

ASPIRE TOWNHOMES



BEAUTIFUL DESIGN

EASY LIVING AT A PARTICULARLY
COMFORTABLE PRICE

So much of the Aspire Townhome is wonderfully rare. These double storey, architecturally designed homes will bring substance and effortless style to your life, at a remarkable, affordable price.

Classic, yet contemporary, you'll live minutes from Caroline Springs shopping precinct and only 30kms from the heart of Melbourne's CBD. You'll adore your low maintenance home, built in a neighbourhood that's busy with young families, parks and a love of urban life. Front and courtyard landscaping invite easy entertaining, and an understanding that family and friends are at the heart of everything.

Only ten are available, so if you have ever aspired to a new home with 3 bedrooms and 2 bathrooms, a 1 or 2 car garage, open plan living, gorgeous SMEG appliances, and an outdoor, secure entertaining area that's drenched in sunlight, this is your opportunity.

Restrained. Uncluttered. Beautifully priced. Finally you've found your new home.



Artist Impression

ASPIRE TO LIVE CLOSE TO IT ALL

While you may be thrilled by the sleek design and comfort of your Aspire Townhome, your life outside will be just as rich. Created in the suburb of Fraser Rise, you'll be just 30kms from Melbourne's CBD with the Western Highway and train stations on your door step.

There's a wonderful choice of schools and childcare facilities nearby, the bus stop is seconds away, and the major shopping centre of Caroline Springs is just 10 minutes in the car. All this convenience, plus the café, parks and community garden, is the reason why over 800 families have already chosen Aspire homes at Fraser Rise.

And while jogging and bicycle tracks already exist, the future promises even more. You'll be walking distance to proposed local sports fields, an Aquatic centre, the new Government school and town centre.

Aspire Townhome. It really is where you want to be, right now.

ANNA'S GARDEN

A central meeting point, with grass seating and natural playground, overlooked by the Pop-Up Café*

COMMUNITY GARDENS*

A space for 'green thumbs' to grow fresh herbs, fruit and veggies

ASPIRE DISPLAY VILLAGE

Launching in 2019, this will be home to designs from a range of Melbourne's leading builders

POP-UP CAFÉ*

Grab a takeaway coffee or take your time to catch up with friends at the future Pop-Up Café*


CHILDCARE CENTRE*

The future Childcare Centre* will provide Aspire's families with convenient and quality care

WETLANDS

A carefully landscaped reserve featuring native plants, providing a natural habitat for local flora and fauna

LEGEND

-  Private Property with Existing Farmhouse
-  Proposed Local Sports Oval
-  Running / Walking Track
-  Running / Walking Timer

