

NOSTRA
HOMES

TOWNHOMES

Redefine the way you live
in Westbrook, Truganina.





126m² | Size 15sq

Lipari 15

Lot 6517 Tanglewood
Boulevard, Truganina

Inclusions

Turn-key inclusions

20mm stone benchtops throughout

Architectural facade

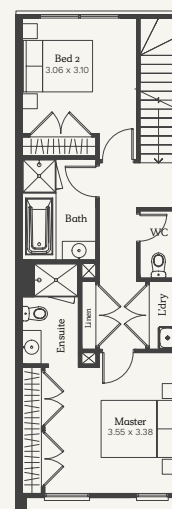
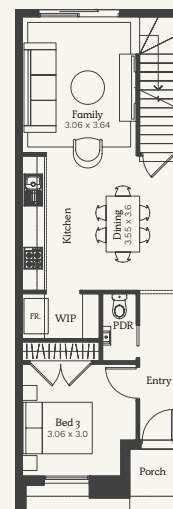
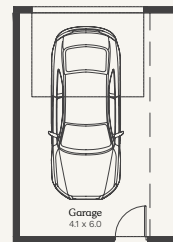
LED downlights throughout

Low maintenance landscaping

Stainless steel appliances

2590mm high ceilings to ground floor

Plus much more



For more information, please contact Ethan Playnsek | 0484 279 605

Architectural designs, built with purpose.

* Price is valid from 25.05.24 and is subject to change at anytime. Images are artist impression only and may include items not supplied by Nostra Homes. Please refer to project inclusions list for full specifications and refer to contract plans for floorplan orientation.



126m² | Size 15sq

Lipari 15

Lot 6518 Tanglewood
Boulevard, Truganina

Inclusions

Turn-key inclusions

20mm stone benchtops throughout

Architectural facade

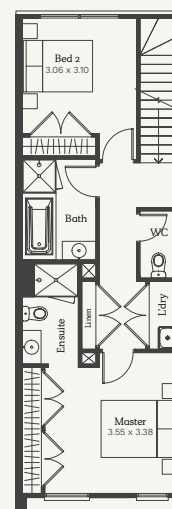
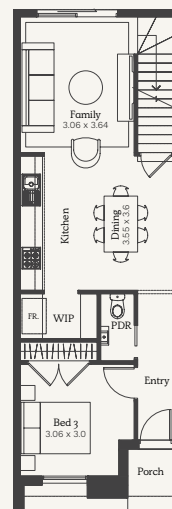
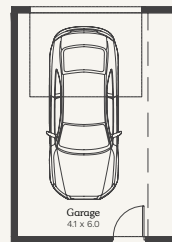
LED downlights throughout

Low maintenance landscaping

Stainless steel appliances

2590mm high ceilings to ground floor

Plus much more



For more information, please contact Ethan Playnsek | 0484 279 605

Architectural designs, built with purpose.

* Price is valid from 25.05.24 and is subject to change at anytime. Images are artist impression only and may include items not supplied by Nostra Homes. Please refer to project inclusions list for full specifications and refer to contract plans for floorplan orientation.



126m² | Size 15sq

Lipari 15

Lot 6519 Tanglewood
Boulevard, Truganina

Inclusions

Turn-key inclusions

20mm stone benchtops throughout

Architectural facade

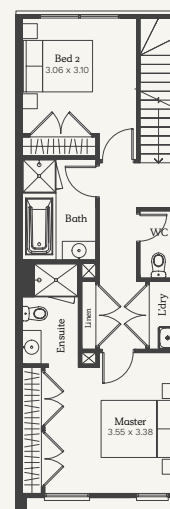
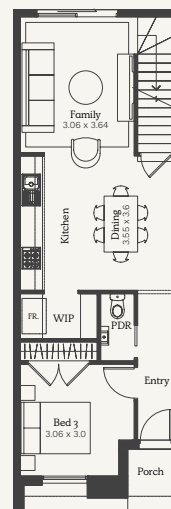
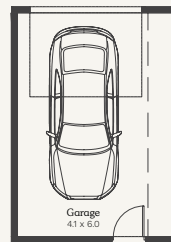
LED downlights throughout

Low maintenance landscaping

Stainless steel appliances

2590mm high ceilings to ground floor

Plus much more



For more information, please contact Ethan Playnsek | 0484 279 605

Architectural designs, built with purpose.

* Price is valid from 25.05.24 and is subject to change at anytime. Images are artist impression only and may include items not supplied by Nostra Homes. Please refer to project inclusions list for full specifications and refer to contract plans for floorplan orientation.

Park front townhomes.

Residents at Westbrook can take advantage of existing amenity and look forward to more in the near future, as the community and its surrounding areas continue to grow.

NOSTRA
HOMES

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



Siteplan.



