

NOSTRA  
HOMES

# TOWNHOMES

Redefine the way you live  
in Bluestone, Tarneit.



 SATTERLEY

Artist Impression

## Discover the charm of townhome living in Bluestone.

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 Satterley to bring you a selection of stunning 3 bedroom 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 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 Nostra Homes journey”



*Anthony Caruana*  
Founder



## A proud new community.

Filled with a comforting sense of community and the promise of growth, Bluestone presents a welcome next step for all families. Nestled in the tranquil and secure surrounds of Tarneit, an effortless lifestyle is offered through an abundance of existing amenity and serene open spaces.



**5 mins**  
from Tarneit Central



**2 kms**  
from Tarneit Train Station



**13+ hectares**  
of planned open space



**24km**  
from Melbourne's CBD



Proposed 2 soccer pitches, 2  
football fields and sporting pavilions



**5+ schools**  
to choose from



# Parkfront lifestyle in Bluestone.

Enjoy the perks of living within a masterplanned community with all the amenity you need right at your doorstep.

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

**NOSTRA**  
HOMES

**LEGEND**

- BLUESTONE TARNEIT ESTATE
- SHARED PATH
- FUTURE DISPLAY VILLAGE
- BLUESTONE LAND SALES OFFICE



Map not to scale and locations indicative only. Distances represented are "as the crow flies". Photographs, plans, pictures and representations (together, plans) in this document are (and are intended to be) indicative only, and may not accurately or fully depict the actual or final development at present or in the future. The plans are not, and may not be treated as being, a representation in any respect by Satterley Property Group Pty Ltd, any seller or landowner and or any of their respective officers, employees, agents or advisers (together, developer) anybody else. The developer may, at any time, amend or replace any plan without notice. All dimensions and areas are subject to survey. Authorities should be consulted when services are, or are likely to be, contained within lot boundaries as building restrictions may apply. The existence and location of any landscaping features or other amenities are indicative only. Other services and amenities that may be shown on the plan may be in progress, due for completion in future, or may be indicative only, and are, in any event, subject to change, at any time.

Lot 424  
288m<sup>2</sup>

Lot 425  
182m<sup>2</sup>

Lot 426  
182m<sup>2</sup>

Lot 427  
182m<sup>2</sup>

Lot 428  
182m<sup>2</sup>

Lot 429  
182m<sup>2</sup>

Lot 430  
182m<sup>2</sup>

Lot 431  
288m<sup>2</sup>

Gaskin Lane

2.85

23

3600

5230

23

3600

5230

7.5m

6.5m

6.5m

6.5m


6.5m

6.5m

6.5m

7.5m

Lope Street

 Plain concrete

For illustrative purposes only.



