
TOWNHOMES

Redefine the way you can live.

REDSTONE



NOSTRA

Architectural designs,
built with purpose.

Discover the charm of townhome living at Redstone.

  
2-4 2 1-2

The next-generation of contemporary homes at Redstone aim to redefine the way you can live, setting a new benchmark in flexible, light-filled and low maintenance living spaces.

As part of this vision, Nostra has partnered with Villawood Properties to bring you a selection of stunning park front and 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 sure to impress.

“

The Nostra team and I are dedicated and driven to deliver a premium level of service at every step of your Nostra journey”



Anthony Caruana
Founder





Redstone – Life on the Hill

Thrive on Redstone Hill, Sunbury's ready to buy and build community.

Nature on the hill

Living at Redstone is about being all around nature. With kilometres of direct Jacksons Creek frontage, more parks and green open space than anywhere else in Sunbury and views as far as the eye can see.

Convenience on the hill

A major town centre with everything you need and more on the doorstep means living the type of easy life we've all come to expect. And Sunbury's charming township is just down the road too.

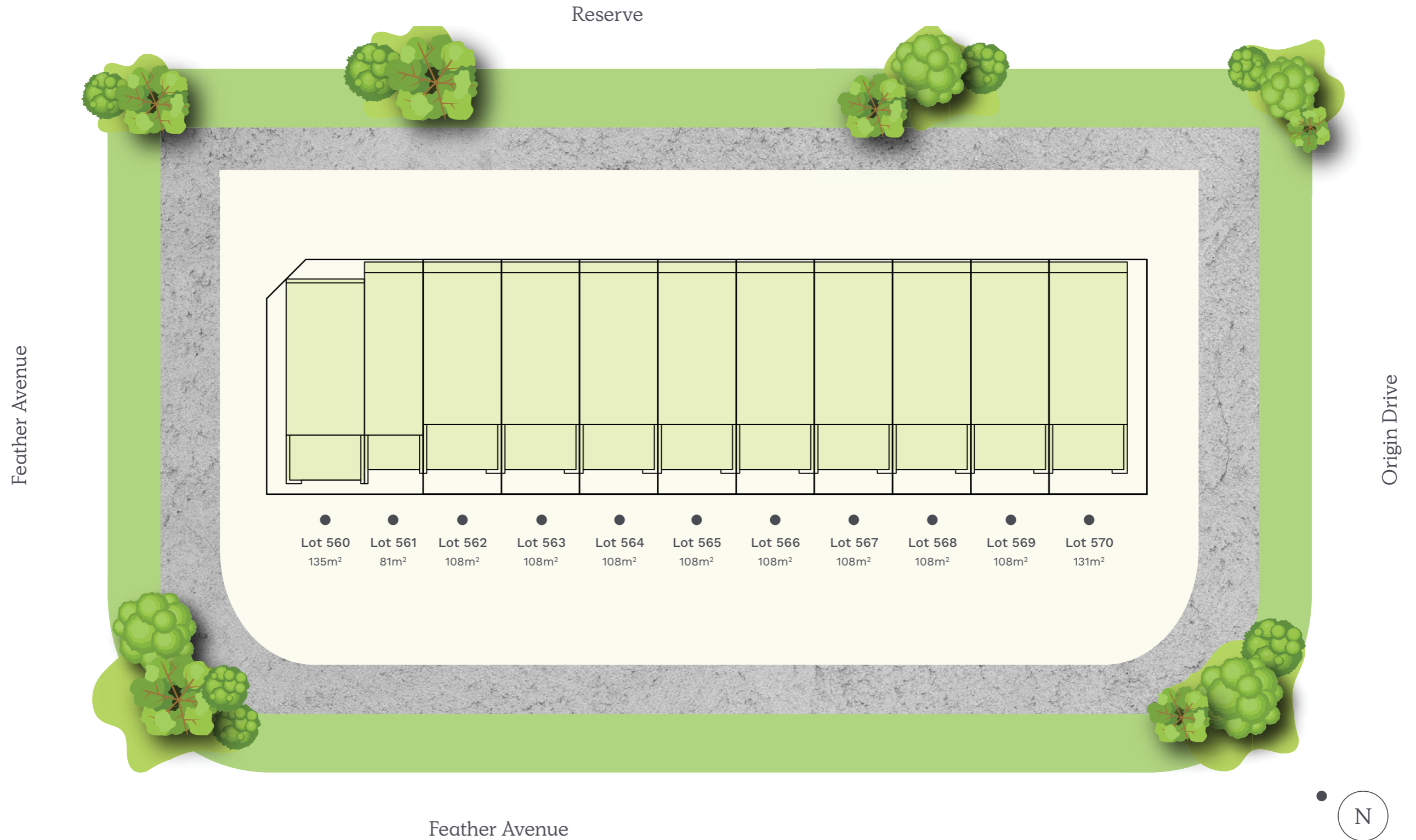
Community on the hill

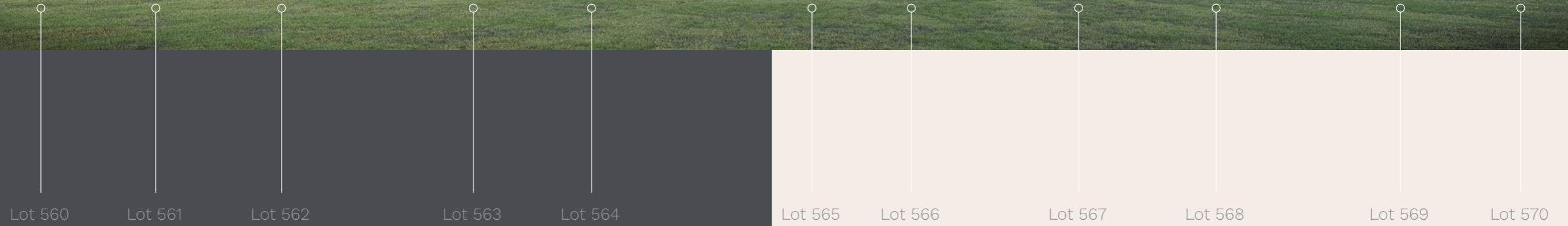
The exclusive Redstone Residents' Club will be the heart of this active and tightknit community. A place of pride for everyone who lives here and the envy of visitors to this naturally gifted address.



Park front homes.

A collection of eleven turn key homes with striking street appeal.





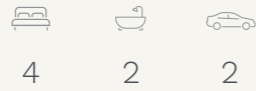
Inclusions

- Turn-key inclusions
- 20mm stone benchtops throughout
- Architectural facade
- LED downlights throughout

