

NOSTRA  
HOMES

# TOWNHOMES

Redefine the way you live.

ALAMORA STAGE 7



ALAMORA  
*Townhomes*

Artist Impression



## Discover the charm of townhome living in Alamora.

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

As part of this vision, Nostra Homes has partnered with Villawood to bring you a selection of stunning 4 bedroom turn-key homes that provide a contemporary living solution for first home buyers, downsizers or someone looking for a low maintenance, modern lifestyle. Only walking distance to the soon to be opened Club Alamora, you will have access to swimming pools, state-of-the-art gymnasium, cafes, function spaces & so much more!

Featuring an attractive list of fixed price inclusions along with a modern and architecturally designed street appeal, these homes are the perfect choice.

“

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



*Anthony Caruana*  
Founder





## Low-Maintenance Living with Alamora's Best Amenities at Your Doorstep.

Discover the perfect balance of style, convenience, and lifestyle with Nostra's exclusive new townhome release at Alamora. Located opposite Club Alamora, these contemporary townhomes offer a rare opportunity to embrace low-maintenance living while enjoying the very best amenities on your doorstep.

Club Alamora is the vibrant heart of this thriving community, offering a café, a state-of-the-art gym, lap and leisure pool, kids' splash pad, free-to-hire function room for events big and small, barbecue facilities, and a parents' room to relax and connect. Designed to bring people together, Club Alamora is the ultimate hub for staying active, hosting memorable occasions, or simply living your best social life.

Step outside your door and take a short stroll to enjoy the natural surroundings. The nearby waterway will feature walking paths, perfect for morning strolls or evening walks. Just a few metres away, the future active open space will include sports ovals, a playground, and a range of sporting facilities, providing endless opportunities for recreation and play.

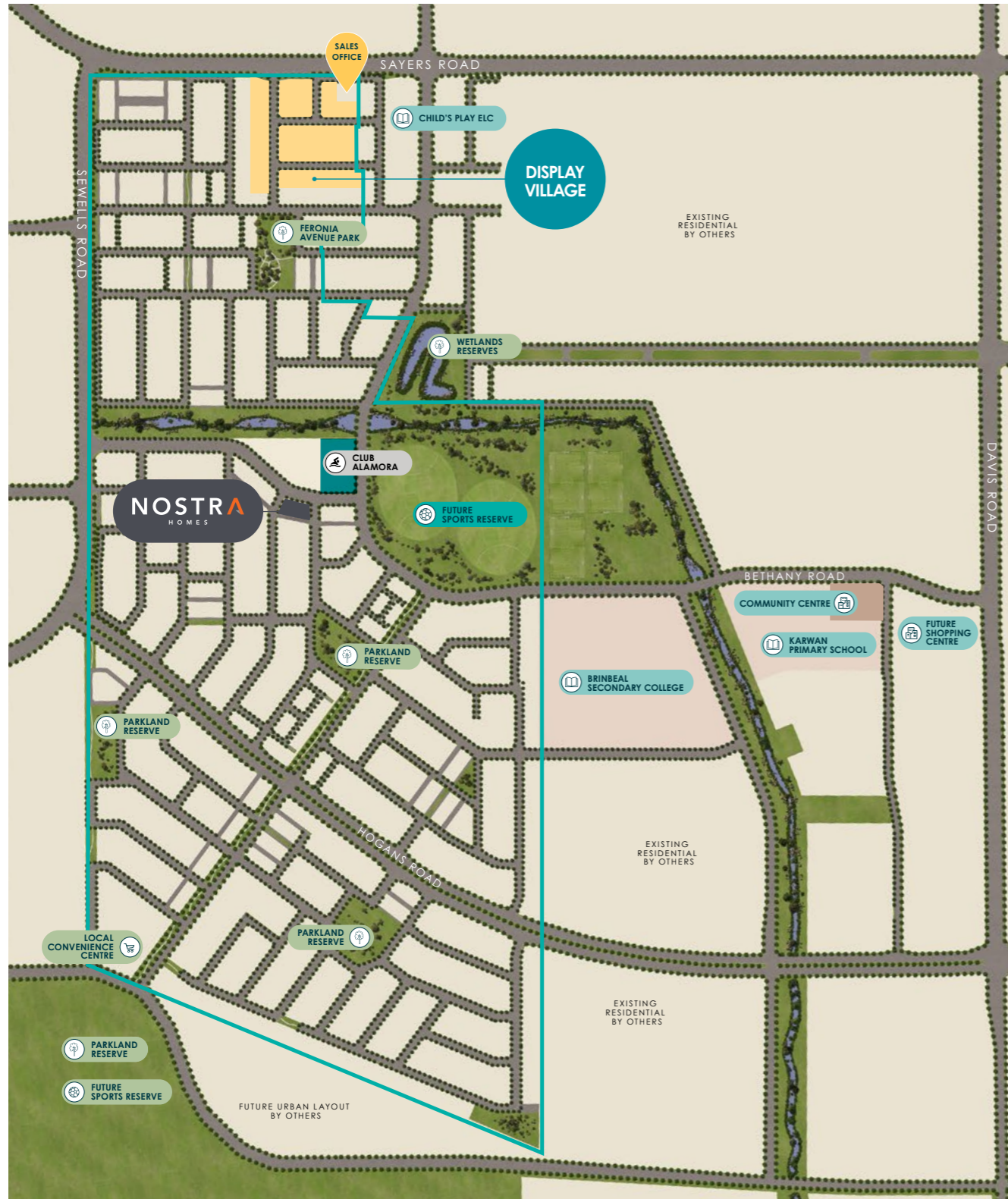
With everything from premium amenities to beautiful green spaces at your doorstep, there's no need for the upkeep of a big house and backyard. Embrace the freedom of low-maintenance living and make every day extraordinary with a Nostra townhome at Alamora.