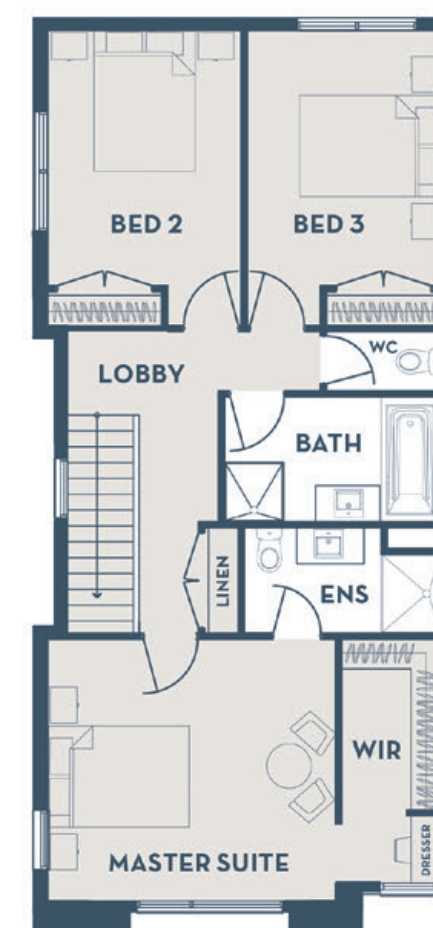
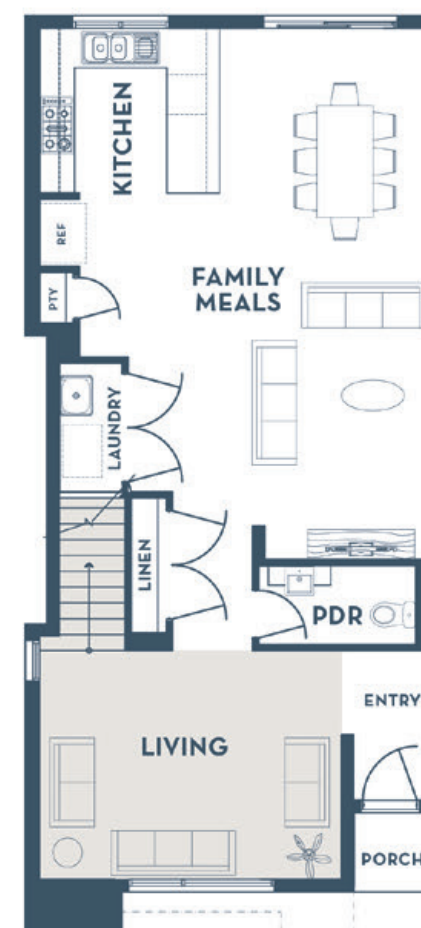
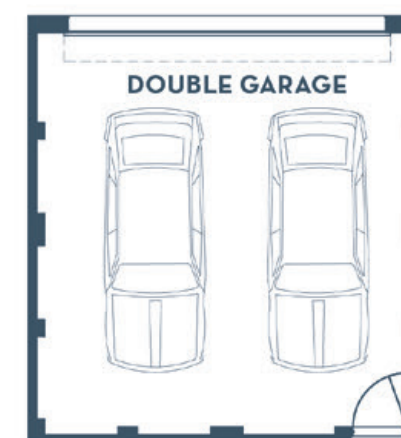




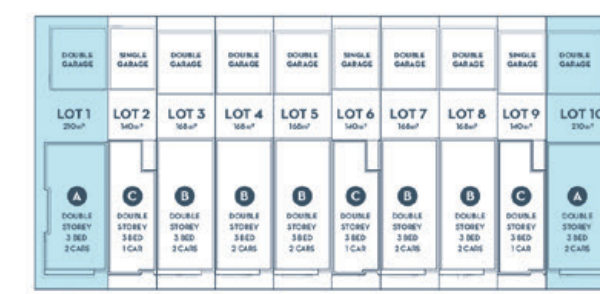
Artist Impression

TOWNHOME A

3 2 2

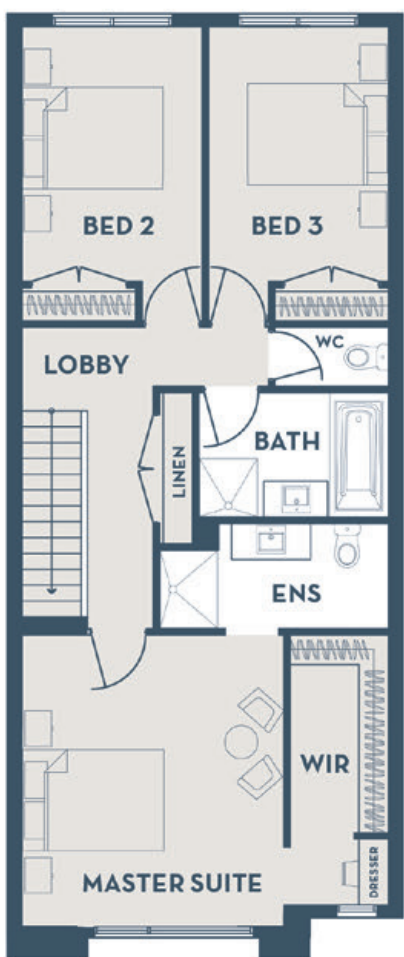
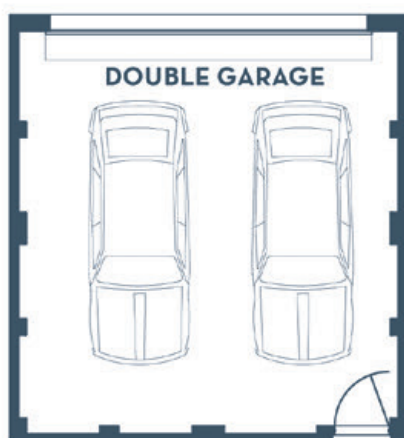