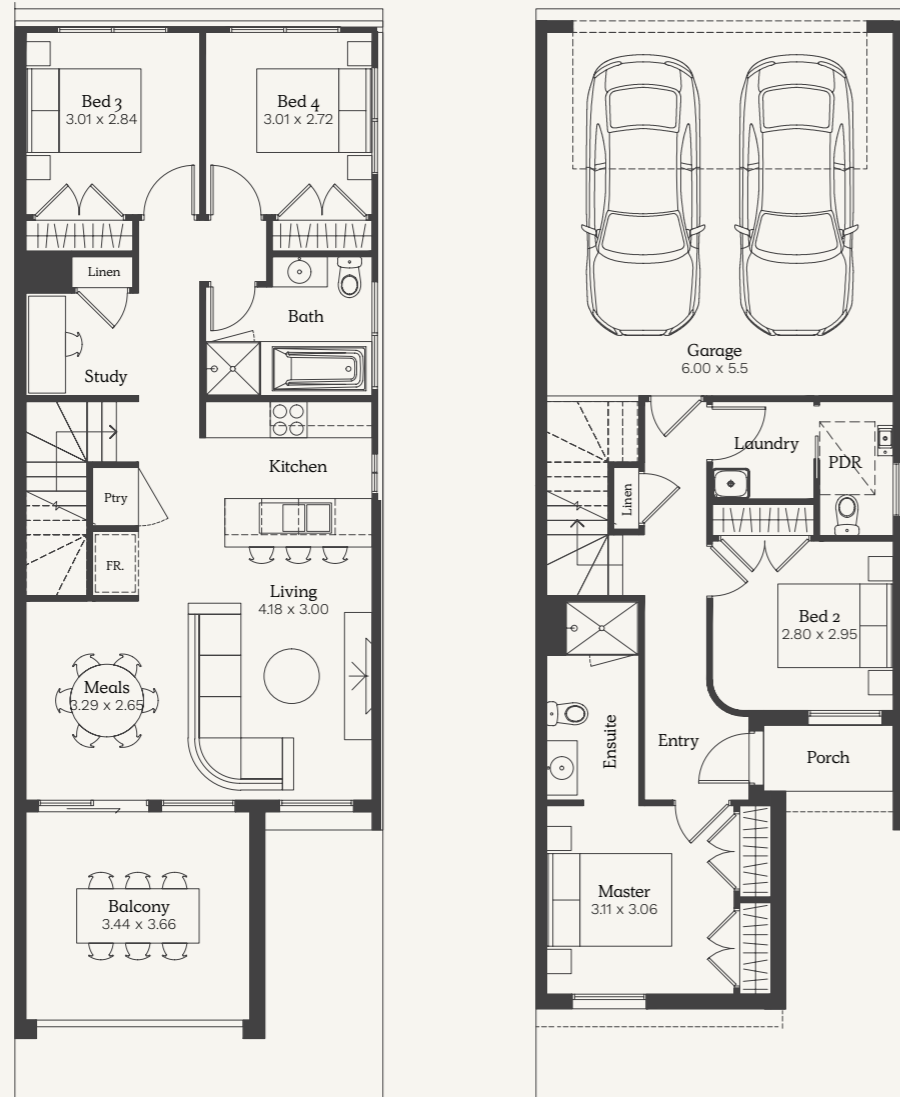
- Low maintenance landscaping
- Stainless steel appliances
- 2590mm high ceilings to ground floor
- Fencing to all boundaries

Floorplans