Illustrations are indicative and should be used as a guide only.
Siting is not to scale and may differ to final built forms.



Inclusions

General	
Guarantee	25 year structural guarantee
Construction	Dwelling constructed independently

Connections	
Taps	Garden Tap
Stormwater	Stormwater drains
Sewer	Sewer drains
Utilities	Electricity, gas 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	
Double Storey	2590mm high ceilings to ground floor and 2400mm to upper levels
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 Materials	
Pitched Roof	Concrete roof tiles. Note: Certain designs are zinc flat deck specific
Flat Roof	Metal sheet roofing Fascia, gutter, downpipes and cappings

Insulation/ 6 Star	
Wrap	Sisalation wall wrap
External Walls	Wall batts to external walls
Ceiling Cavity	Insulation wool to ceiling cavity of living areas
Gas Hot Water System	Gas solar hot water unit (note: when an estate requires recycled water connection, a gas continuous flow hot water unit will be supplied)

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 (plan specific)

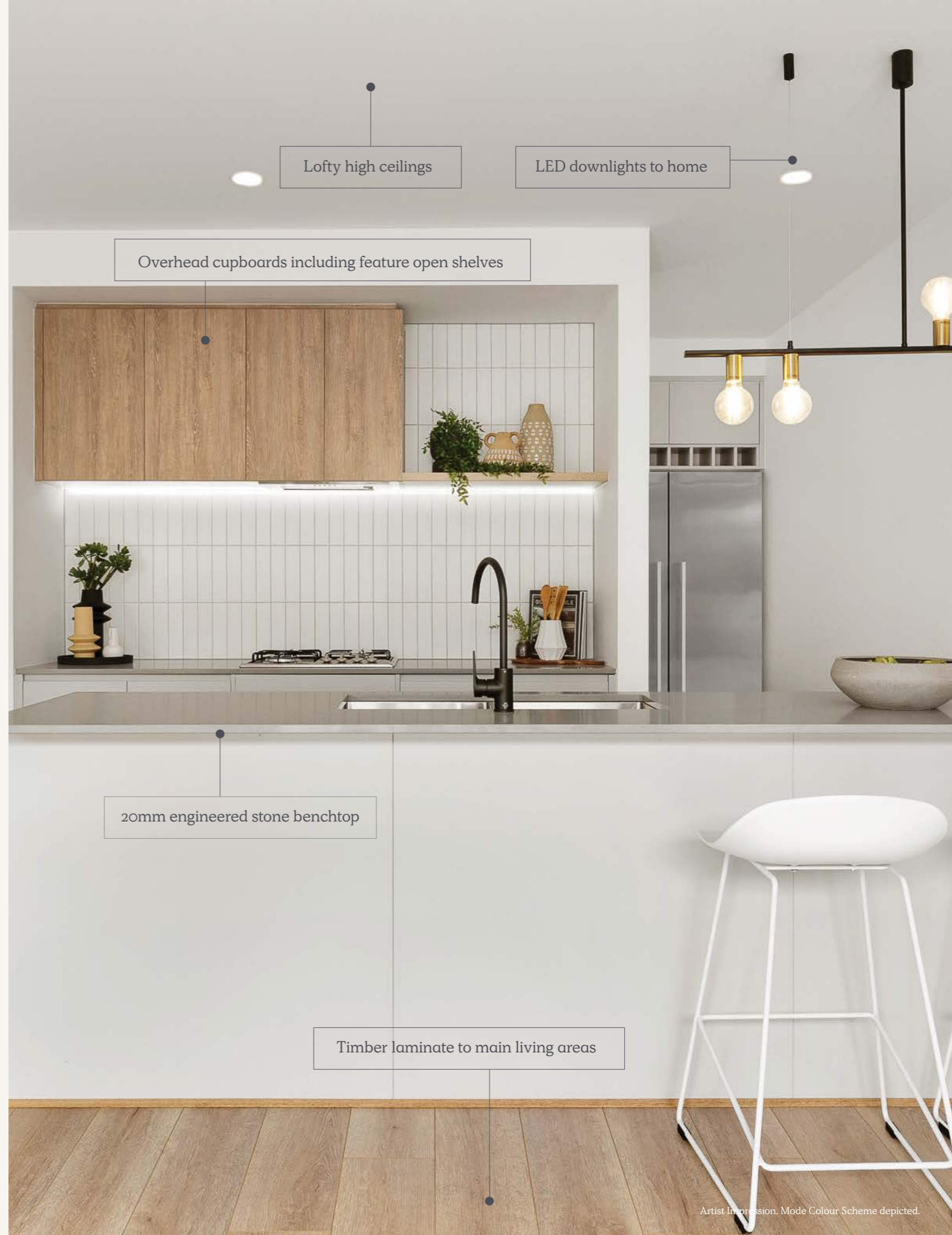
Doors/Furniture	
Entry	Solid core door with digital entrance lock
Internal	Flush panel doors with satin chrome passage handles and air cushioned door stops
Robes	Chrome knob to robe cupboards