Lot 424  
12sq

3 2 2



Lot 425

**SOLD!**

3 2 2



Lot 426

**SOLD!**

3 2 2



Lot 427

**SOLD!**

3 2 2



Lot 428  
11sq

3 2 2



Lot 429  
11sq

3 2 2



Lot 430  
11sq

3 2 2



Lot 431  
12sq

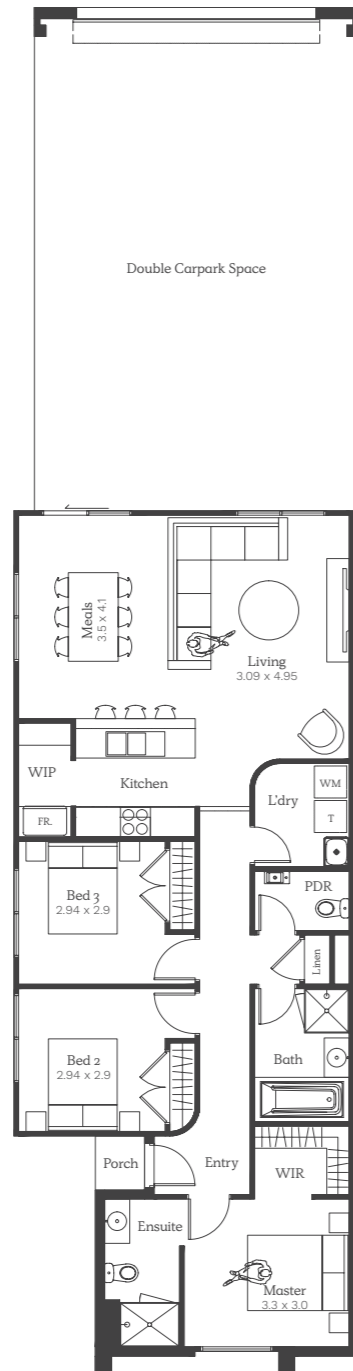
3 2 2



# Pietro 12

Lot 424  
House Size 12sq

3 2 2

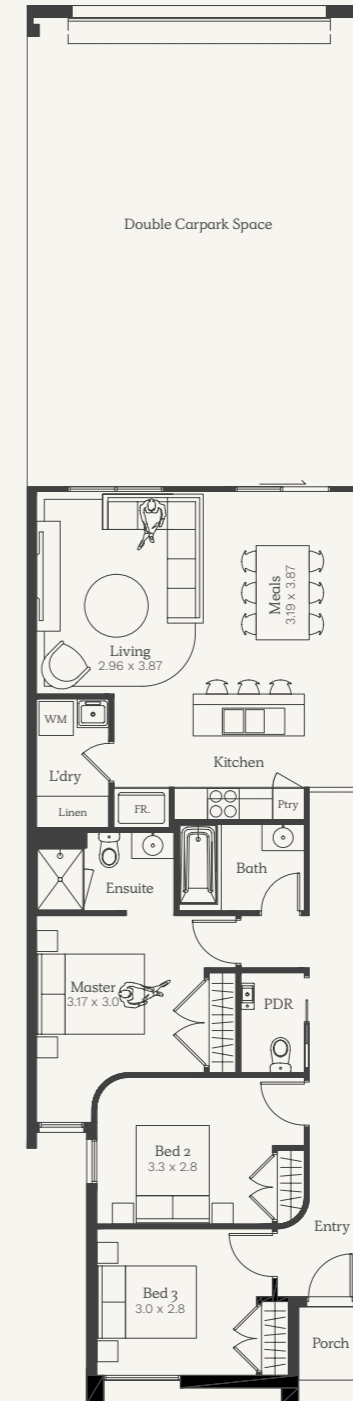


NOTE: Floorplan displayed is for illustrative purposes only.  
Refer to contract plans for orientation and final layout.

# Pietro 11

Lot 428  
House Size 11sq




3 2 2

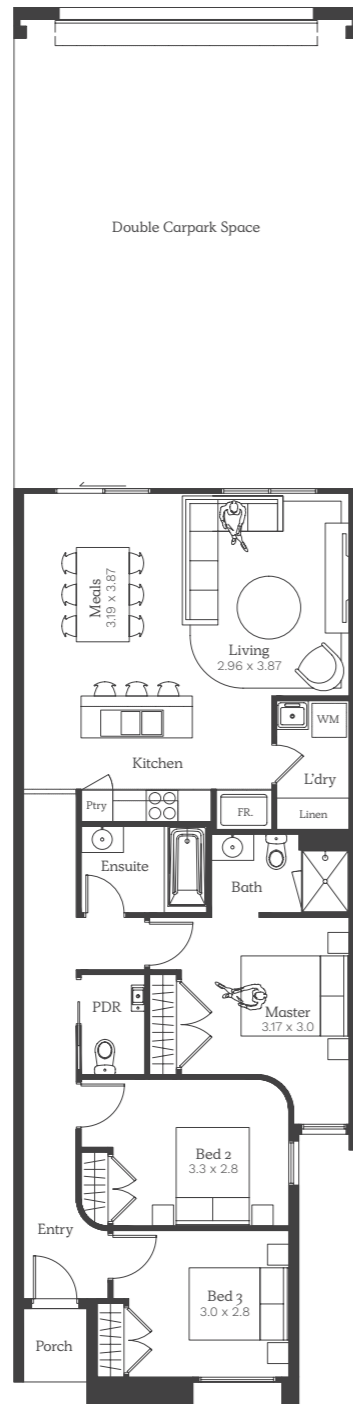


NOTE: Floorplan displayed is for illustrative purposes only.  
Refer to contract plans for orientation and final layout.

