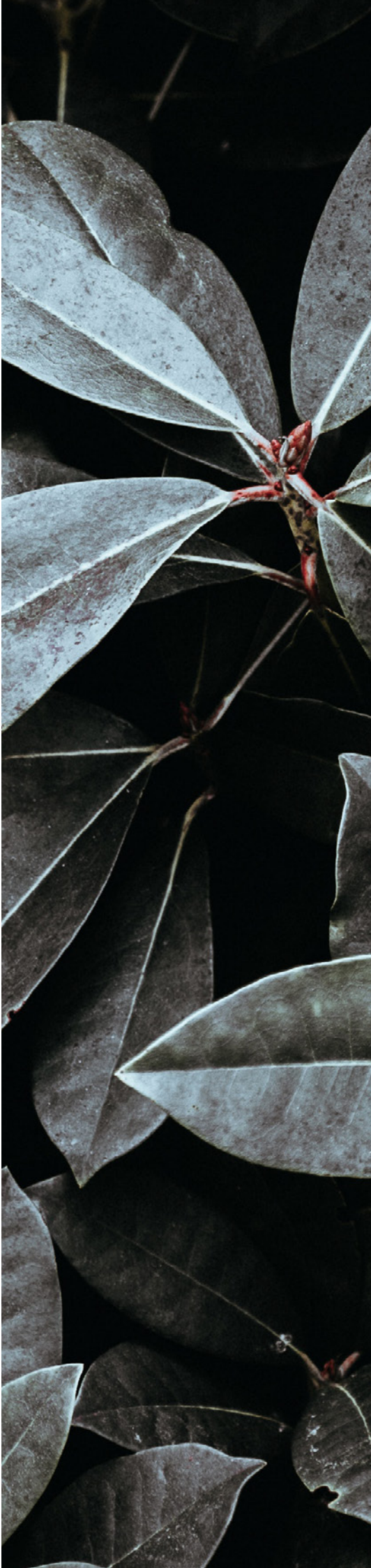


CONTEMPORARY LIVING

BY **NOSTRA**

INCLUSIONS & COLOUR SELECTION





Built for living.

Contemporary Living by Nostra has been created to make your home buying journey easy, convenient and fun!

THE NOSTRA DIFFERENCE:

- ✓ Architecturally designed homes
- ✓ Building contracts within 7 days of deposit
- ✓ Dedicated Customer Service Officer
- ✓ 12 Months RACV Home Assist
- ✓ 25 Year Structural Guarantee
- ✓ Colour options selected by Interior Designer
- ✓ High quality products and construction method

NOTE All colours shown in this book are a guide only. Categories and colours are indicative and can be subject to change.

A SIMPLE PROCESS.



1.

CHOOSE YOUR HOME,
COLOURS AND UPGRADES
AND PAY YOUR INITIAL
DEPOSITS

1. \$3,000 build deposit
2. \$1,000 land deposit



2.

SIGN CONTRACTS AND PAY
FULL DEPOSITS

1. Build contract: balance of 5% deposit
2. Land contract: balance of 5% or 10% deposit (project specific)



3.

WELCOME TO NOSTRA

1. Nostra Customer Care Manager will contact you



4.

BUILDING PERIOD

1. Construction of your new build takes place



5.

COMPLETION & MOVING IN!

1. 25 Year Structural Guarantee
2. RACV Home Assist FREE for 12 months

YOUR STANDARD INCLUSIONS

GENERAL

- ▶ 25 year structural guarantee
- ▶ Dwelling constructed independently

CONNECTIONS

- ▶ Garden taps/front and rear
- ▶ Stormwater drains
- ▶ Sewer drains
- ▶ Electricity, gas and water connections
- ▶ Fibre optic wiring - up to 2 data points to home for television, data and phone-points to central garage point (does not include installation of Hub or final connections)
- ▶ All connections exclude consumer connection fees and utility account opening fees

FOUNDATIONS

- ▶ Fixed site costs (rock Included and retaining walls if required for permits and certificate of occupancy only - not landscaping)
- ▶ Engineered minimum 25mpa concrete slab

FRAMING

- ▶ Stabilised pine (MGP10) wall frames with LVL lintels and beams
- ▶ Engineered designed roof trusses

CEILINGS

- ▶ 2590mm height for single storey and ground floor of double storey designs with 2400mm for upper levels
- ▶ 90mm cove cornice throughout

