

Redstone.

Wattle Release

By Villawood Properties
& Nostra Homes at Redstone

CONTEMPORARY
LIVING
BY NOSTRA



Welcome

to the Wattle Release at Redstone, Sunbury.

A collection of seven stunning three and four bedroom residences awaits you at Redstone, Sunbury.

Built by Nostra with an architecturally designed and modern exterior, beautifully complimented by well crafted and spacious interiors these homes provide the very best of turn-key and easy living without compromising on quality.



Artist impression

Redstone, Your world awaits.

Villawood Properties new flagship master-planned community is on the doorstep of Sunbury.

There are many things to love about Redstone with so much on offer, including the exclusive residents' only Club Redstone, Redstone Major Town Centre, Jacksons Creek reserve, Neighborhood Park and Playground, proposed schools and proposed community amenities.



Ample open space

Redstone will also include ample open space for you to enjoy. This includes Redstone Hill and Jackson Creek where you will have panoramic views of Melbourne's CBD and Mount Macedon.



Club Redstone

The exclusive, residents' only Club Redstone will be the heart and soul of the new Redstone Town Centre with a true community vibe.

Club Redstone has been designed solely with people in mind. The exclusive club will be a place where people can come together to play, exercise or just relax. This will be a community space defined by inspiring architecture, beautiful surrounds and outstanding facilities!



Future Town Centre

The future Redstone Town Centre will set a new benchmark for a master-planned community.

It is proposed to include a key supermarket and major discount department store. There will also be a range of specialty retail, food and drink premises, healthcare and recreational facilities.

Wattle Release

Stunning street appeal
in a quality location

Located in stage 7, The Wattle Release, with its architecturally designed streetscape, is close to everything that Redstone has to offer. Everything you need is within easy reach with parks, amenities, the Town Centre and Club Redstone all within walking distance of your new home.



Ready to move in



Inclusions

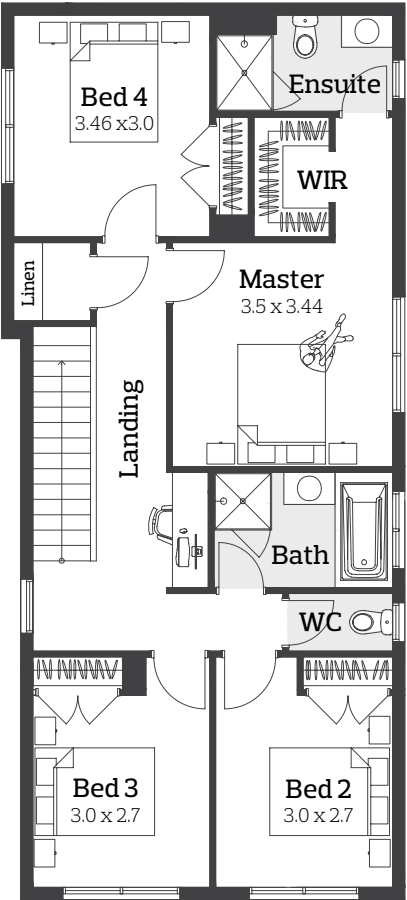
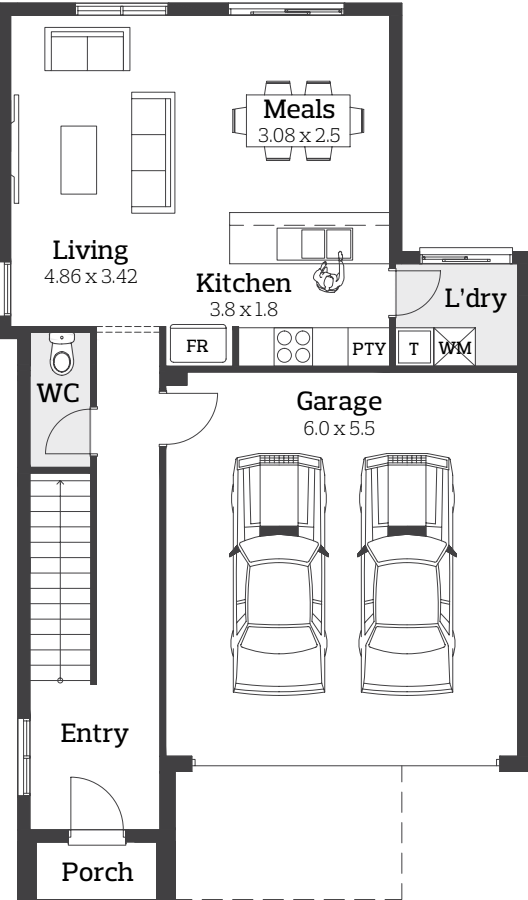
- ▶ Turn-key Inclusions
- ▶ Flooring throughout the home
- ▶ Architecturally designed facades
- ▶ Stainless steel appliances including dishwasher
- ▶ 2590mm high ceilings to ground floor
- ▶ Fencing to all side and rear boundaries
- ▶ Low maintenance landscaping
- ▶ LED Downlights to main living area
- ▶ Plus much more!