Ground Floor	82.10m ²	8.84sq
First Floor	85.04m ²	9.15sq
Sub Total	167.14m ²	17.99sq
Garage	38.76m ²	4.17sq
Porch	1.43m ²	0.15sq
TOTAL AREA	207.33m²	22.32sq



TOWNHOME B

3 2 2

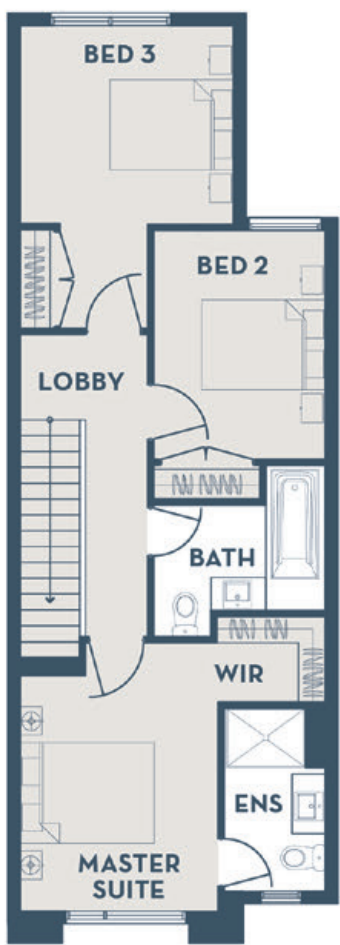
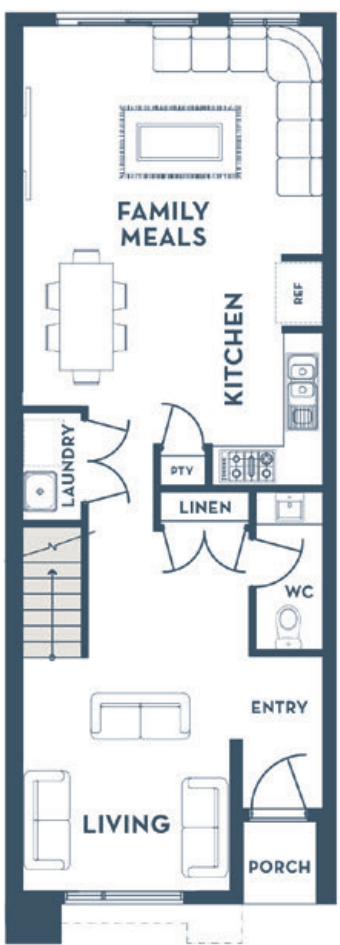
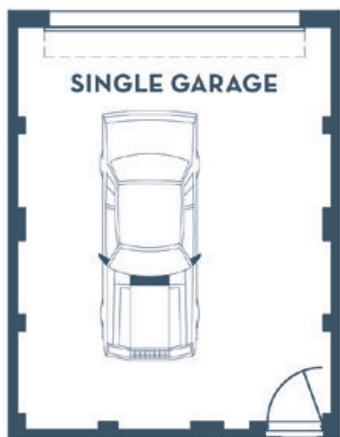


Ground Floor	80.77m ²	8.69sq
First Floor	83.57m ²	9.00sq
Sub Total	164.34m ²	17.69sq
Garage	38.76m ²	4.17sq
Porch	1.48m ²	0.16sq
TOTAL AREA	207.58m²	22.02sq