WINDOWS

- ▶ Aluminium windows with clear glazing
- ▶ Keyed locks to all windows
- ▶ Flyscreens to all openable windows
- ▶ Holland blinds to all windows (excludes doors)

FACADE

- ▶ Facade as noted in approved architectural drawings

EXTERNAL CLADDING

- ▶ VBA compliant cladding

ROOF PLUMBING/TILES

- ▶ COLORBOND fascia, gutter, downpipes and cappings with concrete roof tiles
- Note: Certain designs are zinc flat deck specific

INSULATION/6 STAR

- ▶ Sisalation wall wrap
- ▶ R1.5 wall batts to external walls
- ▶ R2.5 insulation wool to ceiling cavity of living areas
- ▶ Gas solar hot water unit (note: when an estate requires recycled water connection a Gas continuous flow hot water unit will be supplied)

GARAGE

- ▶ Panel lift COLORBOND Garage door

STAIRS

- ▶ Half height plastered wall Balustrade
- ▶ MDF treads and risers with carpet (plan specific)

DOORS/FURNITURE

- ▶ Entry: 2040mm x 820mm solid core door with trilock entrance set
- ▶ Internal: 2040mm high flush panel doors with Gainsborough (brushed chrome) passage handles and air cushioned door stops
- ▶ Chrome knob to robe cupboards

SKIRTING/ARCHITRAVES

- ▶ 67mm x 18mm primed MDF skirting and architraves
- ▶ Tiled skirting 100mm to wet areas

SHELVING

- ▶ Robes: x 1 shelf with chrome hanging rails
- ▶ Pantry: x 4 shelves
- ▶ Linen: x 3 shelves

ELECTRICAL

- ▶ Safety switches (residual current devices)
- ▶ Direct wired smoke detectors
- ▶ Batten holders throughout
- ▶ 1 x rear flood light
- ▶ Exhaust fans to areas with no openable window
- ▶ 1 x double powerpoint to each room (refer to electrical Plans)
- ▶ 1 x television and phone point (refer to electrical Plans)

HEATING AND COOLING

Flat roof design (refer to project plans)

- ▶ Heating panels to all bedrooms and main living area

Pitched roof design (refer to project plans)

- ▶ Gas ducted heating with thermostat (number of points and unit size are floor plan specific)

TOILETS

- ▶ Dual flush cisterns with vitreous china pan
- ▶ Toilet roll holders

BATHROOM/ENSUITE

- ▶ Full floating laminate cabinets and benchtops
- ▶ Vitreous china designer basins with chrome flick mixers
- ▶ White acrylic bath tub with chrome outlet and tap set with shower head and shower screen (floor plan specific)
- ▶ Polished edge mirrors (size is width of vanities x 950mm high)
- ▶ Pre-formed shower base to all showers (refer to plans for size)
- ▶ Framed pivot door screen to all showers
- ▶ Wall mounted shower on rail with chrome mixer
- ▶ Double towel rail holder
- ▶ Designer pull handles

KITCHEN

- ▶ Australian made kitchen
- ▶ Laminate panels and doors and benchtops
- ▶ Feature shelves above bench
- ▶ Double end bowl stainless steel sink with chrome mixer
- ▶ Designer pull handles

APPLIANCES

- ▶ 600mm stainless steel Technika:
 - ▶ Built-in oven
 - ▶ Gas cooktop
 - ▶ Concealed undermount rangehood
 - ▶ Dishwasher

LAUNDRY

- ▶ 45L stainless steel tub with metal cabinet and chrome mixer

FLOOR COVERINGS

- ▶ Ceramic floor tiles (450mm x 450mm) or timber laminate (please refer to standard floor plan for locations)
- ▶ Ceramic floor tiles (450mm x 450mm) to bathroom, toilet, ensuite and laundry
- ▶ Carpet to remainder (refer to standard plans)

WALL TILES

Ceramic wall tiles to:

- ▶ Above kitchen bench including behind feature shelving
- ▶ 2000mm to shower walls
- ▶ Bath edge to floor
- ▶ 400mm above bathtub

PAINT

- ▶ Dulux 2 coat washable low sheen acrylic to all walls
- ▶ Dulux 2 coat flat acrylic to all ceilings
- ▶ High gloss enamel to all interior wood work and doors
- ▶ Dulux weather shield to all exterior woodwork

EXTERNAL

- ▶ Concrete driveway (as per plan)
- ▶ Full front and rear landscaping with drought resistant plants with pebbles and mulch
- ▶ Fencing to all boundaries to developers requirements including wing gate where required (refer to plans)
- ▶ Letterbox
- ▶ Clothesline (All external works to builders discretion)

INCLUDED AT WILLIAMS WALK AT NO EXTRA CHARGE

- ☑ 20mm stone to kitchen, bathroom and ensuite
- ☑ LED downlights to main living areas
- ☑ Garage Door Remote (x3) and Motor to Panel Lift

Live contemporary with our town living range.