Skirting/ Architraves	
Mouldings	67mm x 18mm Primed MDF skirting and architraves
Wet Area	Tiled Skirting 100mm to wet areas

Shelving	
Robes	x 1 melamine shelf with chrome hanging rails
Linen	x 3 melamine shelves
Pantry	x 4 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)

Heating	
Heating Panels (Flat Roof)	Heating panels to all bedrooms and living Gas ducted heating with thermostat (number of points and unit size are floorplan specific) Note: Subject to gas availability. If no gas is available, heating panels will be provided.
Ducted Heating (Pitched Roof)	



Toilets

Toilet Suite	Dual flush cisterns with Vitreous China pan
Toilet Roll	Toilet roll holders
Basin	Provide wall mounted basin with mirror to powder room (plan specific)

Bathroom and Ensuite

Cabinetry	Laminate cabinets
Benchtops	20mm edging to stone benchtops
Basin/Tapware	Vitreous china designer basins with chrome flick mixers
Bath	White acrylic bath with chrome outlet and tap set (floorplan specific)
Mirror	Polished edge mirrors (size is width of vanities)
Shower Base	Pre-formed shower base to all showers (refer to plans for size)
Shower Screen	Framed pivot door screen to all showers
Shower Outlet	Wall mounted shower on rail with chrome mixer
Towel Holder	Double towel rail holder
Handles	Designer pull handles (where applicable)

Australian Made Kitchen

Benchtops	20mm edging to stone benchtops
Doors/Drawers	Laminate panels and doors
Overhead Cupboards	Overhead cupboards above kitchen including feature open shelves
Shelving	Feature shelves above bench
Sink	Stainless steel sink with chrome mixer
Handles	Designer pull handles (where applicable)

Appliances

Oven	Bellissimo 600mm built-in oven
Cooktop	Bellissimo 600mm gas cooktop
Rangehood	Bellissimo undermount rangehood
Dishwasher	600mm stainless steel dishwasher

Laundry

Cabinetry and Sink	Stainless steel tub with cabinet and chrome mixer
---------------------------	---------------------------------------------------

Flooring

Flooring	Ceramic floor tiles or 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 and above bathtub

Paint

Ceiling	Premium 2 coat wall & 2 coat ceiling 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

(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.

Where no recycled water is available in an estate, purchasers will be provided with an all electric home with no gas appliances. This includes an electric heat pump, electric oven, electric ceramic cooktop and no provision for gas connection.



Designer basins & tapware

20mm engineered stone benchtop

Full floating laminate cabinets

Oversized floor tiles

Interior styling that is easily accessible.

Your choice of three colour schemes.



Mode.

A light and soothing sanctuary.



Luxe.