Lot 560



House Size 19sq | Land Area 135m²



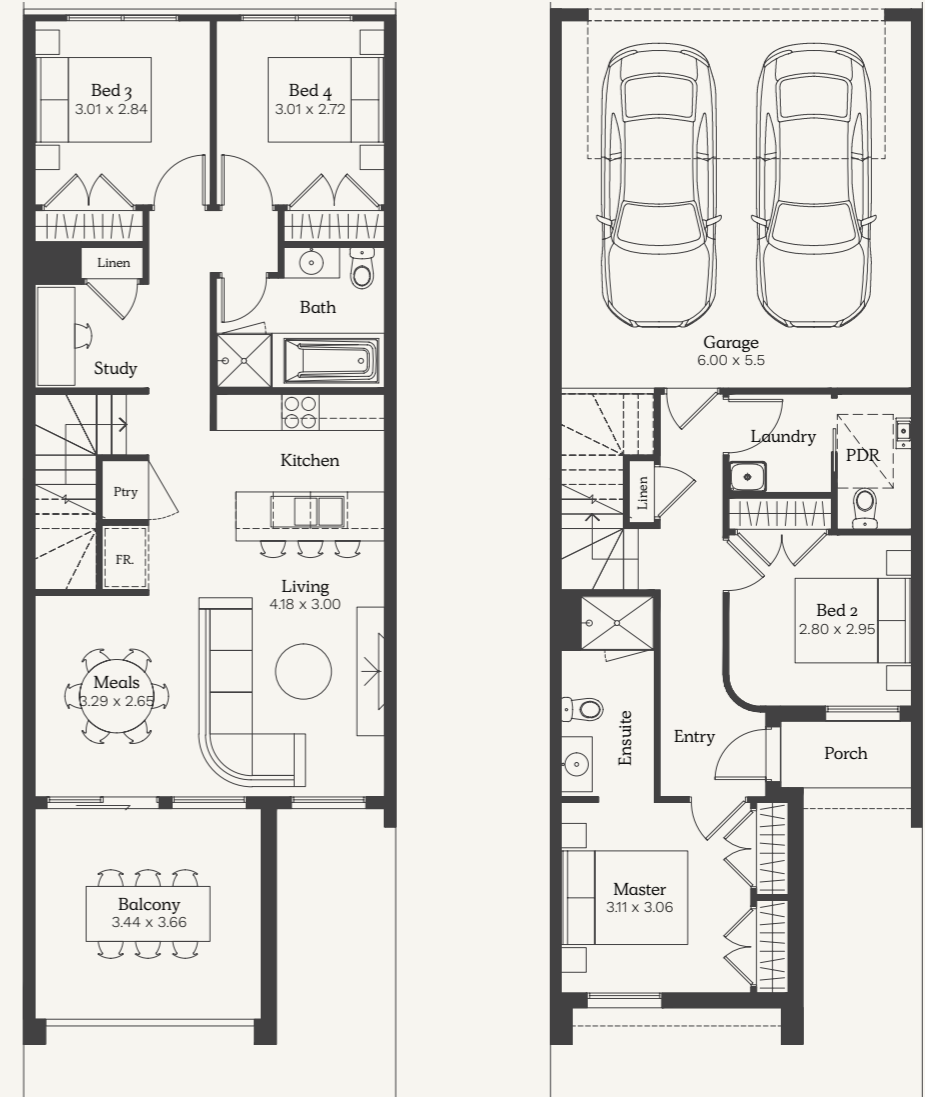
NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation and final landscaping layout.