# Welcome to the neighbourhood

Every detail of Alamora has been designed to support a lifestyle of ease and enjoyment.



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





Ipswich Avenue



For illustrative purposes only.

N

# Choose your design.

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

## Lot 701

21sq



## Lot 702

21sq



## Lot 703

20sq



## Lot 704

22sq



## Lot 705

22sq



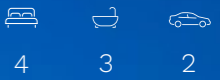
## Lot 706

21sq



## Lot 707

21sq

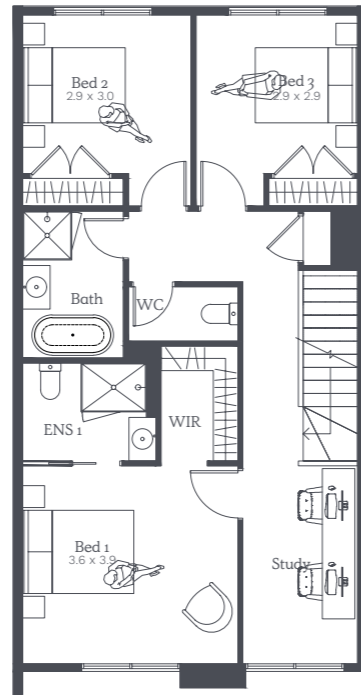
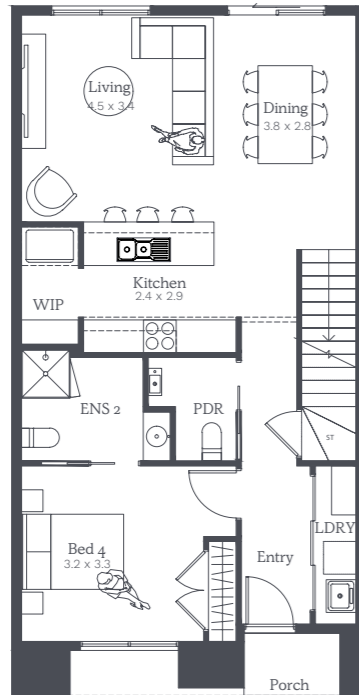
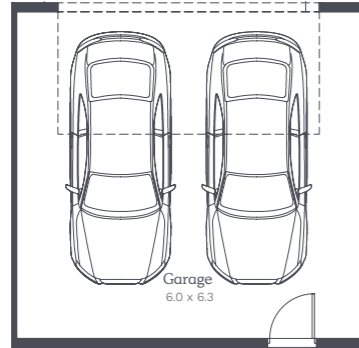