Floorplans

Lot 836 | Wattle | 19sq

4  2  2 

Refer to individual plans for orientation

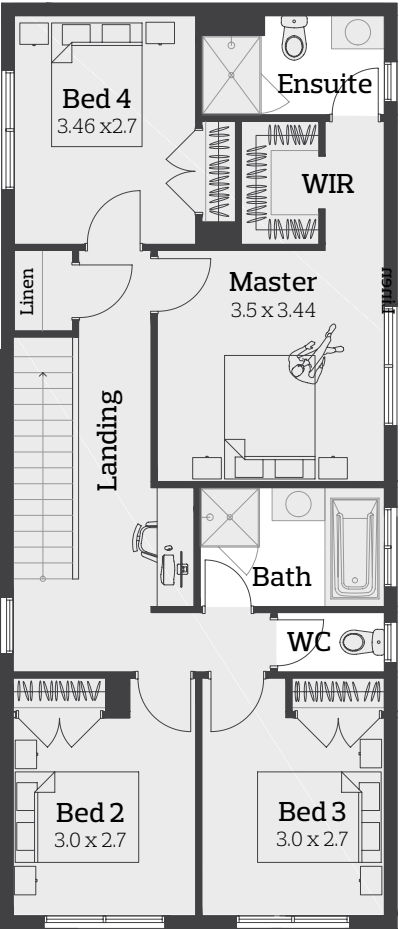
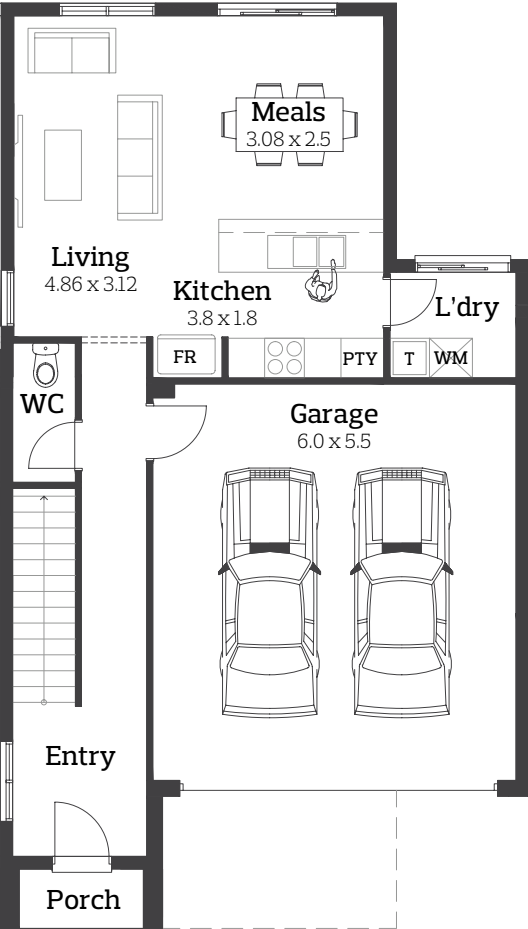


Redstone.