Floorplans

Lot 561-568






House Size 19sq | Land Area 108m²



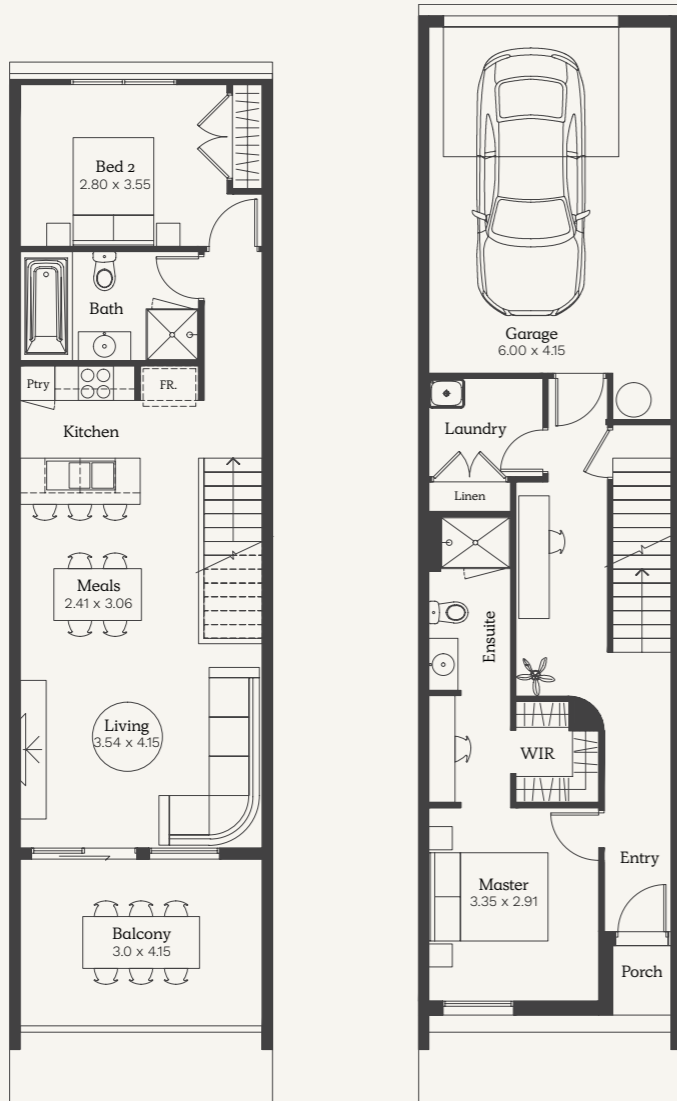
NOTE: Floorplan displayed is for illustrative purposes only.
Refer to contract plans for orientation and final landscaping layout.