# Pietro 11

Lot 429  
House Size 11sq




    
3 2 2

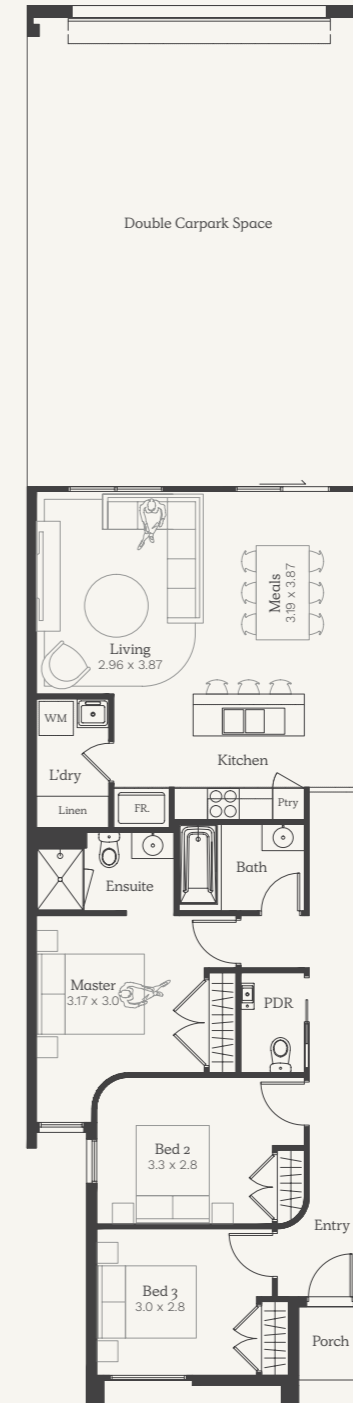


NOTE: Floorplan displayed is for illustrative purposes only.  
Refer to contract plans for orientation and final layout.

# Pietro 11

Lot 430  
House Size 11sq

    
3 2 2






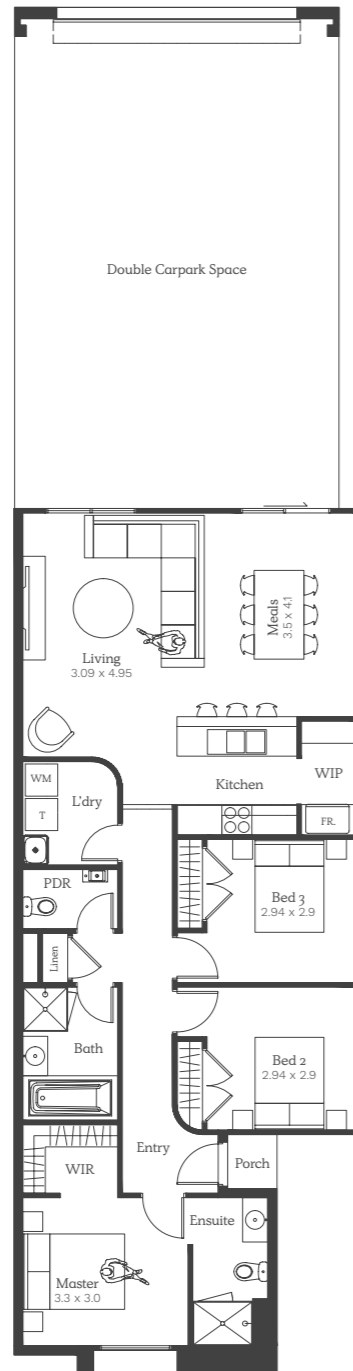
NOTE: Floorplan displayed is for illustrative purposes only.  
Refer to contract plans for orientation and final layout.