DOUBLE GARAGE	SINGLE GARAGE	DOUBLE GARAGE	DOUBLE GARAGE	DOUBLE GARAGE	SINGLE GARAGE	DOUBLE GARAGE	DOUBLE GARAGE	SINGLE GARAGE	DOUBLE GARAGE
LOT 1 20m ²	LOT 2 14m ²	LOT 3 16m ²	LOT 4 16m ²	LOT 5 16m ²	LOT 6 14m ²	LOT 7 16m ²	LOT 8 16m ²	LOT 9 14m ²	LOT 10 20m ²
A DOUBLE STOREY 3 BED 2 CARS	C DOUBLE STOREY 3 BED 1 CAR	B DOUBLE STOREY 3 BED 2 CARS	B DOUBLE STOREY 3 BED 2 CARS	B DOUBLE STOREY 3 BED 2 CARS	C DOUBLE STOREY 3 BED 1 CAR	B DOUBLE STOREY 3 BED 2 CARS	B DOUBLE STOREY 3 BED 2 CARS	C DOUBLE STOREY 3 BED 1 CAR	A DOUBLE STOREY 3 BED 2 CARS
2.5m	3m	6m	6m	6m	5m	6m	6m	5m	7.5m

TOWNHOME C

3 2 1



Ground Floor	66.30m ²	7.14sq
First Floor	64.29m ²	6.92sq
Sub Total	130.59m ²	14.06sq
Garage	32.30m ²	3.48sq
Porch	1.36m ²	0.15sq
TOTAL AREA	164.25m²	17.68sq

DOUBLE GARAGE	SINGLE GARAGE	DOUBLE GARAGE	DOUBLE GARAGE	DOUBLE GARAGE	SINGLE GARAGE	DOUBLE GARAGE	DOUBLE GARAGE	SINGLE GARAGE	DOUBLE GARAGE
LOT 1 20m ²	LOT 2 14m ²	LOT 3 16m ²	LOT 4 16m ²	LOT 5 16m ²	LOT 6 14m ²	LOT 7 16m ²	LOT 8 16m ²	LOT 9 14m ²	LOT 10 20m ²
A DOUBLE STOREY 3 BED 2 CARS	C DOUBLE STOREY 3 BED 1 CAR	B DOUBLE STOREY 3 BED 2 CARS	B DOUBLE STOREY 3 BED 2 CARS	B DOUBLE STOREY 3 BED 2 CARS	C DOUBLE STOREY 3 BED 1 CAR	B DOUBLE STOREY 3 BED 2 CARS	B DOUBLE STOREY 3 BED 2 CARS	C DOUBLE STOREY 3 BED 1 CAR	A DOUBLE STOREY 3 BED 2 CARS
7.5m	3m	6m	6m	6m	3m	6m	6m	3m	7.5m

MODERN

STANDARD INCLUSIONS

STANDARD INTERNAL INCLUSIONS



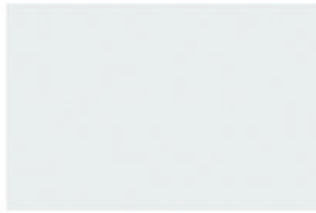
Flooring - Tile Option
Belga Grey 450mm x 450mm
with #77 Palladium grout



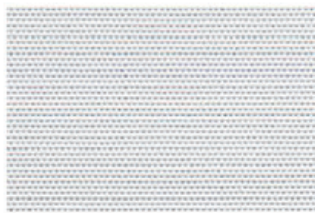
Flooring - Timber Laminate
Option Rustic Range Oatmeal



Flooring - Carpet
Arcadia Warm Grey



Paint
Lexicon Half 4W Ceilings, walls,
doors, architraves, skirting



Blinds
Earth - Chalk



Splashback - Tile
United grey gloss 100x300mm
with #77 Palladium grout, brickbond



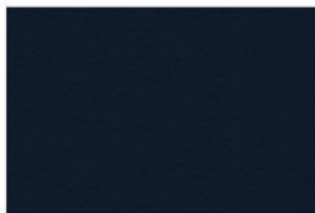
Kitchen Benchtop
20mm Stone Storm



Kitchen Base Cabinetry
Natural Finish Polar White



Kitchen Overhead Cabinetry
Natural Finish Honey Elm



Kitchen Kickrails
Natural Finish Black

STANDARD LAUNDRY INCLUSIONS



Splashback - Tile
United grey gloss 100x300mm
with #77 Palladium grout,
brickbond



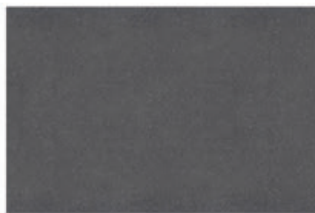
Flooring - Tile
Belga Grey 450mm x 450mm
with #77 Palladium grout