# Lipari 22

Lot 704, 705

House Size 21.68sq

 4  
  3  
  2



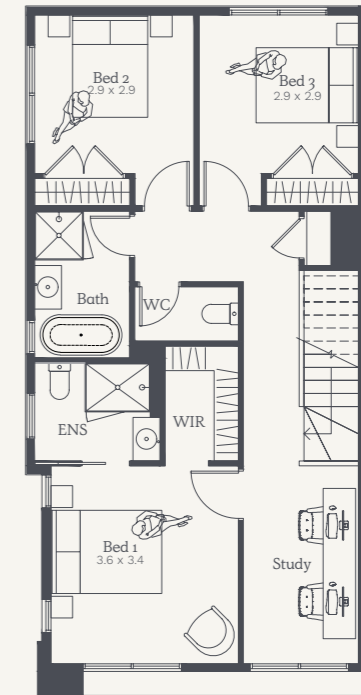
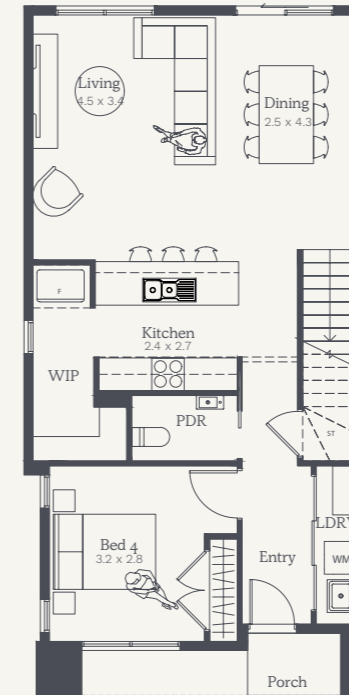
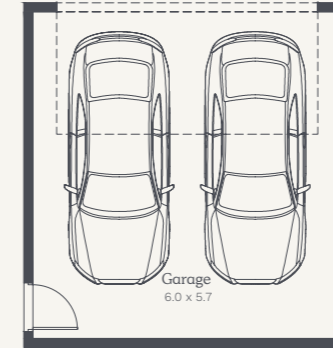
NOTE: Floorplan displayed is for illustrative purposes only. Refer to contract plans for orientation, facade and final landscaping layout.

# Lipari 21c

Lot 701, 707

House Size 20.71sq

 4  
  2  
  2



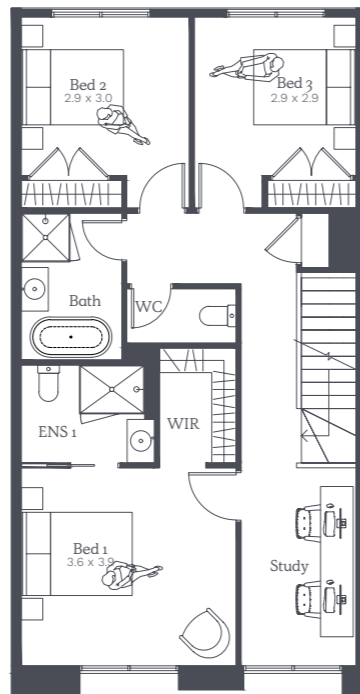
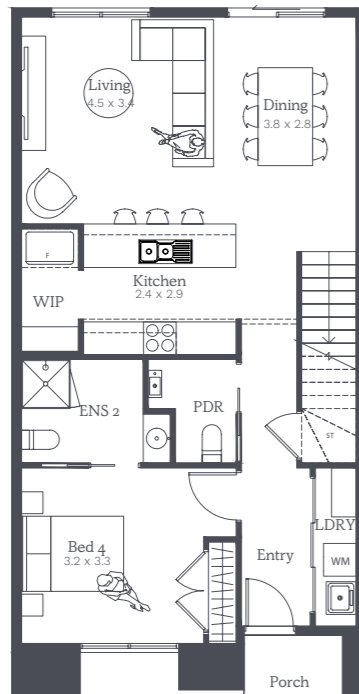
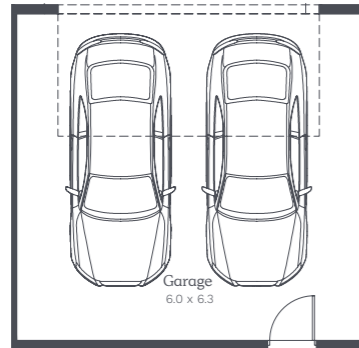
NOTE: Floorplan displayed is for illustrative purposes only. Refer to contract plans for orientation, facade and final landscaping layout.