CONTEMPORARY LIVING BY NOSTRA



STEP 1

Choose your
colour palette.
Mode or Luxe?



MODE STANDARD INCLUSIONS.

Standard Internal Inclusions



Floor Tiles
Belga Grey Glazed Porcelain
450x450mm



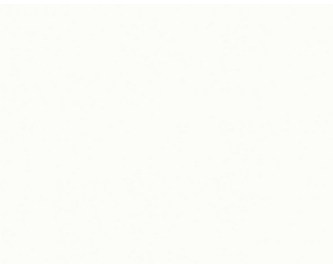
Timber Laminate Flooring
Aquatic Range - Seashell
1210x196x8mm



Carpet
Balance - Barmah



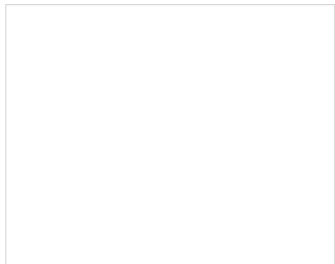
Stone Benchtops
Kitchen, Bathroom & Ensuite
20mm Edge - Raven



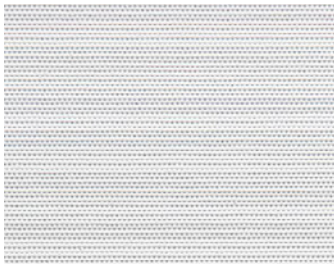
Kitchen Base Cabinetry
Polar White - Natural Finish



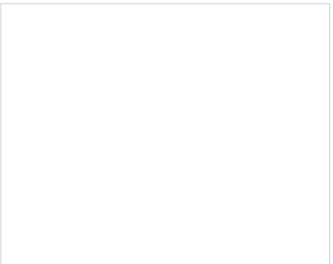
Bathroom & Ensuite Base Cabinetry
Rural Oak - Natural Finish



Kitchen, Laundry, Bathroom & Ensuite Wall Tiles
Addis - White Satin Finish
75x300mm



Blinds
Earth - Chalk



Paint Colour
Builders White

Upgrade Internal Inclusions



**Kitchen Mosaic Tiled
Splashback
(Upgrade required)**
Mono Hexagonal - White Matt



**Carpet
(Upgrade required)**
Maslyn - Steeple Grey



**Kitchen Overhead Cabinetry
(Upgrade required)**
Rural Oak - Natural Finish

Mode
Kitchen & Dining
featuring the tiled
flooring option.



Mode
Kitchen & Dining
featuring the timber
look laminate flooring
option.



Mode
Bathroom



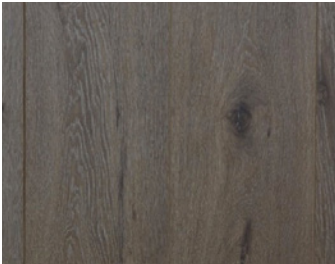
Artist's impression: Images used are for colour reference and material finish only, please refer to 2D elevations for final cabinetry layout. Pendant lighting, square set ceilings, finger pull cabinetry, overhead cupboards, stone benchtops and doors may not be included in the package price and can be purchased as an upgrade option at an additional cost. Please refer to project inclusions list for full inclusions. Home decorator items, other furnishings, curtains are not included in purchase price or as an upgrade option. Images included are from various floorplans in the Contemporary Living Range, final design and layout will be dependent on choice of floorplan and working drawings.

LUXE STANDARD INCLUSIONS.