Floorplans

Lot 569




 2 2 1




House Size 15sq | Land Area 108m²



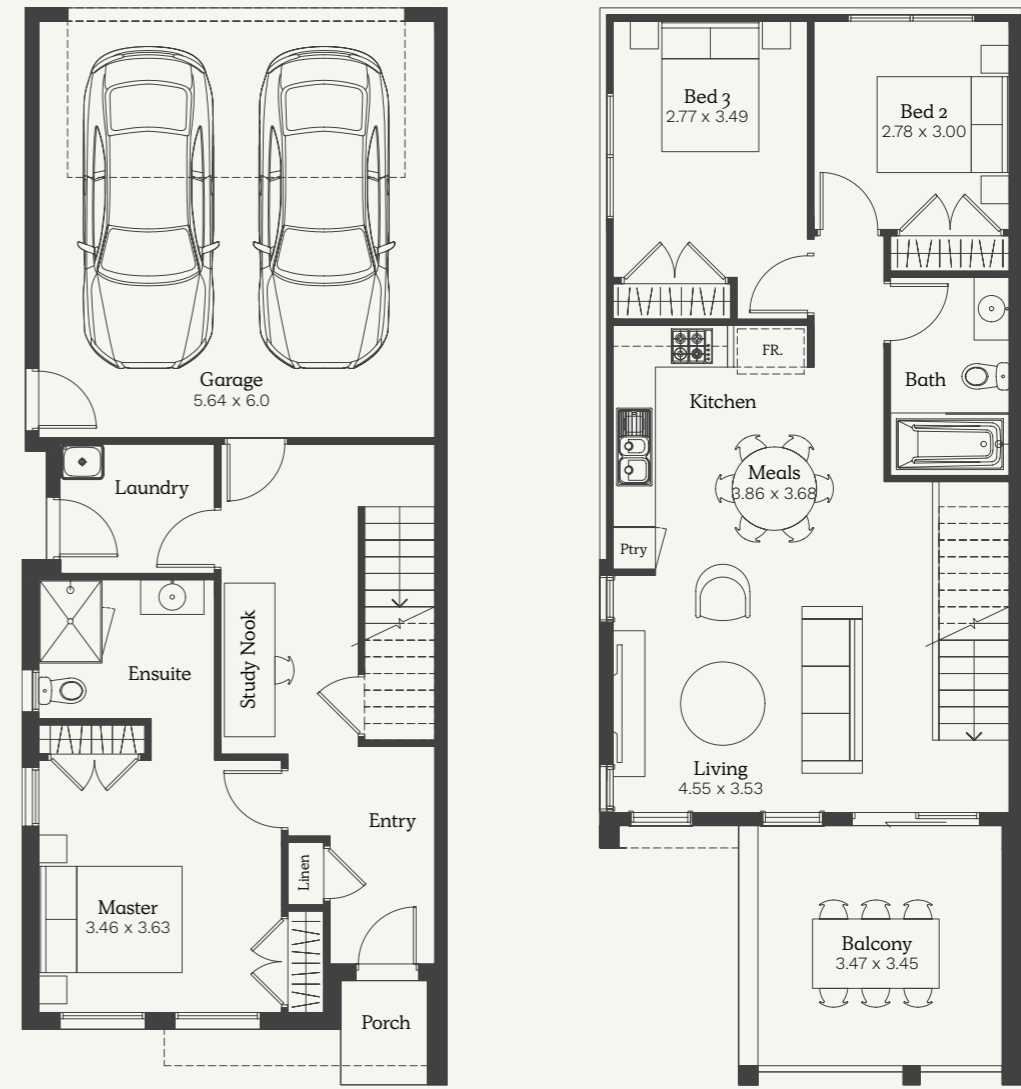
NOTE: Floorplan displayed is for illustrative purposes only. Refer to contract plans for orientation and final landscaping layout.