Lot 835, 757, 759a | Wattle | 19sq

4  2  2 

Refer to individual plans for orientation

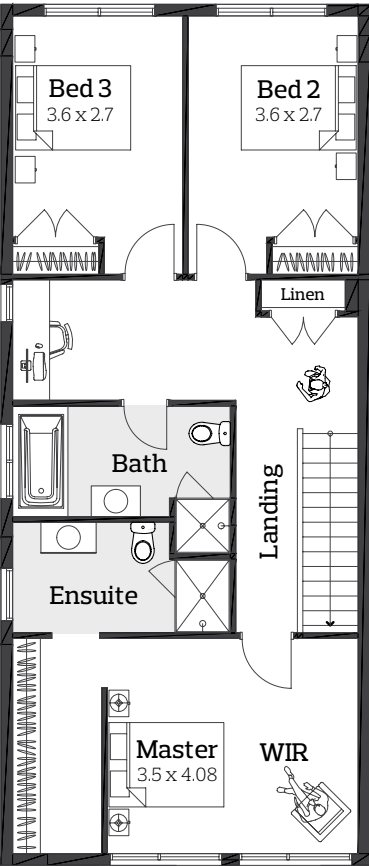
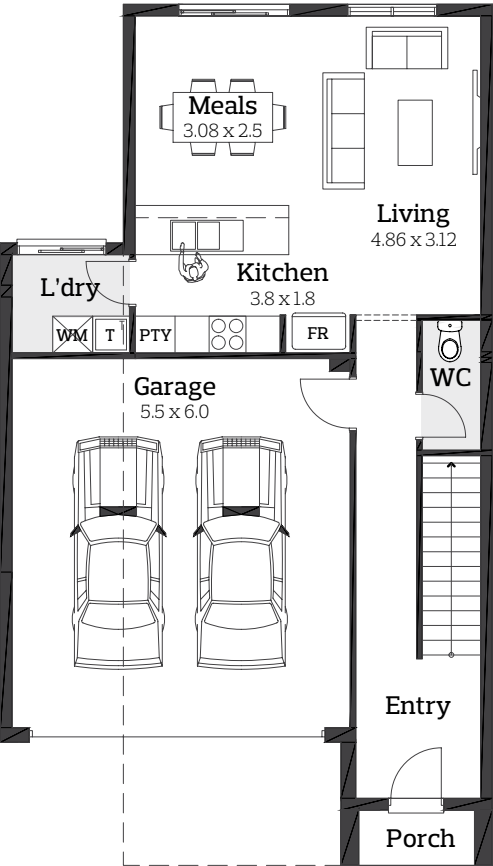


Floorplans

Lot 758, 759b | Wattle | 19sq

3  2  2 

Refer to individual plans for orientation

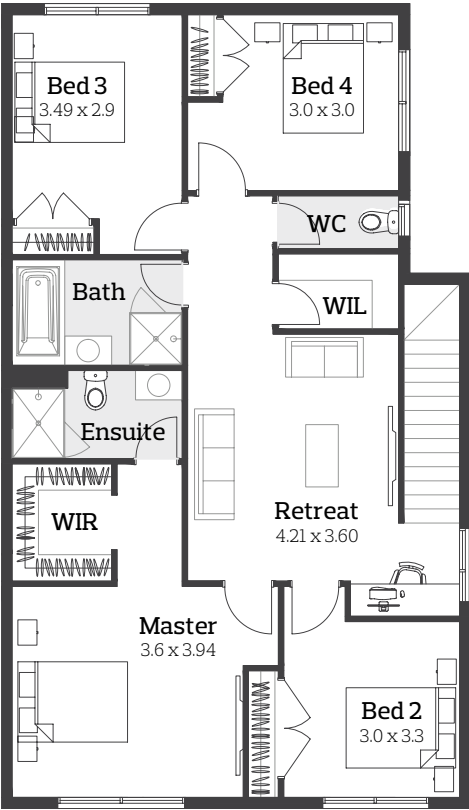
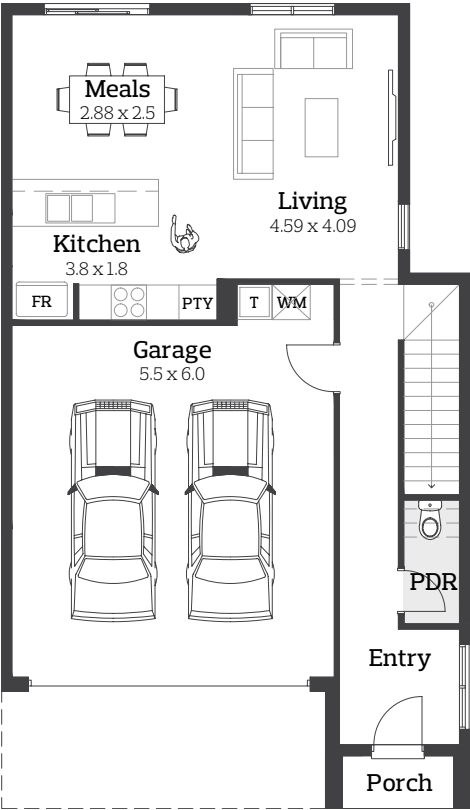


Redstone.

