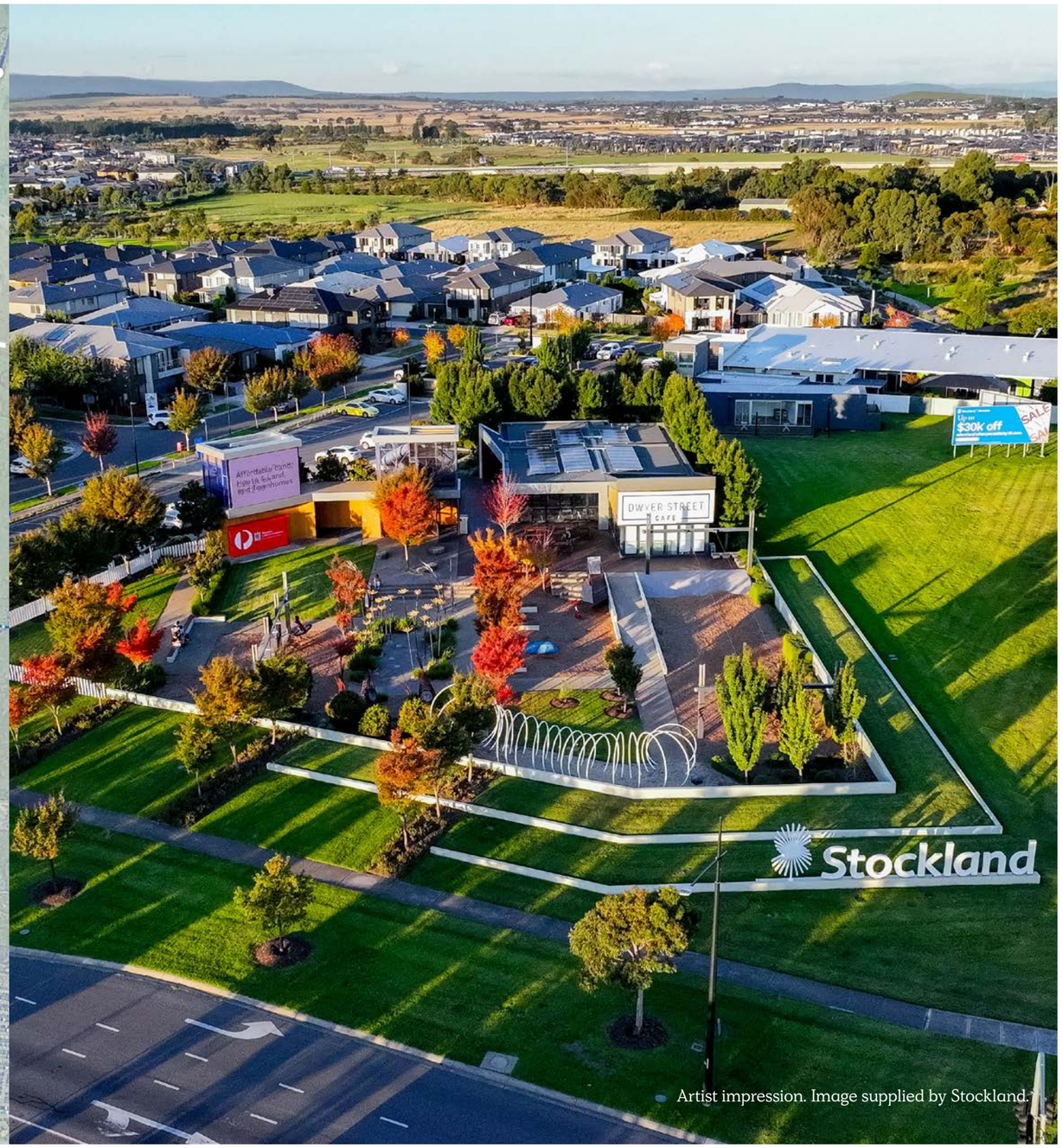
Leisure and Sporting Clubs

Future Kalkallo North Sports Reserve
Kalkallo Sports Reserve
Proposed Sports Ground

