

NOSTRA  
HOMES

# TOWNHOMES

Redefine the way you live  
in Redstone, Sunbury



**Redstone.**

## Discover the charm of townhome living in Redstone.

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 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 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



## Life on the Hill.

Redstone is more than just bricks and mortar. Community, convenience and connectivity are the key focus as well as utilising and enhancing the stunning landscape. Giving you an exclusive master planned community that you can call home.



**Club Redstone**  
exclusive for residents



**8 min**  
to Sunbury train station



**Jacksons Creek**  
nearby and multiple parks



**Primary and Secondary**  
school options available





## Masterplan.

It has all the rural charm with undulating hillsides and the meandering Jackson's Creek, plus the urban convenience of an established township with thriving retail, active art, foodie scenes and quality schools.

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



## Choose your design.

We provide you with the freedom to choose between a 3 or 4 bedroom design to find the perfect home that aligns with your lifestyle and budget.

### Lot 1052



20sq

    
4 2.5 1



### Lot 1053

19sq

    
3-4 2.5 2



### Lot 1054

19sq

    
3-4 2.5 2



### Lot 1076



19sq

    
3-4 2.5 2



### Lot 1077

19sq

    
3-4 2.5 2



### Lot 1078




20sq

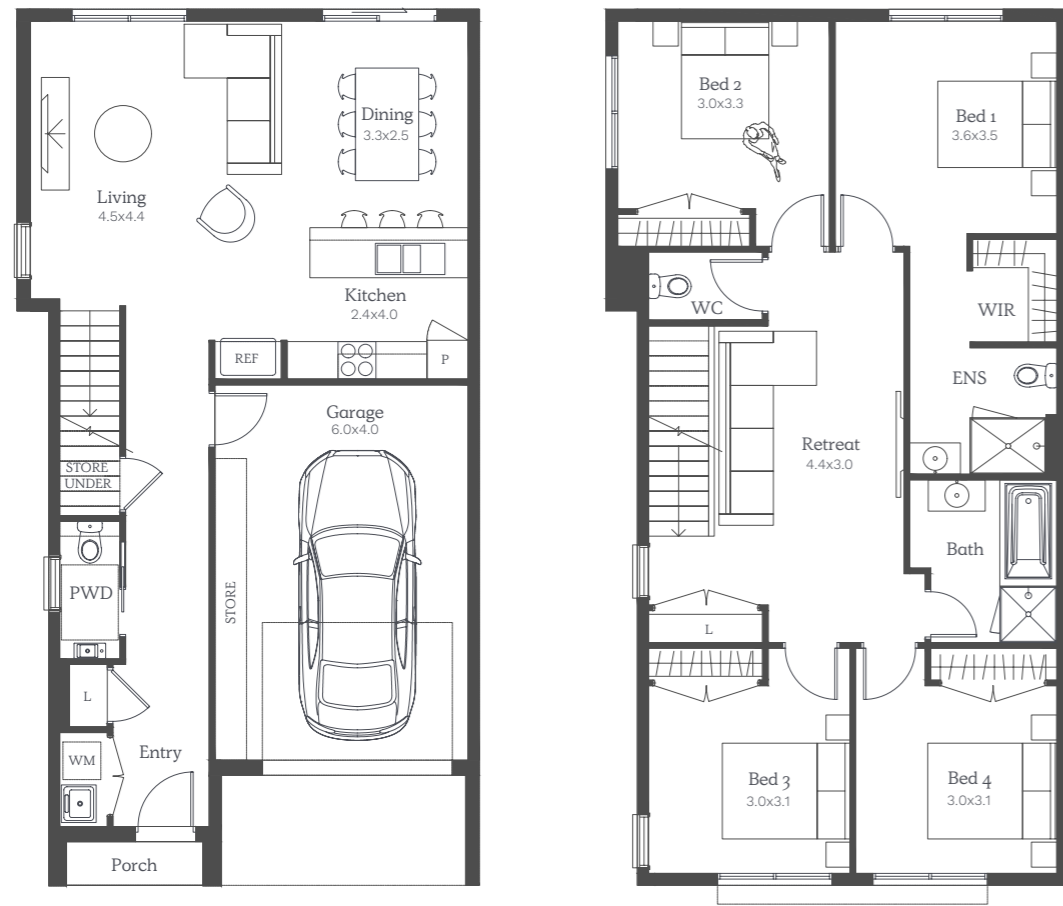
    
4 2.5 1



# Capri 20

Lot 1052, 1078  
House Size 20sq






  
 4    2.5    1



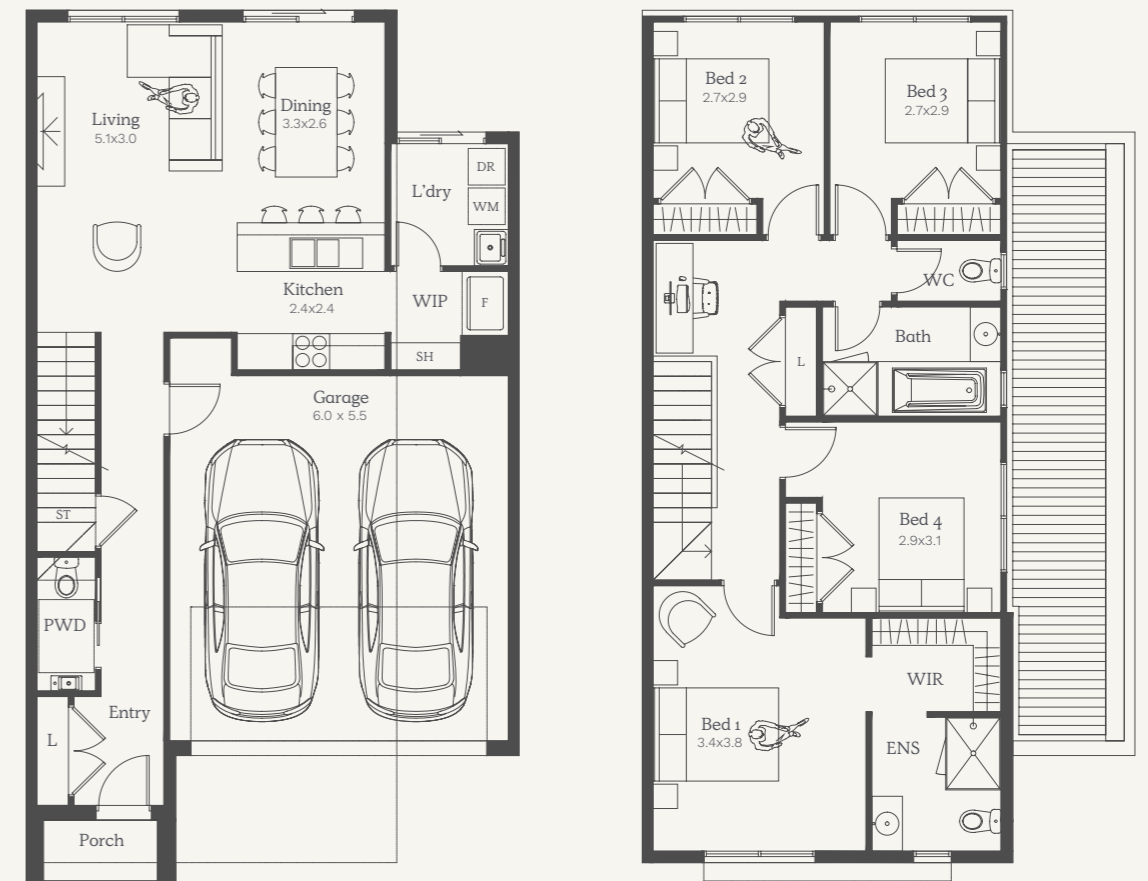