Standard Internal Inclusions



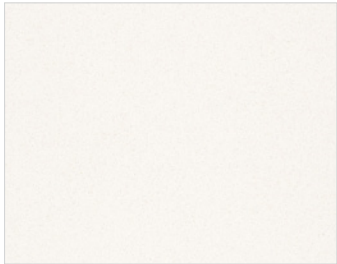
Floor Tiles
Belga Grey Glazed Porcelain
450x450mm



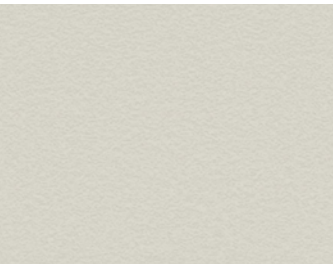
Timber Laminate Flooring
Aquatic Range - Abalone
1210x196x8mm



Carpet
Balance - Rannoch



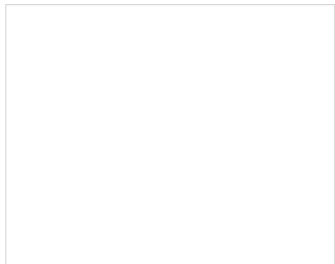
Stone Benchtops
Kitchen, Bathroom & Ensuite
20mm Edge - Snow



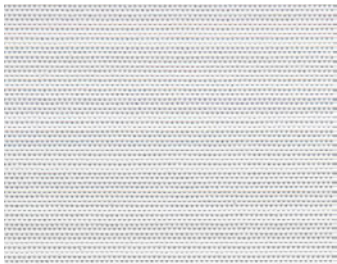
Kitchen Base Cabinetry
Oyster Grey - Natural Finish



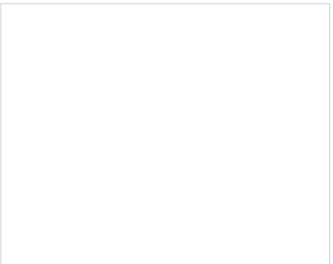
Bathroom & Ensuite Base Cabinetry
Blackened Elm - Natural Finish



Kitchen, Laundry, Bathroom & Ensuite Wall Tiles
Addis - White Satin Finish
75x300mm



Blinds
Earth - Chalk



Paint Colour
Builders White

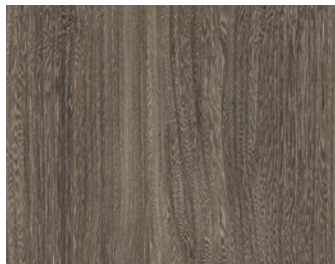
Upgrade Internal Inclusions



**Kitchen Mosaic Tiled
Splashback
(Upgrade required)**
Mono Hexagonal - White Matt



**Carpet
(Upgrade required)**
Maslyn - Pewter Illusion



**Kitchen Overhead Cabinetry
(Upgrade required)**
Blackened Elm - Natural
Finish

Luxe
Kitchen & Dining
featuring the tiled
flooring option.



Luxe
Kitchen & Dining
featuring the timber
look laminate flooring
option.



Luxe
Bathroom



Artist's impression: Images used are for colour reference and material finish only, please refer to 2D elevations for final cabinetry layout. Pendant lighting, square set ceilings, finger pull cabinetry, overhead cupboards, stone benchtops and doors may not be included in the package price and can be purchased as an upgrade option at an additional cost. Please refer to project inclusions list for full inclusions. Home decorator items, other furnishings, curtains are not included in purchase price or as an upgrade option. Images included are from various floorplans in the Contemporary Living Range, final design and layout will be dependent on choice of floorplan and working drawings.

TAPWARE STANDARD INCLUSIONS.

Standard Kitchen Tapware Inclusions



Sink Mixer
Gooseneck Mixer



Sink
Double Bowl Sink with Side Drainer

Standard Bathroom, Ensuite, Powder-room Inclusions



Basin Mixer
Mixer



Basin
Square Above Counter basin



Vanity to Powder-room
Wall Basin
(floor plan specific, if not included select as upgrade option).



Shower Outlet
Shower on Rail



Shower and Bath Mixer
Mixer



Bath Outlet



Bath Tub
Acrylic Tub



Shower Base
Polymarble



Toilet Suite
Close Coupled Toilet Suite



Towel Rail
600mm Double Towel Rail



Toilet Roll Holder
Toilet Roll Holder

Standard Laundry Inclusions



Laundry Mixer
Mixer



Laundry Trough
Metal Freestanding

INTERNAL STANDARD INCLUSIONS.

Standard Internal Inclusions



External Door Handle
Trilock Entrance Set



Internal Door Handle
Bailey Lever - Round Rosette



Robe/ Linen Handle
Cylinder Knob

APPLIANCE STANDARD INCLUSIONS.

