NOSTRA
HOMES

TOWNHOMES

Kimberley Estate, Sunbury
STAGE 3 - Lots 334 - 346



villawood properties | KIMBERLEY SUNBURY

Artist Impression

Discover the charm of townhome living in Kimberley.

3 or 4 | 2 | 1 or 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 Villawood Properties to bring you a selection of stunning 3 and 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

An idyllic new community on Sunbury's escarpment.

Live life on the stunning escarpment that overlooks Jacksons Creek Biik Wurddah Parklands, and be connected to the established, historic township of Sunbury. Have everything you need within your community including 3 schools, access to the exclusive residents' only Club Kimberley, walking distance to the future proposed Sunbury North train station and a local town centre.

In Sunbury, you don't need to wait for convenience to arrive. With a thriving, established township bursting with great places to eat and shop. Here people are passionate about their food, with coffee and fresh food to rival Melbourne's inner city. Living here you'll soon also have a long list of favourite shops, the go-to ones, and the specialty stores that catch your eye when you pass by.

Amenity

In Sunbury, you don't need to wait for convenience to arrive. With a thriving, established township bursting with great places to eat and shop. Here people are passionate about their food, with coffee and fresh food to rival Melbourne's inner city.

Club Kimberley

Access to future Residents' Only Club Kimberley.
Pools, fully-equipped gym, function space and more.
Resort-style living, just moments from home.

Green Space

Dramatic staircases take walkways to a sophisticated new level. Views are to be found around every bend. Paths meander and lead off to picturesque resting spots.

Education

3 schools within walking distance in your community, including the new Salesian College senior campus.

Location

Well-connected, Sunbury is located only 18 mins from Melbourne Tullamarine Airport, and 40 mins from Melbourne 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.



Artist's impression. Image supplied by Villawood Properties.

Welcome to the neighbourhood

Every detail of Kimberley 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 Kimberley home.





Artist's impression. Image supplied by Villawood Properties.

Information contained herein is indicative and for illustrative purposes only and is subject to change without notice. Whilst all reasonable care has been taken in providing this information, no responsibility is accepted by the vendor nor the agent for any action take in reliance thereon. Prospective purchasers should make their own enquiries to satisfy themselves on all aspects of the Kimberley community. Details herein do not constitute any representation by the vendor or the agent and are expressly excluded from any contract. Images represent an artist's impression and are used for illustrative purposes only. All maps depicted in this document are not to scale and artist impression only.



For illustrative purposes only.

N

Lipari 20c Variant
Lot 334
19.58sq
4 2 1

Lipari 14 Custom
Lot 335
14.00sq
3 2 1

Lipari 14 Custom
Lot 336
20.17sq
4 2 2

Lipari 20
Lot 337
20.20sq
4 2 2

Lipari 14 Custom
Lot 338
13.95sq
3 2 1

Lipari 20
Lot 339
20.17sq
4 2 2

Lipari 20
Lot 340
20.20sq
4 2 2

Lipari 20
Lot 341
20.17sq
4 2 2

Lipari 14 Custom
Lot 342
13.95sq
3 2 1

Lipari 20
Lot 343
20.17sq
4 2 2

Lipari 20
Lot 344
20.20sq
4 2 2

Lipari 14 Custom
Lot 345
14.00sq
3 2 1

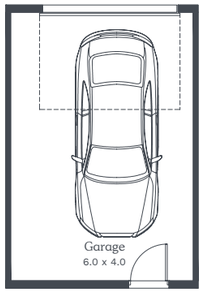
Lipari 20c Variant
Lot 346
19.39sq
4 2 1

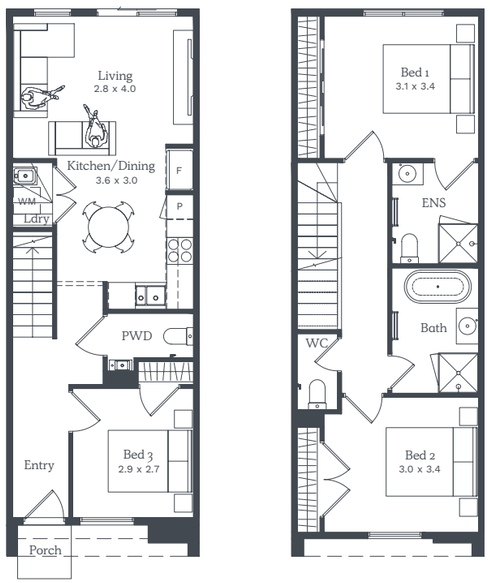
Lipari 14 Custom

3 2 1

Lot 335, 338, 342, 354

House Size 13.95-14.00sq





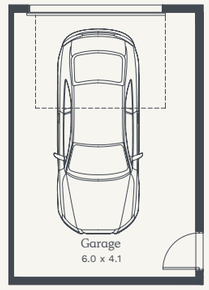
NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation, facade and final landscaping layout.