Floorplans

Lot 570




 3 2 2

House Size 19sq | Land Area 108m²



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

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	
Single Storey	2700mm high 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 Plumbing/ Tiles	
Roof Pitch Materials	Concrete roof tiles. Note: Certain designs are zinc flat deck specific
	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)

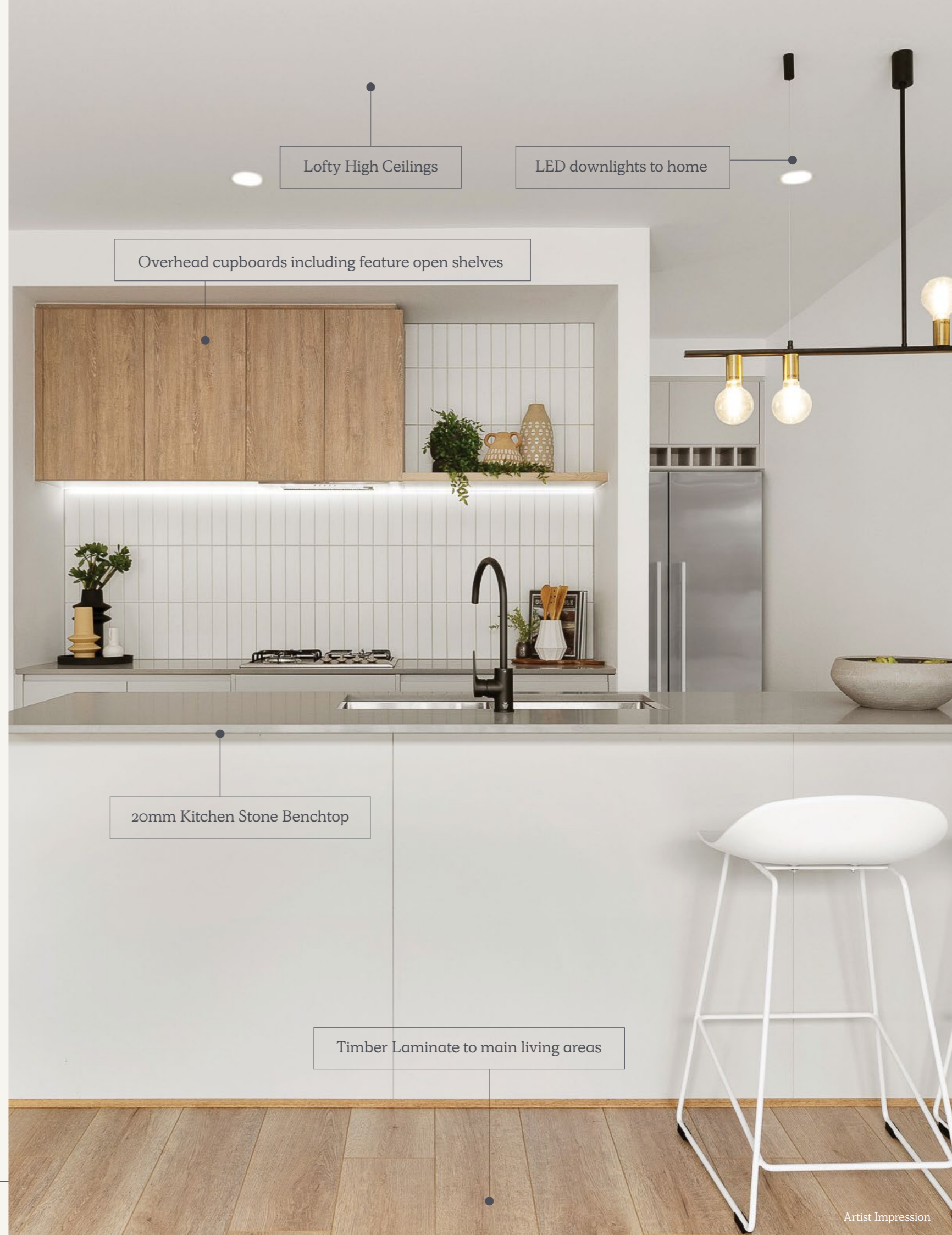
Doors/Furniture	
Entry	Solid core door with satin chrome lock
Internal	Flush panel doors with satin chrome passage handles and air cushioned door stops
Robes	Chrome knob to robe cupboards