# Pietro 12

Lot 431  
House Size 12sq

		
3	2	2



NOTE: Floorplan displayed is for illustrative purposes only.  
Refer to contract plans for orientation and final 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, 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>	2700mm high ceilings
<b>Double Storey</b>	2590mm high ceilings to ground floor and 2400mm 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 Materials</b>	Metal sheet roofing 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)

Carport	
<b>Carport</b>	Manual roller shutter

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

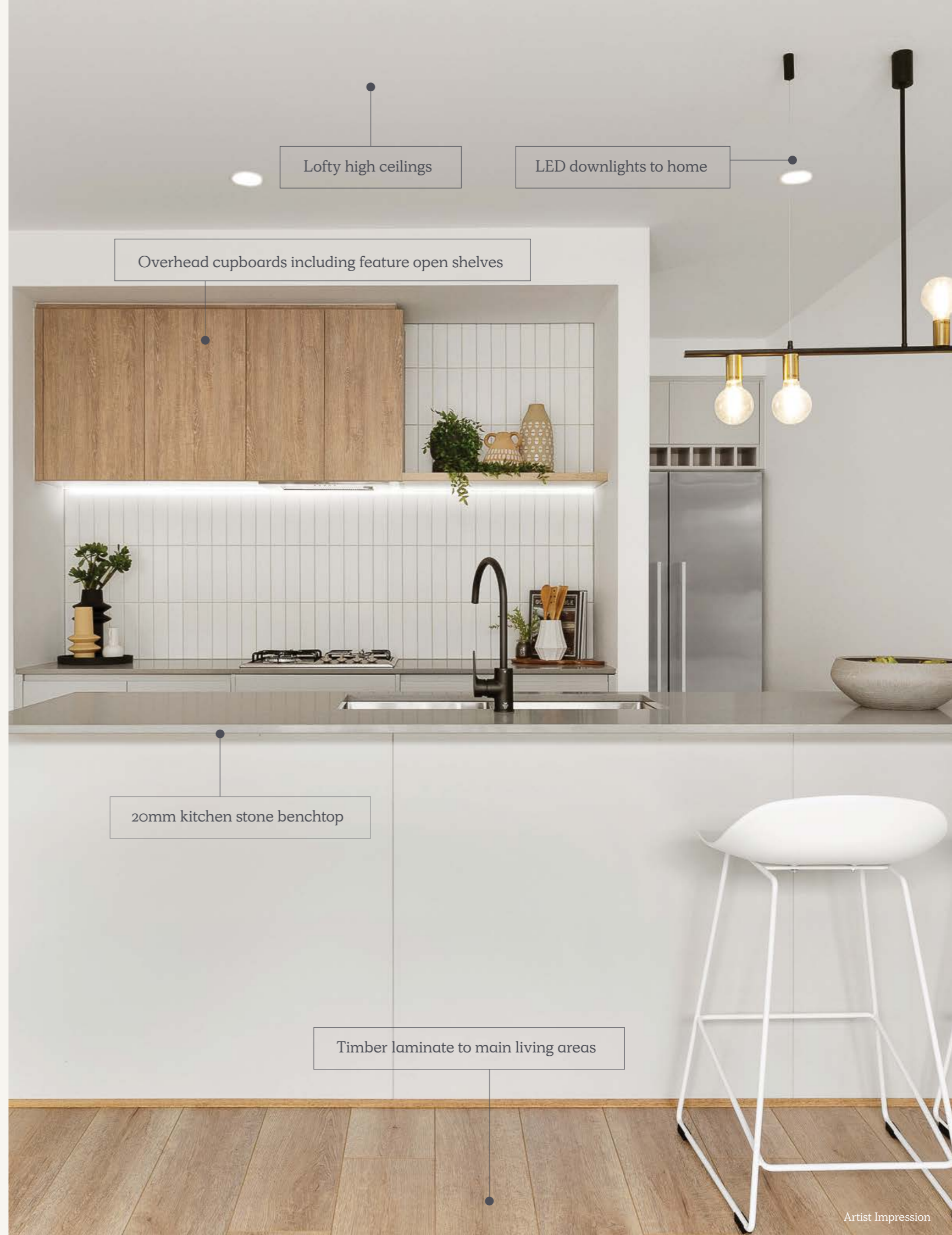
Doors/Furniture	
<b>Entry</b>	Solid core door with digital entrance lock
<b>Internal</b>	Flush panel doors with satin chrome passage handles and air cushioned door stops
<b>Robes</b>	Chrome knob to robe cupboards