Legend

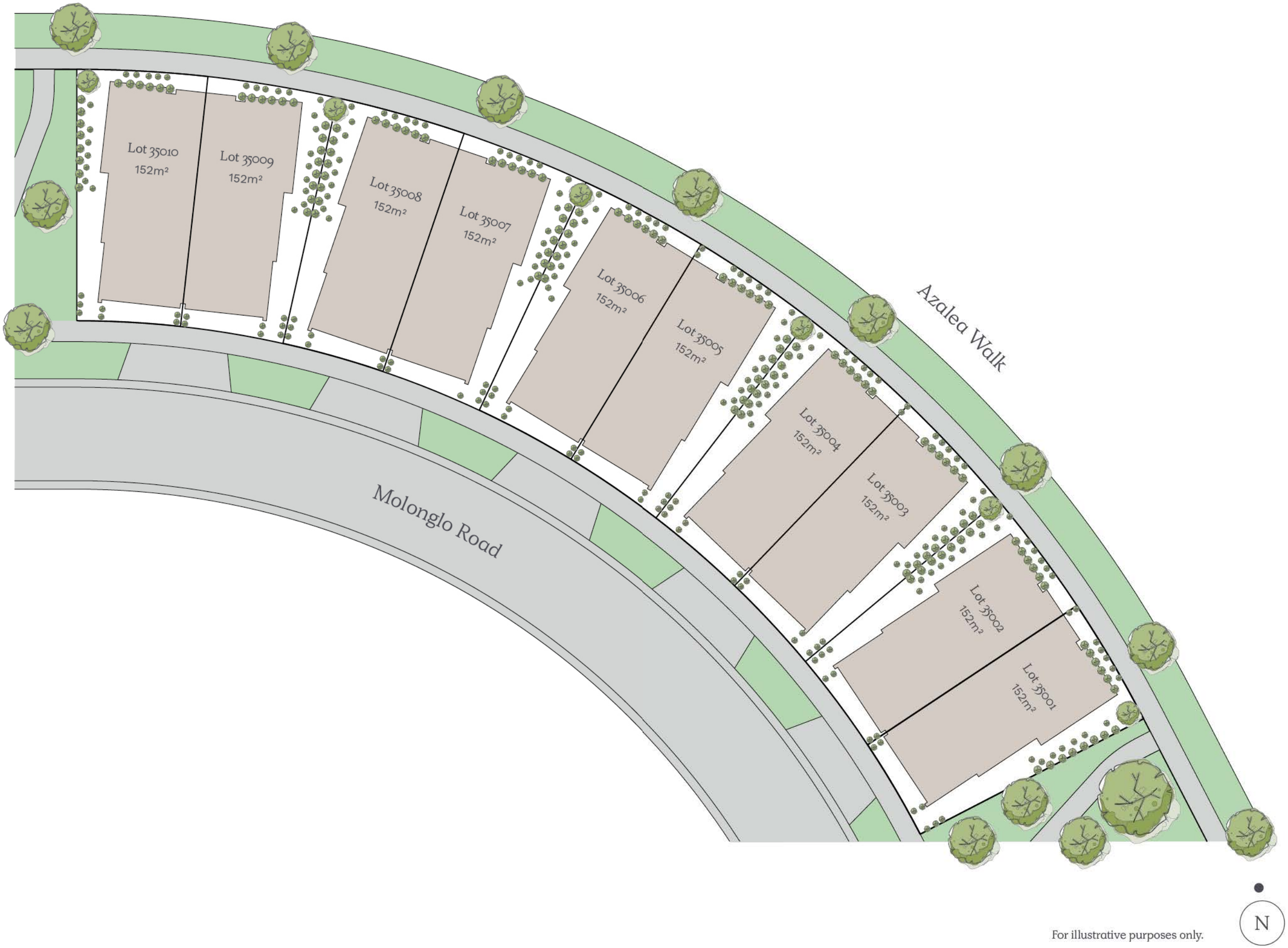
- Future Development Area
- Midtown
- Pinegrove
- Proposed Medium Density
- Proposed Retirement Living
- Proposed Stockland Halcyon
- Proposed Community Facility
- Proposed Education
- Proposed Retail/Commercial
- Proposed Mixed Use
- Beveridge Suburb Boundary
- Kalkallo Suburb Boundary





Artist impression. Image supplied by Stockland.