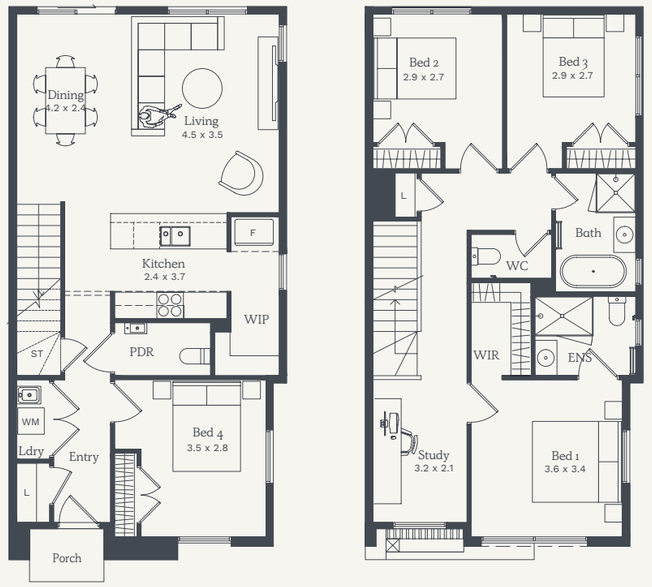
Lipari 20c Variant

4 2 1

Lot 334, 346

House Size 19.39-19.58sq





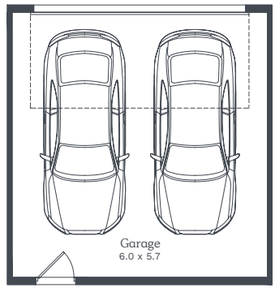
NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation, facade and final landscaping layout.

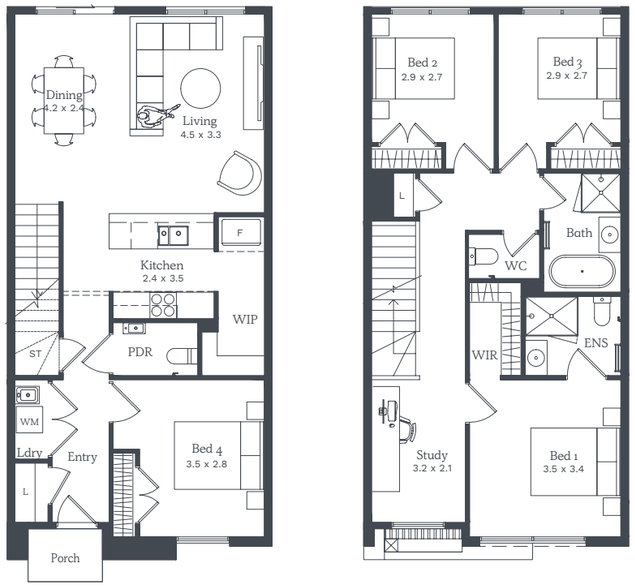
Lipari 20

4 2 2

Lot 336, 337, 339, 340, 341, 343, 344

House Size 20.17-20.20sq





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

Pictured: Lipari Design. 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.



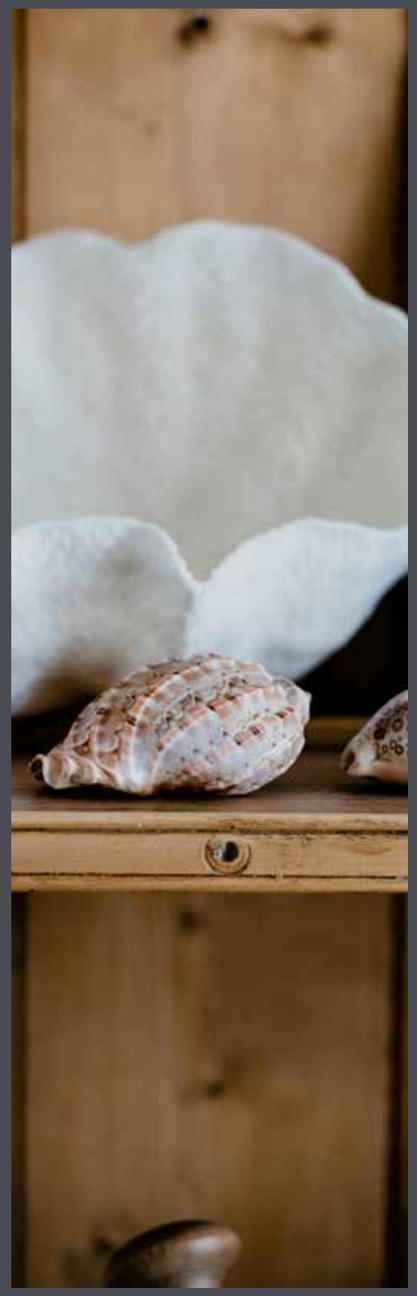


Luxe.