# Lipari 21

Lot 702, 706

House Size 20.65sq

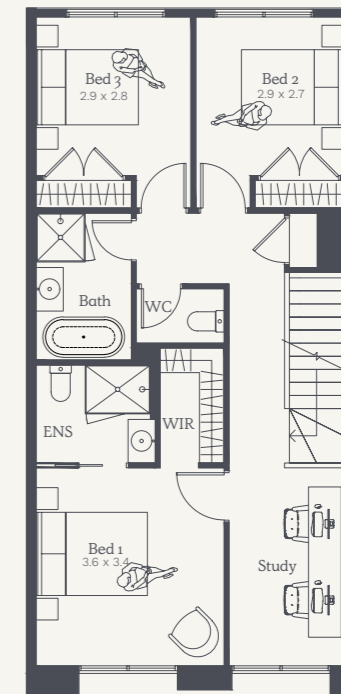
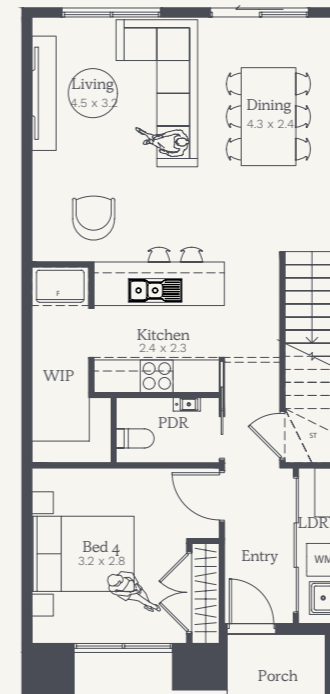
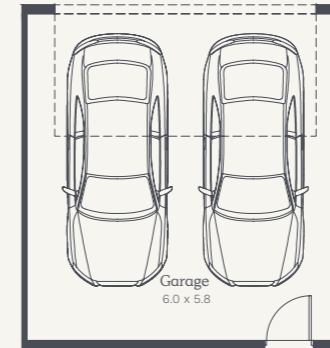
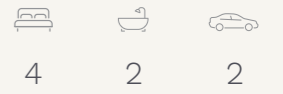


NOTE: Floorplan displayed is for illustrative purposes only.  
Refer to contract plans for orientation, facade and final landscaping layout.

# Lipari 20

Lot 703

House Size 20.06sq



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







# 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 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 main living and 2440mm to other level
<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 Materials</b>	Metal sheet roofing or concrete roof tiles (floorplan specific)
	Coloured fascia, gutter, downpipes and cappings

Insulation	
<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>Hot Water System</b>	Electrical storage hot water unit

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 (floorplan 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. Ensuite & laundry door is floorplan specific. (refer to contract plans)
<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>	1 x melamine shelf with chrome hanging rails
<b>Linen</b>	3 x melamine shelves
<b>Pantry</b>	4 x 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)
<b>Data Point</b>	1 x data point (refer to electrical plans)





Heating / Cooling	
<b>Heating Panels</b>	Heating panels to all bedrooms and second living (floorplan specific)
<b>Cooling System</b>	Reverse cycle split system to main living (unit size is floorplan specific)

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 (floorplan specific)

Bathroom and Ensuite	
<b>Cabinetry</b>	Laminate cabinets
<b>Benchtops</b>	20mm mineral surface benchtops
<b>Basin/Tapware</b>	Vitreous china designer basins with chrome flick mixers
<b>Bath</b>	Freestanding bath with chrome outlet and tap set (floorplan specific)
<b>Mirror</b>	Polished edge mirrors (size is width of vanities)
<b>Shower Base</b>	Tiled shower base
<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 (floorplan specific)
<b>Handles</b>	Finger pull cabinetry and doors to bathroom/ ensuite (where applicable)