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For illustrative purposes only.

Monaco 20 Custom
Lot 35001
20.00sq
3 2 2

Monaco 20 Custom
Lot 35002
20.00sq
3 2 2

Monaco 20 Custom
Lot 35003
20.00sq
3 2 2

Monaco 20 Custom
Lot 35004
20.00sq
3 2 2

Monaco 20 Custom
Lot 35005
20.00sq
3 2 2

Monaco 20 Custom
Lot 35006
20.00sq
3 2 2

Monaco 20 Custom
Lot 35007
20.00sq
3 2 2

Monaco 20 Custom
Lot 35008
20.00sq
3 2 2

Monaco 20 Custom
Lot 35009
20.00sq
3 2 2

Monaco 20 Custom
Lot 35010
20.00sq
3 2 2



Artist Impression

Monaco 20 Custom

3 2 2

Lot 35001, 35002, 35003, 35004, 35005,
35006, 35007, 35008, 35009, 35010

House Size 20.00sq



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

Display home pictured. Note: Upgraded items shown.

Display home pictured. 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.



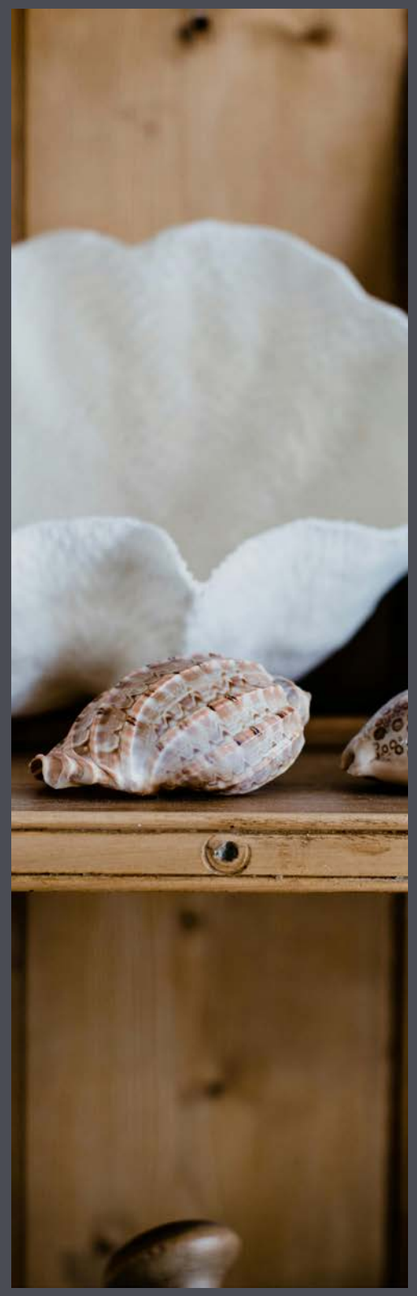


Luxe.

A moody and dramatic space.



Refined upgrades that set a new benchmark in style.