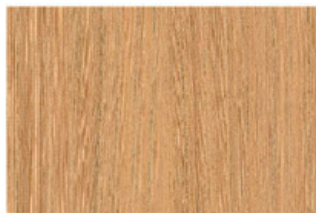
STANDARD BATHROOM, ENSUITE, POWDER-ROOM INCLUSIONS



Wall - Tile
Belga Grey 450mm x 450mm
with #77 Palladium grout



Benchtop
20mm Stone Storm



Cabinetry
Natural Finish Honey Elm

CLASSIC

STANDARD INCLUSIONS

STANDARD INTERNAL INCLUSIONS



Flooring - Tile Option
Belga Taupe 450mm x 450mm
with #64 Mocha grout



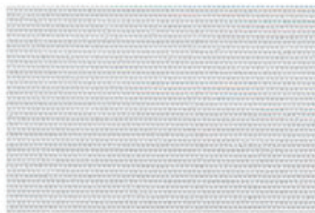
Flooring - Timber Laminate
Option Rustic Range Buckwheat



Flooring - Carpet
Tarlo River Cyber Grey



Paint
White Exchange Half 7W
Ceilings, walls, doors, architraves,
skirting



Blinds
Earth - Rice



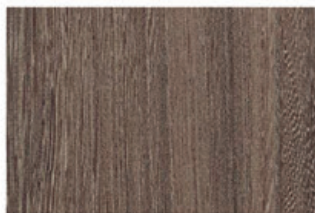
Splashback - Tile
United white satin 100x300mm
with #64 mocha grout, brickbond



Kitchen Benchtop
20mm Stone Luna White



Kitchen Base Cabinetry
Natural Moose



Kitchen Overhead Cabinetry
Natural Finish Blackened Elm

STANDARD LAUNDRY INCLUSIONS



Splashback - Tile
United white satin 100x300mm
with #64 mocha grout, brickbond



Flooring - Tile
Belga Taupe 450mm x 450mm
with #64 Mocha grout



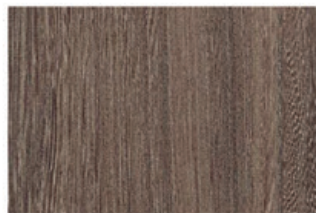
STANDARD BATHROOM, ENSUITE, POWDER-ROOM INCLUSIONS



Wall - Tile
Belga Taupe 450mm x 450mm
with #64 Mocha grout



Benchtop
20mm Stone Luna White



Cabinetry
Natural Finish Blackened Elm

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)
- Engineered minimum 25mpa concrete slab 400mm thick

FRAMING

- Stabilised pine "MGPIO" wall frames with LVL lintels and beams
- Engineered designed roof trusses at 22.5 degree pitch
Note: certain double storey designs are flat deck specific

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 and fixed windows)

FACADE

- Facade as noted in approved architectural drawings

EXTERNAL CLADDING

Single:

- Clay Bricks from builders range to garage and house
- Brick infills to front elevation and 4.5mm fibre cement to remainder

Double:

- Pre coated polystyrene panels with render finish and clay bricks to garage (Refer to plans)

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 continuous flow solar hot water unit

GARAGE

- Panel lift COLORBOND® Garage door with 2 hand held and 1 wall mounted remote control
- Brickwork above garage door

STAIRS

- Half Height plastered wall Balustrade
- MDF treads and risers with carpet finish

EXTERNAL BALUSTRADE

- Refer to working drawings for balcony detail

DOORS/FURNITURE

- Entry: 2040mm x 820mm Solid core door with Trilock entrance set
- Laundry: 2100mm x 1450mm Sliding door (design specific)
- 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
- 10 watt LED downlights to down stairs Meals, Kitchen, Hallway, Family with Batten holders to remainder
- 1x Rear flood light
- Exhaust fans to areas with no openable window
- 1x Double powerpoint to each room (Refer to Standard Plans)
- 1x Television and phone point (Refer to Standard Plans)

HEATING

- Gas ducted heating with thermostat (total number of points and unit size are product specific, location of unit at builders discretion)