Lot 759c | Wattle (Cnr) | 21sq

4  2  2 

Refer to individual plans for orientation



Inclusions

General

25 year structural guarantee
Dwelling constructed independently

Connections

Garden tap
Stormwater drains
Sewer drains
Electricity and water connections
Fibre optic provisions (does not include installation of Hub or final connections)
All connections exclude consumer connection fees and utility account opening fees

Foundations

Fixed sitecosts (rock Included and retaining walls if required only - not landscaping)
Engineered minimum 25mpa concrete slab 400mm thick

Framing

Stabilised pine steel or wall frames
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
Keyed locks to all windows

Facade

Facade as noted in approved architectural drawings

External Cladding

VBA compliant cladding

Roof Plumbing/Tiles

Fascia, gutter, downpipes and cappings with concrete roof tiles
Note: certain designs are zinc flat deck specific

Insulation/solar hot water

Sisalation wall wrap
Wall batts to external walls
Insulation wool to ceiling cavity of living areas
Electric heat pump

Garage

Panel lift garage door

Stairs

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 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

Ceilings

2590mm height for single storey designs with 2400mm for upper levels

Electrical

LED downlights to main living areas on ground floor

Included Only at Redstone

- ✓ 5kw split system to main living area
- ✓ LED Downlights to main living area
- ✓ 20mm stone to kitchen, bathroom and ensuite
- ✓ Garage door remote (x3) and motor to panel lift
- ✓ Overhead cupboards to kitchen and fridge space including wine rack

Kitchen Benchtops
20mm stone benchtops

Flooring
Choice of ceramic 450x450mm floor tiles or timber laminate

Electrical

- Safety switches (residual current devices)
- Direct wired smoke detectors
- Batten holders throughout
- x1 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

Toilets

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

Bathroom/Ensuite

- 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 (floorplan specific)
- Polished edge mirrors (size width of vanities)
- 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
 - Electric cooktop
 - Concealed undermount rangehood
 - Dishwasher

Laundry

45L stainless steel tub with metal cabinet and chrome mixer

Floor Coverings

- Ceramic floor tiles or timber laminate (please refer to standard floorplan for locations)
- Ceramic floor tiles 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

- Premium 3 coat wall & 2 coat ceiling paint system
- High gloss enamel to all interior wood work and doors
- 2 coats to all exterior claddings

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 and retaining walls to engineers requirements only)**



Artist impression

Wall Tiles

Ceramic wall tiles to shower walls (2000mm)

Bathroom Basins/Mixers

Vitreous china designer basins with chrome flick mixers

Bathroom Cabinets

Full floating laminate cabinets and 20mm stone benchtops

Floor Coverings

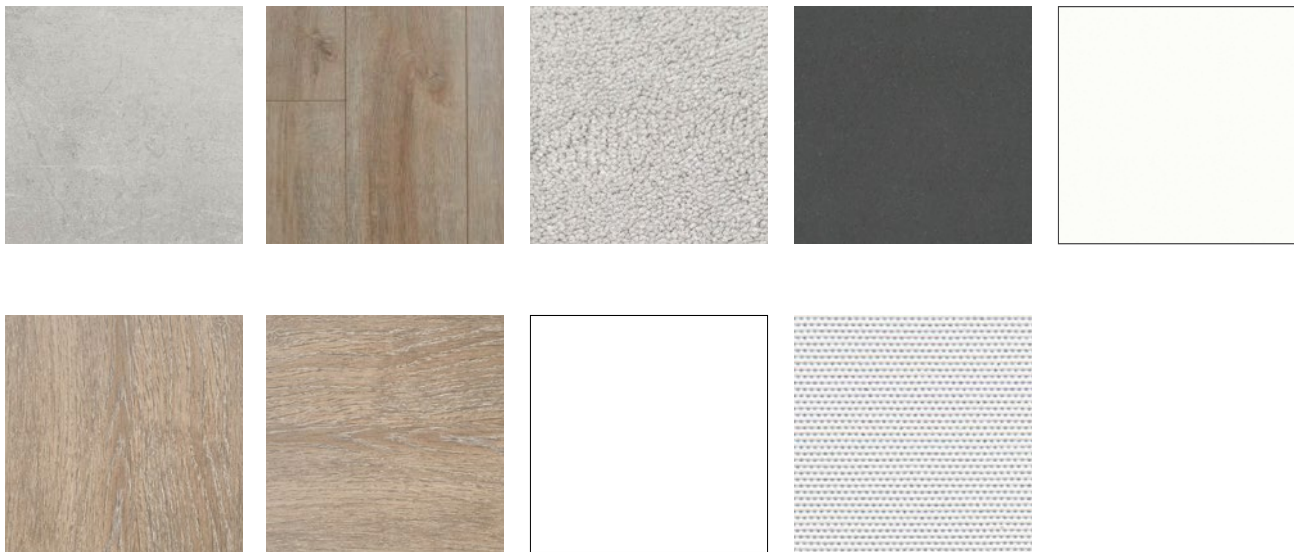
Ceramic 450x450mm floor tiles to bathroom, toilet, ensuite and laundry