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  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>
<b>Ducted Heating (Pitched Roof)</b>	



**Toilets**

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

**Bathroom and Ensuite**

<b>Cabinetry</b>	Laminate cabinets
<b>Benchtops</b>	20mm edging to stone benchtops
<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
<b>Handles</b>	Designer pull handles (where applicable)

**Australian Made Kitchen**

<b>Benchtops</b>	20mm edging to stone benchtops
<b>Doors/Drawers</b>	Laminate panels and doors
<b>Overhead Cupboards</b>	Overhead cupboards above kitchen including feature open shelves
<b>Shelving</b>	Feature shelves above bench
<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>	Bellissimo undermount rangehood
<b>Dishwasher</b>	600mm stainless steel dishwasher

**Laundry**

<b>Cabinetry and Sink</b>	Stainless steel tub with cabinet and chrome mixer
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**Flooring**

<b>Flooring</b>	Ceramic floor tiles or 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

(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 that is easily accessible.

Your choice of three colour schemes.



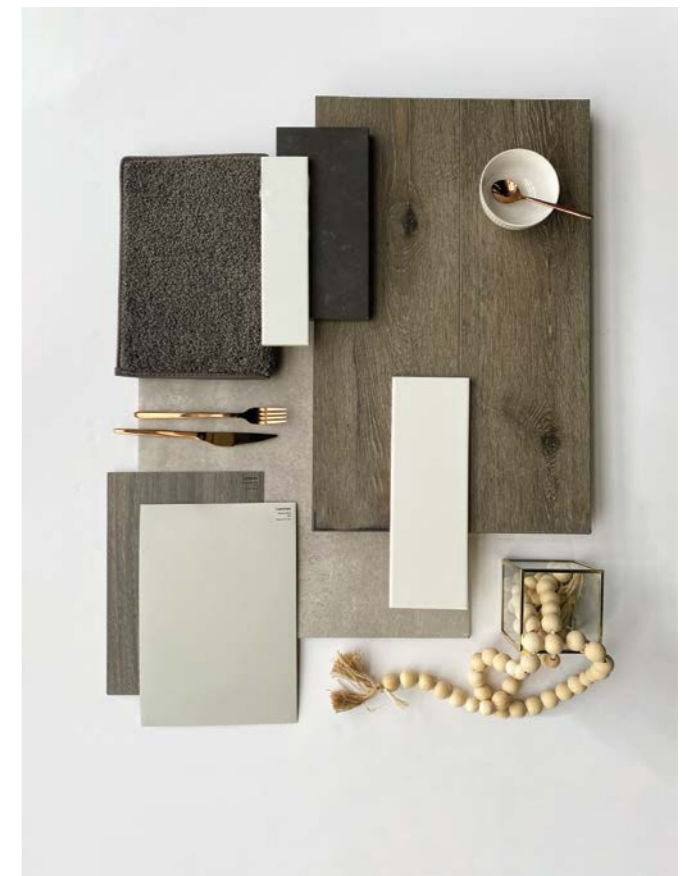
## Mode.

A light and soothing sanctuary.



## Luxe.

A moody and dramatic space.