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
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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

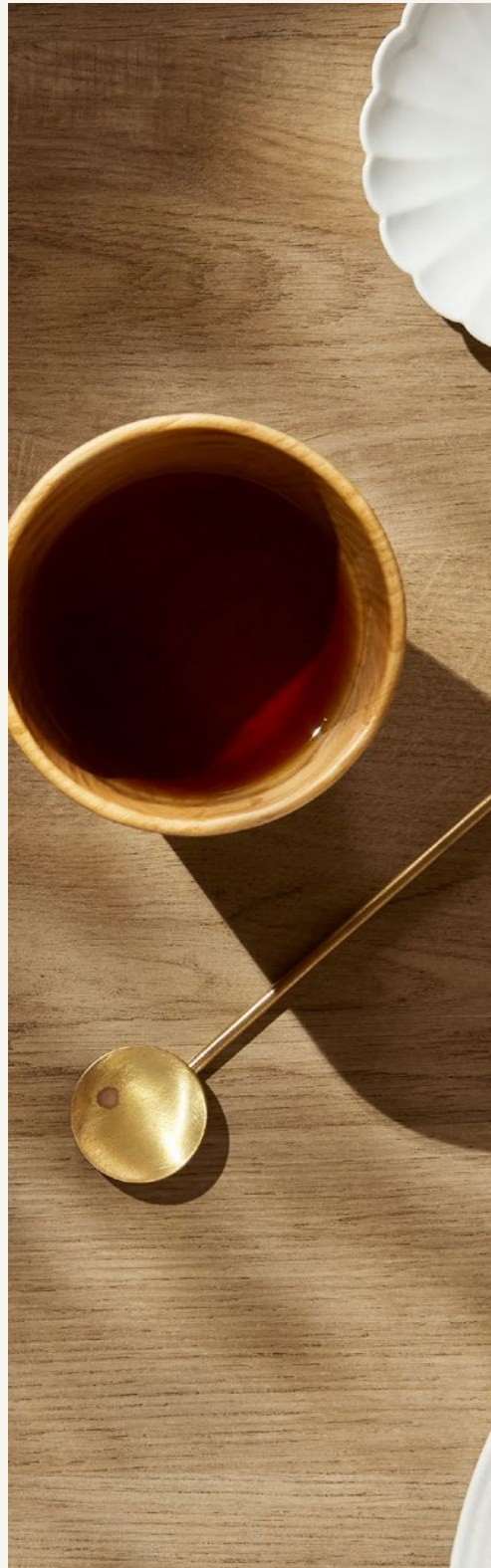
20mm Stone Benchtop

Full Floating Laminate Cabinets

Oversized floor tiles

Interior styling at your fingertips.

Your choice of three colour schemes.