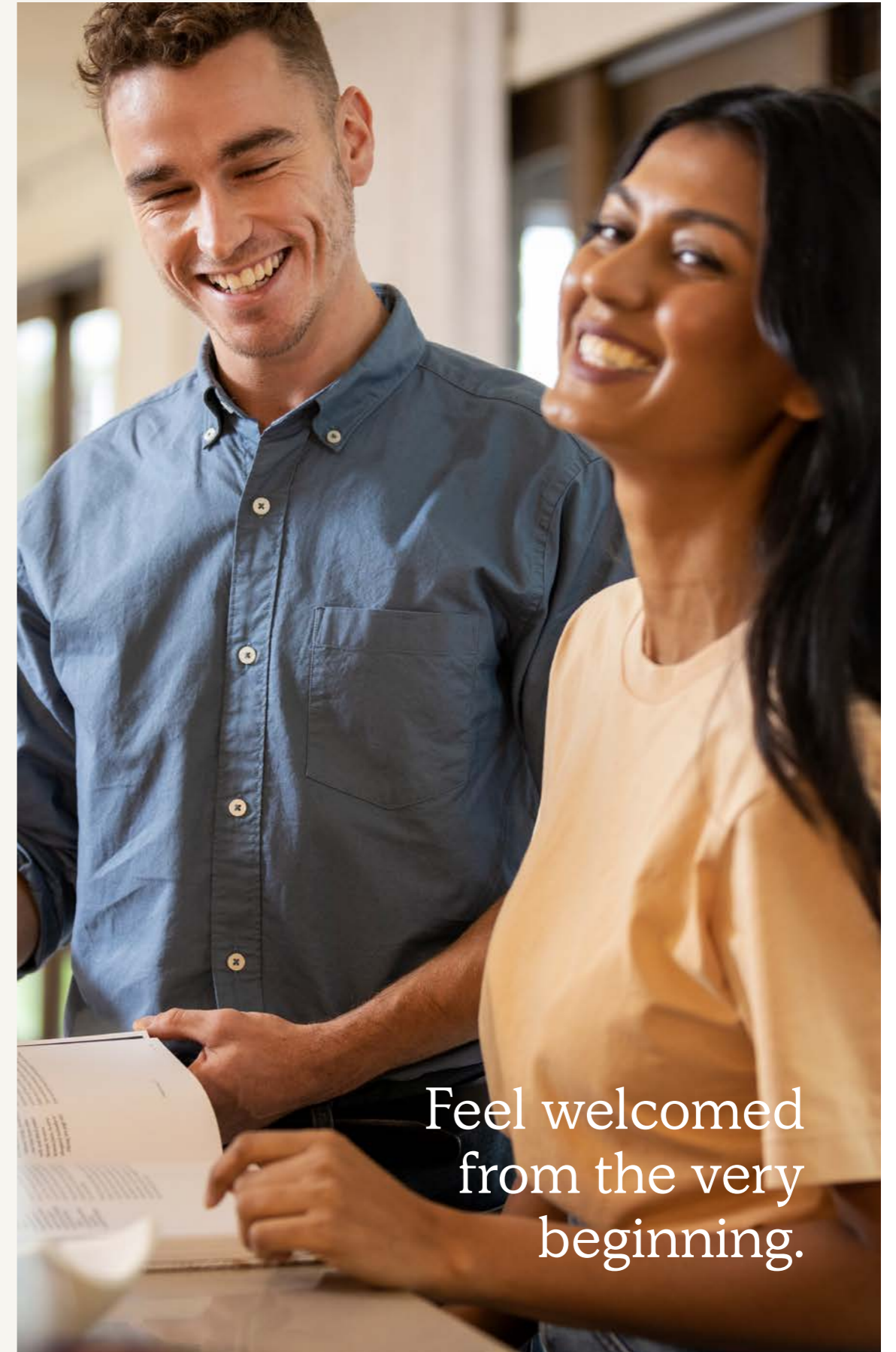
A moody and dramatic space.





Coastal.

A calming retreat.



Feel welcomed
from the very
beginning.

Nostra Homes' point of difference.

Motivated to deliver architecturally inspired design and craftsmanship.



Architecturally designed homes



Dedicated Customer Service Officer



12 Months RACV Home Assist*

25

25 Year Structural Guarantee*



Carefully curated colour schemes



Trusted suppliers and construction method



Energy Efficient

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>

A strong partnership, delivering excellence together.

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.



DEVELOPER

The Dennis Family Corporation has a proud history of creating communities and homes where families can grow and prosper. We are active in land development, master planned communities, home building, and commercial property in Victoria and South East Queensland.

Since the company was founded in 1960 by Bert Dennis, the Dennis Family Corporation has continued to grow and diversify while maintaining a long-term focus. As a private family-owned and operated business, our values mean everything to us – Honesty & Integrity, Passion, Caring, Vision and Quality.

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



Ethan Playnsek
Townhome Sales Consultant

0427 875 118
ethanp@nostrapg.com.au

Build with property experts you can trust.

Proudly built and developed by

NOSTRA
HOMES



Statements in relation to inclusions, specifications, pricing or other information relating to the construction of dwellings have been supplied by Nostra Homes. To the extent permitted by law, the Developer takes no responsibility for the accuracy, currency, reliability or correctness of such statements. This document is not a contract and is not binding. All land purchases at Westbrook must be made directly through the Land Sales Centre in person or via an online appointment. Offers to purchase any Westbrook land advertised by, or offered through, unauthorised third parties will not be accepted by the vendor. For the avoidance of doubt, the vendor will accept only contracts issued by the Westbrook Land Sales Centre to person(s) named on the Deposit Notification Form on terms acceptable to the vendor, and those contracts must have been signed by the purchaser in person at our Land Sales Centre or online via an e-contract. The vendor reserves the right to amend any offers to treat or to withdraw properties from sale at any time prior to contract execution. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice. The information contained in this promotional material, including statements, figures, images, and representations are indicative only, are current on the date of publication, and may change without notice. Actual lots, stages, facilities, amenities, infrastructure, and their configuration are subject to statutory approval and may change. Amenities may not be owned or managed by the Developer and outcomes may be subject to delays in implementation or statutory/development/planning approvals outside the Developer's control. DFC (Westbrook) Pty Ltd is the project manager for the Westbrook estate. The 'Westbrook' name and logo are registered trademarks used under licence © 2024. Geographical restrictions apply CDB-U 48474.

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 pendant lighting, frameless shower screen, freestanding bath, finger-pull cabinetry 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 2023 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.