A moody and dramatic space.



Refined upgrades that set a new benchmark in style.

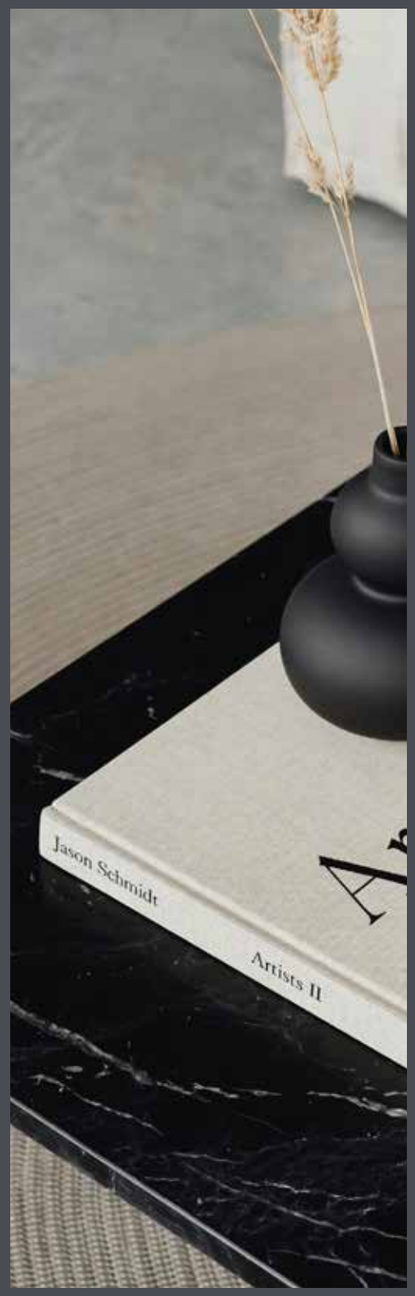


Coastal.

A calming retreat.



UPGRADE OPTION

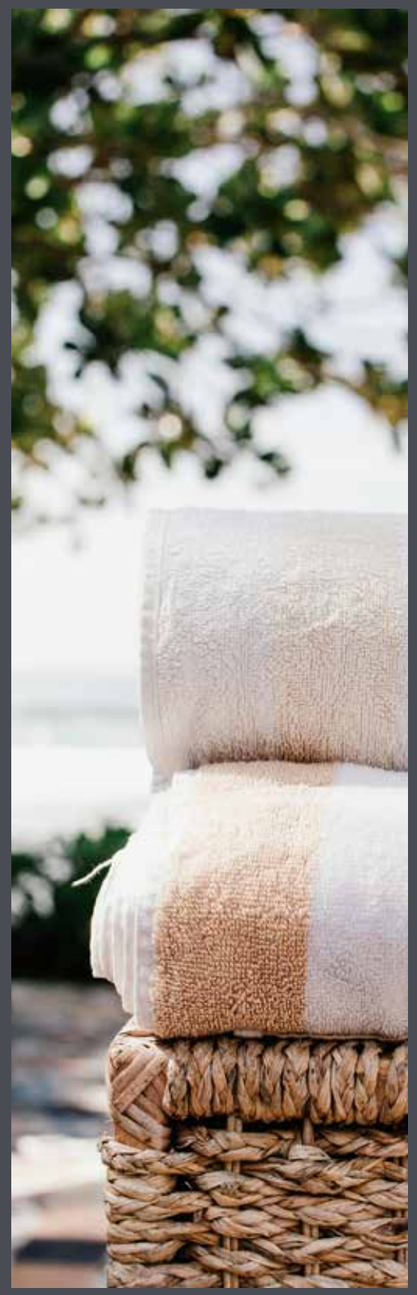


Architecton.

Modern haven of luxurious contrast.



UPGRADE OPTION



Hamptons

A calm, airy haven of effortless style.



UPGRADE OPTION



Pictured: Lipari Design. 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.

villawood properties

DEVELOPER

Villawood Properties has grown to become one of Australia's leading residential land developers. With a proven track record in delivering innovative, community-focused developments, Villawood boasts a portfolio of over 50 completed residential projects. Villawood Properties understands there is much more to creating a living, breathing community than simply constructing a housing allotment, and are committed to going that extra mile to deliver vibrant communities where residents form strong and lasting relationships.

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

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

villawood properties | KIMBERLEY SUNBURY | NOSTRA HOMES

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