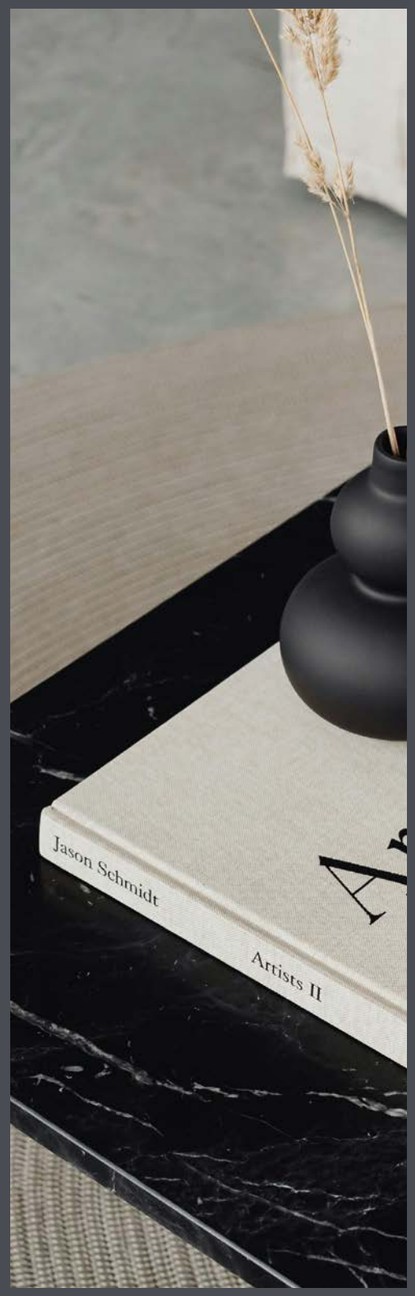


Coastal.

A calming retreat.



UPGRADE OPTION

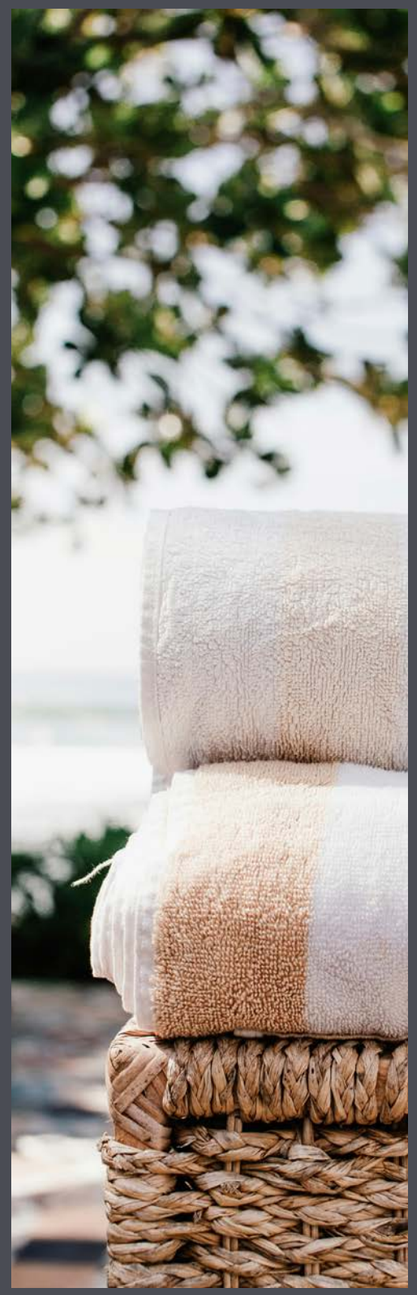


Architecton.

Modern haven of luxurious contrast.



UPGRADE OPTION



Hamptons

A calm, airy haven of effortless style.



UPGRADE OPTION



Display home pictured. 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

Stockland

DEVELOPER

For more than 70 years, Stockland have been creating and curating communities with people at the heart of the places we create.

As one of Australia's largest diversified property groups, we are building on our legacy, helping more Australians achieve the dream of home ownership and creating places and spaces full of energy, soul and life - from residential and land lease communities through to retail town centres, workplaces and logistics assets.

Better belongs here. In every community, every home and every moment.
Whether you're starting out, growing your family or planning your next chapter, discover a Stockland community where better belongs to you.

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

Stockland | Cloverton | NOSTRA HOMES

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