Interior styling at your finger tips

Your choice from two
stunning colour schemes.

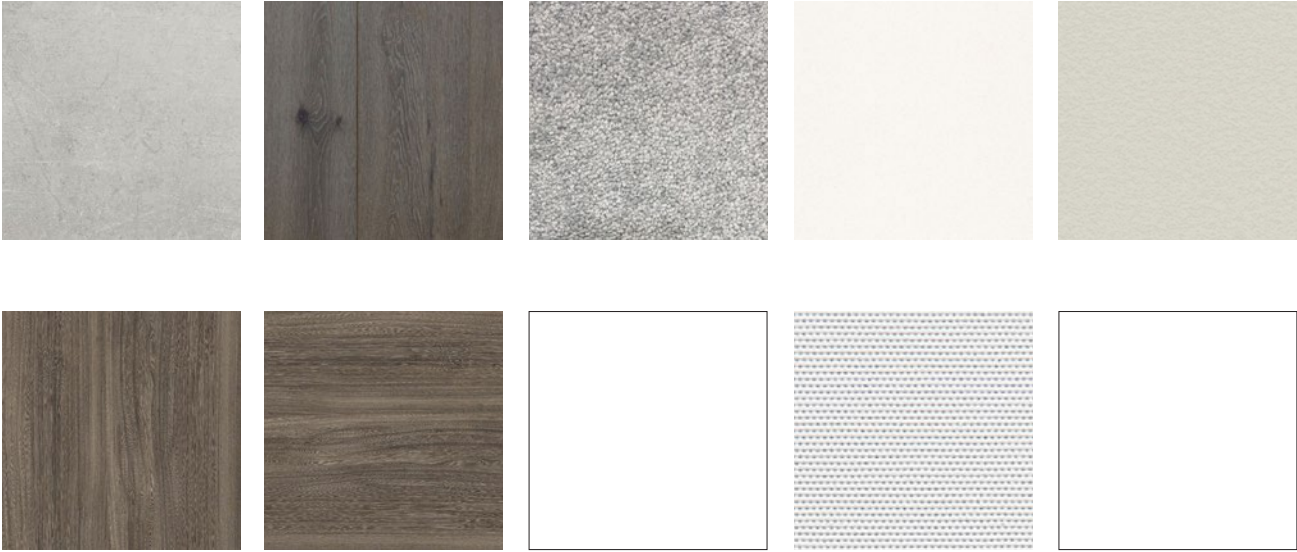
O1

MODE
Interior Design Scheme



O2

LUXE
Interior Design Scheme



Why Nostra?



24/7 service through our dedicated online client portal



High quality materials from trusted brands



24/7 Emergency RACV home assist for the first 12 months after you move in for further peace of mind



A strong level of inclusions from the start



More timber in our frames and stronger slabs that exceed industry standard



Backed by a **25 year** structural guarantee!

Artist impression





Joint Partnership

NOSTRA

BUILDER

Specialising in modern turn-key living, Nostra have been building outstanding homes throughout Melbourne suburbs since 2006. Nostra maintains a focus on creating affordable homes that exceed the industry standard using only quality products that stand the test of time. With a high level of standard finishes, Nostra's Contemporary Living options stand out for value without compromising on quality.



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 understand 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.

FOR MORE INFORMATION

Redstone Sales Office

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03 9684 8136

PROUDLY DEVELOPED BY

NOSTRA



Disclaimer: 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, downlights to bathroom, 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.