TOILETS

- Dual flush cisterns with Vitreous China pan
- Toilet roll holders

BATHROOM/ENSUITE

- Full laminate cabinets and 20mm stone benchtops
- Vitreous china designer basins with chrome flick mixers
- 1665mm white acrylic bath tub with chrome outlet and tap set (product specific)
- Polished edge mirrors (size is width of vanities x 950mm high)
- Ensuite/bathroom: Polymarble shower base size as per plans

- Polished silver framed safety glass, pivot door shower screens and wall mounted mixer
- Double towel rail holder

KITCHEN

- Australian made kitchen
- Laminate panels and doors including open shelves to rear of bench
- 20mm stone benchtops
- Overhead cupboards
- Double end bowl stainless steel sink with chrome mixer
- Designer D pull handles

APPLIANCES

- 600mm stainless steel Smeg:
- Built-in Oven
- Gas Cooktop
- Slideout Rangehood
- Dishwasher

LAUNDRY

- 45L stainless steel tub with acrylic cabinet and chrome mixer

FLOOR COVERINGS

- Ceramic floor tiles (450mm x 450mm) or timber laminate to main hallway, living, kitchen and meals
- Ceramic floor tiles (450mm x 450mm) to bathroom, toilet, ensuite and laundry
- Carpet to remainder (Category 1 builders range) (Refer to standard plans)

WALL TILES

- Ceramic wall tiles to:
- 700mm above kitchen bench
- 200mm above vanities
- 2000mm to shower walls
- Bath edge to floor
- 400mm above bathtub

PAINT

- Dulux Washable Low Sheen Acrylic to all Walls
- Dulux Flat Acrylic to all Ceilings
- High Gloss Enamel to all interior wood work and doors
- Dulux Weather Shield to all exterior woodwork
- 3 coat paint system

EXTERNAL

- Coloured concrete driveway, plain concrete 800mm wide path (as per plan)
- Full front and rear landscaping with drought resistant plants x 10 with pebbles and mulch
- Fencing to all boundaries to developers requirements including wing gate where required (refer to plans)
- Letterbox
- Wall mounted clothesline (All external works to builders discretion)

Disclaimer: Nostra Projects 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.



Modern inclusions
Artist Impression



Classic inclusions
Artist Impression

PARTNERS

NOSTRA

Since our inception in 2006 the Nostra team has taken great satisfaction out of seeing our clients take possession of a well built home. Our passion for building great homes has translated into building great teams that choose to be a part of the company journey and growth.

Nostra's continued success in a competitive environment is the result of an engaged team who push the boundaries on customer service, innovation, design and quality, ensuring that we deliver homes that exceed the expectations of our clients.

We continually build to the highest quality, working with well renowned brands and products as we believe that shortcuts should not be taken on a family home or investment.

DKO

Having first opened its doors in 2000 DKO has grown from a small team delivering medium density residential architecture, into a practice of over 190 design professionals working out of multiple offices in Australia, New Zealand and Asia. While the practice has expanded, so too has the breadth of projects undertaken, from bespoke residences to distinctive residential communities, luxury hotels, unique hospitality and workplace interiors, urban design and large-scale master planning.

What remains consistent however, is the pursuit of high quality architecture driven by the needs of the client, the site's opportunities and the dynamic process of translating design intent into built outcome. At the core of DKO's design philosophy, lies a commitment to an urban architecture that serves people, respects place and stands the test of time.

The passionate and accomplished interior design team at DKO focus on sharp, intelligent and articulated design. With understanding of how a space works, moves and moulds with the user, DKO's intuitive approach encourages collaboration on each project, bringing individual strengths and varied experience to maintain a crisp, lively and reflective angle on their designs.



For nearly 30 years, Villawood has been a passionate developer of innovative, sustainable communities. Creating places for people to live and grow, surrounded by neighbours, friends and family, is at the heart of what we do, and nowhere demonstrates this better than Aspire.

It is with immense pride that we invite you to discover Aspire, a unique community that embraces health and wellbeing through the abundance of parks and open spaces, whilst also offering a diverse choice of housing.

**WE LOOK FORWARD TO WELCOMING
YOU TO OUR NEIGHBOURHOOD**



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Corner of Beattys Rd & Aspire Blvd, Fraser Rise

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NOSTRA

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MARKETED BY



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