Australian Made Kitchen	
<b>Benchtops</b>	20mm mineral surface benchtops
<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>	Finger pull cabinetry and doors to kitchen (where applicable)

Solar	
<b>Solar PV</b>	Minimum 2kw solar PV system with inverter (size to be determined at build stage)

Appliances	
<b>Oven</b>	600mm Fisher & Paykel black built-in oven
<b>Cooktop</b>	600mm Fisher & Paykel black induction cooktop
<b>Rangehood</b>	Fisher & Paykel stainless steel undermount rangehood
<b>Dishwasher</b>	600mm Fisher & Paykel stainless steel dishwasher

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

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

Paint	
<b>Ceiling</b>	Premium 2 coat ceiling paint system
<b>Internal Walls</b>	Premium 3 coat wall 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.

V7 29.01.2025



Designer basins & tapware

Full Floating Laminate Cabinets

20mm Mineral Surface benchtop

Oversized floor tiles



# Interior styling that is easily accessible.

Your choice of four colour schemes.



Mode.

A light and soothing sanctuary.

A top-down photograph of various material samples arranged on a white background. It includes several rectangular swatches of wood, fabric, and paint in neutral tones. A small wooden bowl with a spoon and a white ceramic dish with a fork are also present.

Luxe.

A moody and dramatic space.

A top-down photograph of various material samples arranged on a white background. It includes several rectangular swatches of wood, fabric, and paint in dark and neutral tones. A small wooden bowl with a spoon, a white ceramic dish with a fork, and a string of beads are also present.





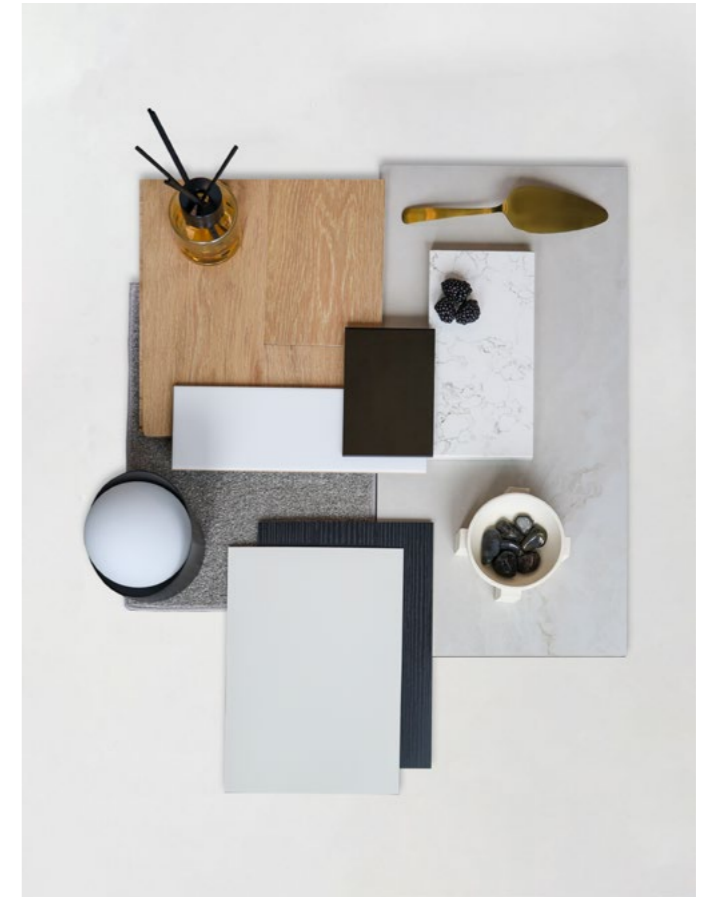
### Coastal.

A calming retreat.



### Architecton.

Modern haven of luxurious contrast.





## 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.

## 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.

**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.



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



Karl Playnsek  
New Home Consultant

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karlp@nostrahomes.com.au

Build with property experts you can trust.

Proudly built and developed by

**NOSTRA**  
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**villawood**  
properties

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, overhead cupboards to fridge space, frameless shower screen 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 February 2025 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.