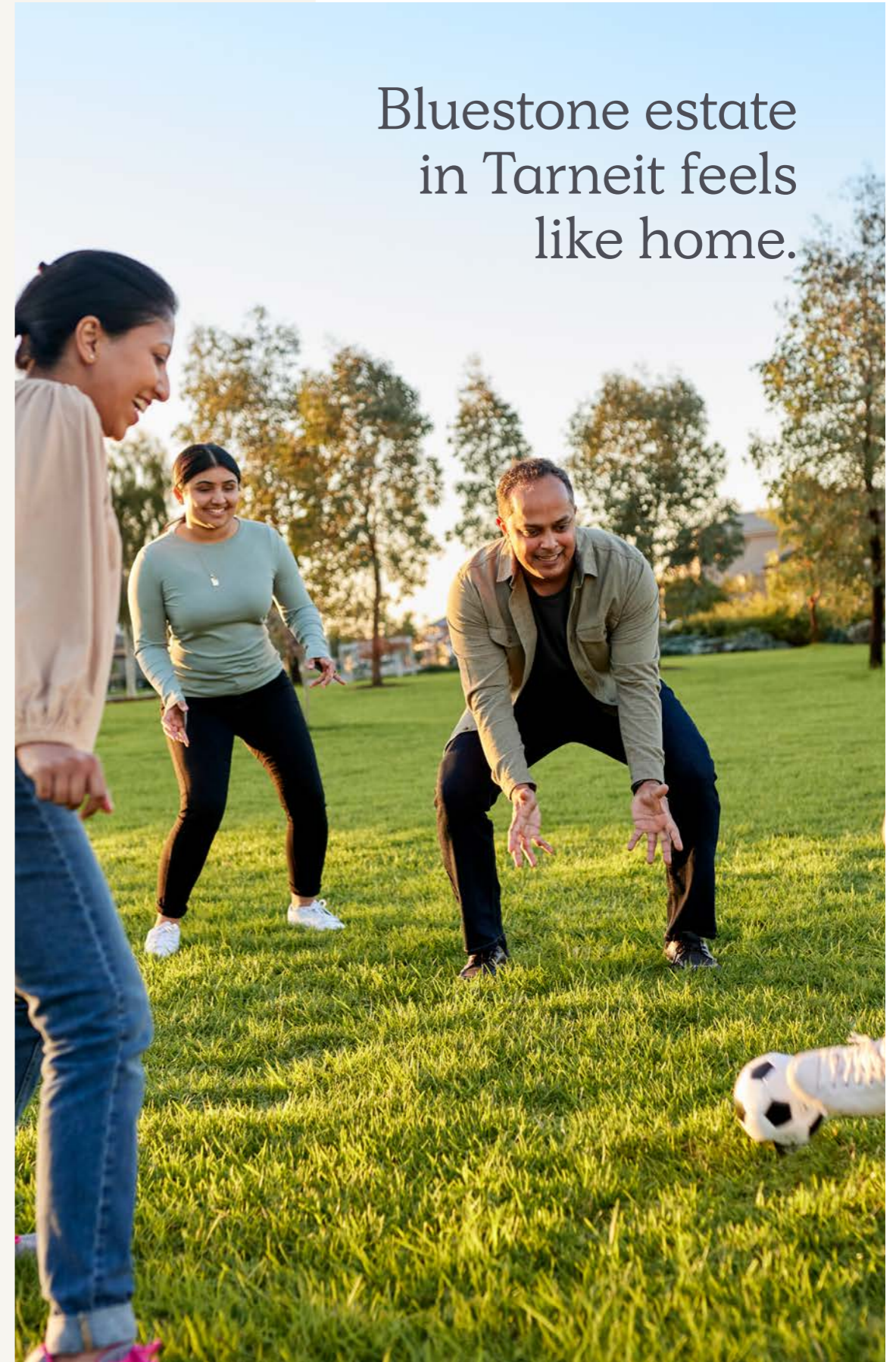


Coastal.

A calming retreat.



Bluestone estate  
in Tarneit feels  
like home.



## 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**  
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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.

 **SATTERLEY**

DEVELOPER

Satterley is Australia's largest private residential land developer and is a major employer in the Australian land development industry. Satterley is a company built on trust and has been operating for more than 40 years. Satterley master-planned communities are developed close to public transport routes, employment hubs and when fully developed boast a range of schools, shopping, parks and playgrounds.

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



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Build with property experts you can trust.

Proudly built and developed by

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 **SATTERLEY**

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