Images, floorplans and measurements are for illustrative purposes only. Plans are not to scale and may differ from final built forms. Your contract of sales will set out all binding terms and property information. Any changes to the floorplan will incur an additions cost. Refer to contract drawings for final floorplans and landscaping plans.

# Capri 19

Lot 1053, 1054, 1076, 1077  
House Size 19sq



  
 4    2.5    2

3 bedroom option available



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# Inclusions

General	
<b>Guarantee</b>	25 year structural guarantee
<b>Construction</b>	Dwelling constructed independently

Connections	
<b>Taps</b>	Garden Tap
<b>Stormwater</b>	Stormwater drains
<b>Sewer</b>	Sewer drains
<b>Utilities</b>	Electricity, gas and water connections
<b>Fibre Optic</b>	Fibre Optic provisions (does not include installation of Hub or final connections)
<b>Costs</b>	All connections exclude consumer connection fees and utility account opening fees

Foundations	
<b>Site Costs</b>	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.
<b>Slab</b>	Engineered concrete slab

Framing	
<b>Wall Frames</b>	Stabilised pine or steel wall frames with lintels and beams
<b>Ceiling</b>	Engineered designed roof trusses

Ceilings	
<b>Single Storey</b>	2740mm high ceilings
<b>Double Storey</b>	2590mm high ceilings to ground floor and 2440mm to upper levels
<b>Plasterwork</b>	Cove cornice to entire home

Windows	
<b>Material</b>	Aluminium windows
<b>Locks</b>	Keyed locks to all windows

Facade	
<b>Facade</b>	Facade as noted in approved architectural drawings

External Cladding	
<b>Cladding</b>	VBA compliant cladding

Roof	
<b>Roof Pitch Materials (Flat Roof)</b>	Metal sheet roofing Fascia, gutter, downpipes and cappings
<b>Roof Pitch Materials (Pitched Roof)</b>	Concrete roof tiles. Fascia, gutter, downpipes and cappings