Standard Appliance Inclusions



Rangehood
Technika - 600mm Undermount Rangehood



Cooktop
Technika - 600mm 4 Burner Gas Cooktop



Oven
Technika - 600mm Thermoseal Electrical Oven



Dishwasher
Technika - 600mm Stainless Steel Dishwasher

Our Trusted Suppliers



NOTE Suppliers are subject to change.

STEP 2

Select your upgrades.

UPGRADE OPTIONS.

#	Item	Price (inc. Gst)	●
KITCHEN/ BATHROOM/ PDR UPGRADES			
3	Provide 60mm edging to stone to bathroom and ensuite in lieu of 20mm	\$1,100	<input type="radio"/>
4	Provide glass splashback to kitchen (Colour: Bocconcini)	\$1,940	<input type="radio"/>
5	Provide Kitchen Mosaic tiled splashback	\$750	<input type="radio"/>
6	Provide 900mm Technika appliances in lieu of standard	\$1,920	<input type="radio"/>
7	Provide overhead cupboard with wine rack above fridge space	\$990	<input type="radio"/>
8	Provide overhead cupboards above kitchen in lieu of feature open shelves	\$1,100	<input type="radio"/>
9	Provide finger pull cabinetry and doors to kitchen and bathroom/ ensuite	\$640	<input type="radio"/>
10	Provide privacy snib to powder/bathroom/ensuite door handles	\$240	<input type="radio"/>
11	Provide soap niche (400mm x 400mm) to bathroom or ensuite \$450 each Qty..... Location.....	\$.....	<input type="radio"/>
12	Provide floor to ceiling tiles to bathroom	\$2,300	<input type="radio"/>
13	Provide floor to ceiling tiles to powder	\$1,590	<input type="radio"/>
14	Provide floor to ceiling tiles to ensuite	\$2,300	<input type="radio"/>
15	Provide tiled shower bases to all showers (note: if bathroom has no shower, only 50% charge)	\$1,980	<input type="radio"/>
16	Provide freestanding bathtub to bathroom in lieu of standard bathtub if applicable	\$2,400	<input type="radio"/>
17	Provide black semi framed showerscreens throughout	\$410	<input type="radio"/>
18	Provide semi frameless showerscreens throughout	\$980	<input type="radio"/>
19	Provide black semi frameless showerscreens throughout	\$1,240	<input type="radio"/>
20	Provide wall mounted basin and mirror to ground floor powder room (plan specific)	\$1,280	<input type="radio"/>
21	Shaving cabinet including wall tiles to bath	\$1,050	<input type="radio"/>
22	Shaving cabinet including wall tiles to ensuite	\$1,050	<input type="radio"/>
INTERNAL UPGRADES			
23	Provide black door handles and robe knobs throughout (excludes entry door and garage door)	\$560	<input type="radio"/>
24	Provide black tapware throughout (Clarke Pin set) to entire home	\$1,100	<input type="radio"/>
25	Provide laminate benchtop and cupboard to laundry (same colour as base kitchen cupboards) in lieu of standard	\$920	<input type="radio"/>
26	Provide sliding flush panel robe doors to bedrooms 2 and 3 in lieu of standard hinged to all bedroom robes	\$900	<input type="radio"/>
27	Provide sliding flush panel robe doors to bedrooms 2, 3 and 4 in lieu of standard hinged to all bedroom robes	\$1,350	<input type="radio"/>
28	Provide framed mirrored sliding robe doors to bedrooms 2 and 3 in lieu of standard hinged to all bedroom robes	\$1,600	<input type="radio"/>
29	Provide framed mirrored sliding robe doors to bedrooms 2,3 and 4 in lieu of standard hinged to all bedroom robes	\$2,400	<input type="radio"/>
30	Provide mesh flydoor to rear sliding door \$490 each Qty.....	\$.....	<input type="radio"/>
31	Provide KDHW timber staircase in lieu of standard (clear finish only) - floorplan specific	\$5,200	<input type="radio"/>