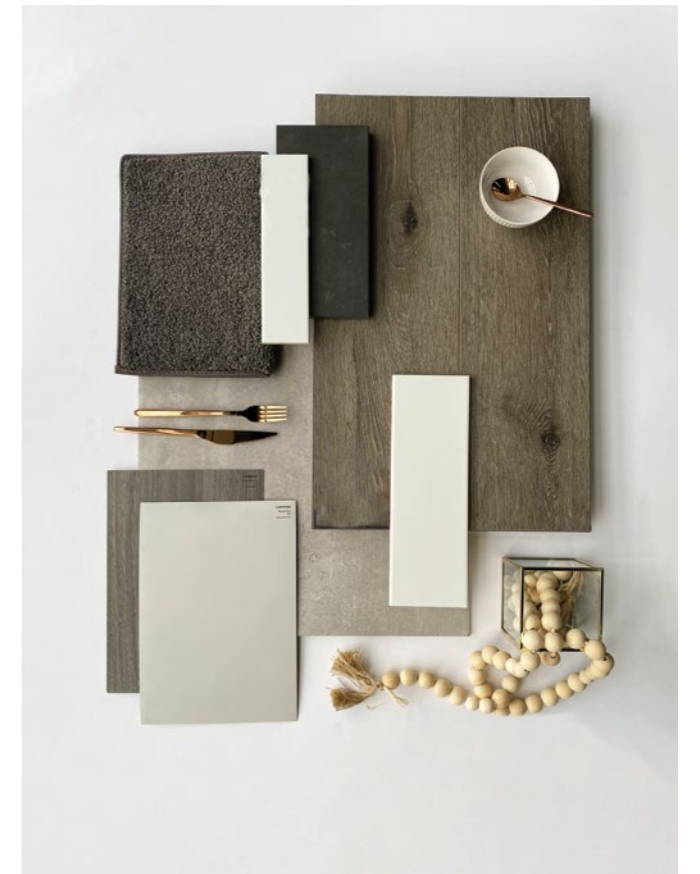
Mode.

A light and soothing sanctuary.



Luxe.

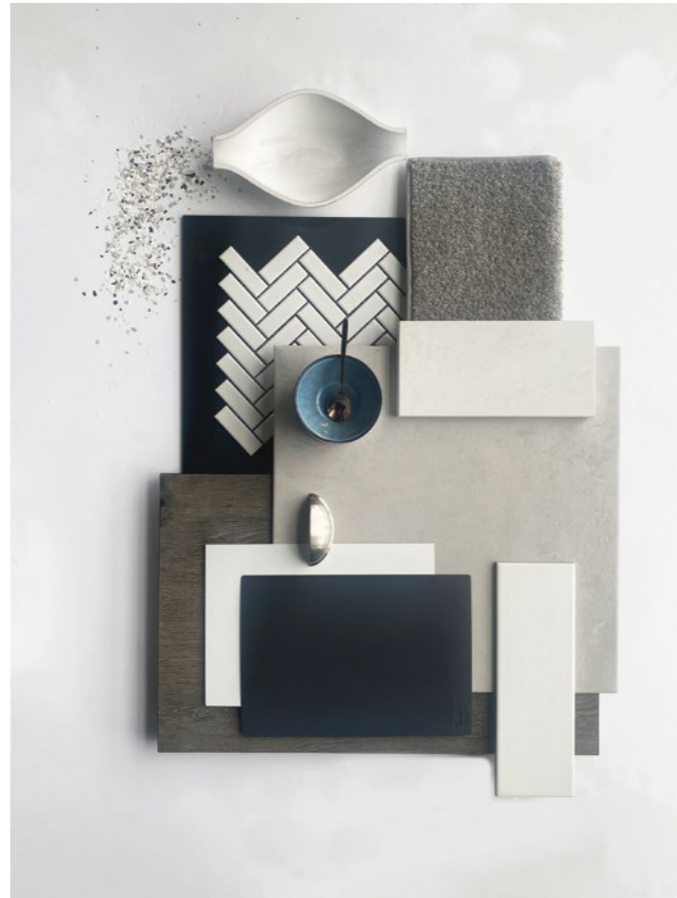
A moody and dramatic space.





Coastal.

A calming retreat.



Bringing people
together and
creating a vibrant
community.



The Nostra 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.

Built for living.

NOSTRA

BUILDER

Specialising in turn-key townhome living, Nostra have been building homes across Melbourne since 2006. Nostra maintains a focus on creating affordable homes using only quality products. With a high level of standard finishes, Nostra's 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.

From modest beginnings in 1989 developing small subdivisions in Bendigo, today Villawood Properties predominately focuses on large-scale master planned communities that incorporate a combination of residents' clubs, educational facilities, retail services, extraordinary display villages, high-quality parks and generous open spaces. 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.

A strong partnership.

For more **information**

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Proudly developed by

villawood
properties

Redstone.

NOSTRA

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