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

Garage	
<b>Garage Door</b>	Panel lift Garage door with 2 hand held and 1 wall mounted remote control

Staircase	
<b>Stairs</b>	MDF treads and risers with carpet (plan specific)

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

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

Shelving	
<b>Robes</b>	x 1 melamine shelf with chrome hanging rails
<b>Linen</b>	x 3 melamine shelves
<b>Pantry</b>	x 4 melamine shelves

Electrical	
<b>Safety Switches</b>	Safety switches (residual current devices)
<b>Smoke Detector(s)</b>	Direct wired smoke detectors
<b>Internal Light Points</b>	LED downlights to home (as per plan)
<b>External Lights</b>	1 x Rear flood light
<b>Exhaust Fans</b>	Exhaust fans to areas with no openable window
<b>Power Points</b>	1 x Double powerpoint to each room (refer to Electrical Plans)
<b>TV/Phone Point</b>	1 x Television and phone point (refer to Electrical Plans)

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



Lofty high ceilings

LED downlights to home

Overhead cupboards including feature open shelf

20mm Mineral Surface benchtop

Timber laminate to main living areas

Artist Impression. Mode Colour Scheme depicted. Furniture and accessories are not included and upgrade items are shown including but not limited to black taps and undermount sink.



## Toilets

<b>Toilet Suite</b>	Dual flush cisterns with Vitreous China pan
<b>Toilet Roll</b>	Toilet roll holders
<b>Basin</b>	Wall mounted basin with mirror to powder room (plan specific)

## Bathroom and Ensuite

<b>Cabinetry</b>	Laminate cabinets
<b>Benchtops</b>	20mm edging to benchtops (Mineral Crystalline Silica-Free Surface)
<b>Basin/Tapware</b>	Vitreous china designer basins with chrome flick mixers
<b>Bath</b>	White acrylic bath with chrome outlet and tap set (floorplan specific)
<b>Mirror</b>	Polished edge mirrors (size is width of vanities)
<b>Shower Base</b>	Pre-formed shower base to all showers (refer to plans for size)
<b>Shower Screen</b>	Framed pivot door screen to all showers
<b>Shower Outlet</b>	Wall mounted shower on rail with chrome mixer
<b>Towel Holder</b>	Double towel rail holder or 2no. hooks (plan specific)
<b>Handles</b>	Designer pull handles (where applicable)

## Australian Made Kitchen

<b>Benchtops</b>	20mm edging to benchtops (Mineral Crystalline Silica-Free Surface)
<b>Doors/Drawers</b>	Laminate panels and doors
<b>Overhead Cupboards</b>	Overhead cupboards above kitchen including feature open shelf
<b>Sink</b>	Stainless steel sink with chrome mixer
<b>Handles</b>	Designer pull handles (where applicable)

## Appliances

<b>Oven</b>	Bellissimo 600mm built-in oven
<b>Cooktop</b>	Bellissimo 600mm gas cooktop
<b>Rangehood</b>	Tecknika undermount rangehood
<b>Dishwasher</b>	600mm stainless steel dishwasher

## Laundry

<b>Trough</b>	Freestanding laundry trough with cabinet and chrome mixer
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## Flooring

<b>Flooring</b>	Timber laminate (please refer to standard floorplan for locations)
<b>Floor Tiles</b>	Ceramic floor tiles to bathroom, toilet, ensuite and laundry
<b>Carpet</b>	Carpet to remainder (refer to standard plans)

## Wall Tiles

<b>Kitchen</b>	Ceramic wall tiles to above kitchen bench including behind feature shelving
<b>Shower</b>	Ceramic wall tiles to shower walls
<b>Bath</b>	Ceramic wall tiles bath edge to floor and above bathtub

## Paint

<b>Ceiling</b>	Premium 2 coat wall & 2 coat ceiling paint system
<b>Timberwork</b>	High gloss enamel to all interior wood work and doors
<b>Cladding</b>	2 coats to all exterior claddings

## External

<b>Driveway</b>	Concrete driveway (as per plan)
<b>Landscaping</b>	Full front and rear landscaping with plants, pebbles and mulch
<b>Fencing</b>	Fixed fencing to all boundaries to developers requirements (refer to plans)
<b>Letterbox</b>	Pre-formed letterbox
<b>Clothesline</b>	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.

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 Mineral Surface 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.



## Nostra Homes' point of difference.

Motivated to deliver architecturally inspired design and craftsmanship.



Architecturally inspired 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**  
H O M E S

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.

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



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Townhome Sales Consultant

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Build with property  
experts you can trust.

Proudly built and developed by

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