32	Provide square set cornices to ground floor only (excludes garage and robes)	\$2,200	<input type="radio"/>
33	Provide square set cornices to first floor only (excludes garage and robes)	\$2,620	<input type="radio"/>
34	Provide tiles/floorboards to family area in lieu of carpet (plan specific refer to plan)	\$950	<input type="radio"/>
35	Provide upgrade carpet (Maslyn - refer to colour scheme for colour)	\$2,550	<input type="radio"/>
36	Provide capped gas point to rear external wall \$260 each Qty.....	\$.....	<input type="radio"/>
37	Provide capped water point to kitchen fridge space \$260 each Qty.....	\$.....	<input type="radio"/>
38	Provide Dome skylight reflective shaft (550mm diameter) to bathroom/ensuite \$1280 each Qty..... Location.....	\$.....	<input type="radio"/>
39	Provide hinged door to master bedroom robe	\$320	<input type="radio"/>
40	Provide wash & wear anti-bacterial Dulux paint (mould/bacteria resistant; reducing allergies and asthma)	\$1,280	<input type="radio"/>
41	Provide soft 10mm carpet underlay	\$720	<input type="radio"/>
42	Provide blind to sliding door \$410 each Qty..... Location.....	\$.....	<input type="radio"/>
43	Provide roller door to rear of garage (floorplan specific)	\$1,740	<input type="radio"/>
44	Provide brick to rear of garage with external hinged door (floorplan specific)	\$2,900	<input type="radio"/>
ELECTRICAL UPGRADES			
45	Provide alarm system (back to base system with 3 detectors)	\$1,480	<input type="radio"/>
46	Provide Dorani 600 series colour video intercom system	\$1,340	<input type="radio"/>
47	Provide light/fan/heater combo in lieu of exhaust fan to bathroom and ensuite	\$380	<input type="radio"/>
48	Provide LED strip light to kitchen (under rangehood and shelving)	\$390	<input type="radio"/>
50	Provide LED downlights in lieu of batten holder lights to remainder of home (locations as per LED upgrade standard plan)	\$2,500	<input type="radio"/>
52	Provide x 10 pack of additional double powerpoints to home (locations at as per GPO upgrade standard plan)	\$700	<input type="radio"/>
53	Provide x 1 data pack to home includes: TV point to master bedroom and second living (floorplan specific), 1 x additional data point,1 x additional phone point (locations as per data upgrade standard plan)	\$220	<input type="radio"/>
54	Provide feature pendent to kitchen (UPOR 3)	\$450	<input type="radio"/>
55	Provide feature pendent to bathroom (Stalk x 2)	\$660	<input type="radio"/>
56	Provide Clipsal iconic range throughout dwelling in lieu of standard	\$460	<input type="radio"/>
57	Provide 2.5kW split system to bedroom in lieu of standard electric panel heating Note: the condensers to be located externally to the ground floor in builders preferred location \$2415 each Qty.....	\$.....	<input type="radio"/>
58	Provide 7kw split system to living area	\$2,990	<input type="radio"/>
59	Provide an upgrade to a multi head condenser in lieu of standard (condenser per split system): multi head unit for 2 split sytems (1 upgraded unit required)	\$2,200	<input type="radio"/>
	multi head unit for 3 split sytems (2 upgraded units required)	\$2,800	<input type="radio"/>
	multi head unit for 4 split sytems (3 upgraded units required)	\$3,400	<input type="radio"/>
	multi head unit for 5 split sytems (includes unit upgrade due to number of split systems - 4 upgraded units required)	\$5,700	<input type="radio"/>
60	Provide evaporative cooling to home (Applicable to pitched roof designs only Size, No. of points and outlets floorplan specific - to first floor of double storeys only)	\$4,900	<input type="radio"/>
61	Provide personalised colour selection appointment in lieu of standard colour schemes	\$1,800	<input type="radio"/>
Total		\$	

Client Signature:	Date:
Client Signature:	Date:

STEP 3

Confirm your
colour selections.

☐ Option 1: Mode tiles to living areas

☐ Option 1: Mode timber laminate to living areas

☐ Option 2: Luxe tiles to living areas

☐ Option 2: Luxe timber laminate to living areas

Upgrades selected?

☐ YES

☐ NO

Total value of upgrades selected:

Customer name:

Sales Consultant:

Property address:

Customer signature:

Date:

NOSTRA

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Disclaimer: The information contained in this booklet to be used as a guide only. The booklet was completed prior to the engineering and construction of the particular home designs therefore design, engineering, dimensions, fittings and specifications are subject to change and will be specified in the final purchase and/or construction contract. The booklet includes features not supplied by Nostra Homes including without limitation landscaping, concrete driveways, fencing, water features and furniture. This booklet does not constitute part of an offer or contract. Prospective purchasers should rely on their own enquiries, legal advice and the contract of sale. Please contact our office if you have any questions regarding the property. © Nostra Homes and Developments.