

NOSTRA  
HOMES

# TOWNHOMES

Redefine the way you live  
in Westbrook, Truganina.



## Discover the charm of townhome living in Westbrook.

The next-generation of contemporary homes in Truganina 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 Dennis Family Corporation and Westbrook to bring you a selection of stunning 3 and 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.

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 community you'll want to be a part of.

Westbrook sits in the centre of one of Melbourne's fastest growing communities and is already home to over 3,500 proud residents. With a strong sense of community, you will feel welcomed from the very beginning.

Surrounded by an abundance of established features, the community is perfectly positioned close to everything you will need in and around the Truganina and Tarneit area.



**5 mins**  
from Tarneit Central (by car)



**Short walk**  
from Tarneit Train Station



**50+ hectares<sup>^</sup>**  
of parks and open space (includes existing & future open space)



**24km**  
from Melbourne's CBD



**Sporting**  
facilities nearby



**Bemin Secondary**  
College within Westbrook

<sup>^</sup>Some amenities may not be owned or managed by the Developer and outcomes may be subject to delays in implementation or statutory/development/planning approvals outside the Developer's control. Accordingly, the Developer makes no representations on the delivery or timing of any amenities or works shown or featured herein.



## Park front townhomes.

Residents at Westbrook can take advantage of existing amenity and look forward to more in the near future, as the community and its surrounding areas continue to grow.

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HOMES

With such a great list of nearby amenities along with a functional floorplan and architectural façade, you'll love calling Westbrook 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 6516	Lot 6517	Lot 6518	Lot 6519	Lot 6520	Lot 6521	Lot 6522	Lot 6523	Lot 6524	Lot 6525
19sq		15sq		19sq	19sq	19sq	19sq	19sq	19sq
4 2 2		3 2 1		4 2 2	4 2 2	4 2 2	4 2 2	4 2 2	4 2 2
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Lot 6526

19sq

4 2 2



Lot 6527

19sq

4 2 2



Lot 6528




19sq

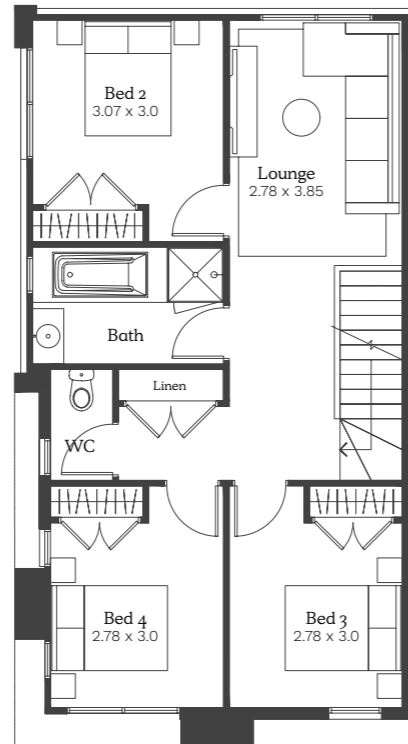
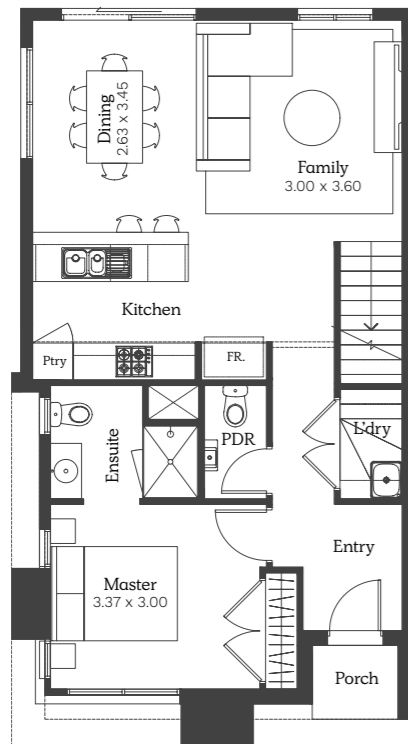
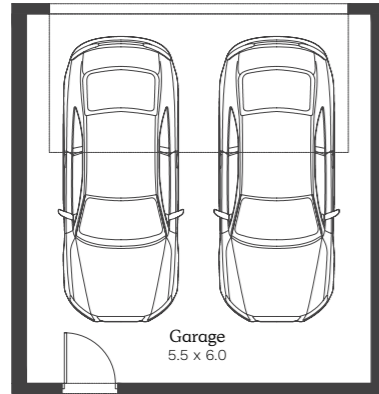
4 2 2



# Lipari 19c

Lot 6516, 6525-26, 6528  
House Size 19sq




 4  
 2  
 2

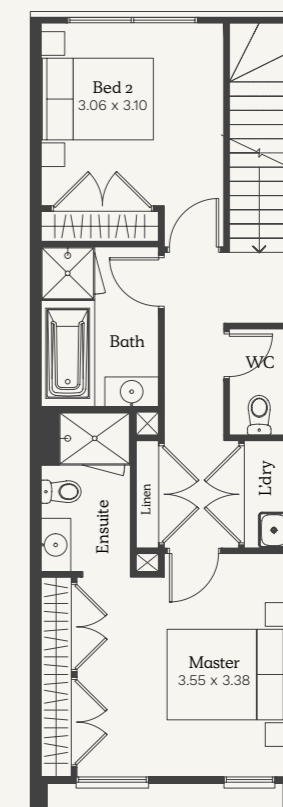
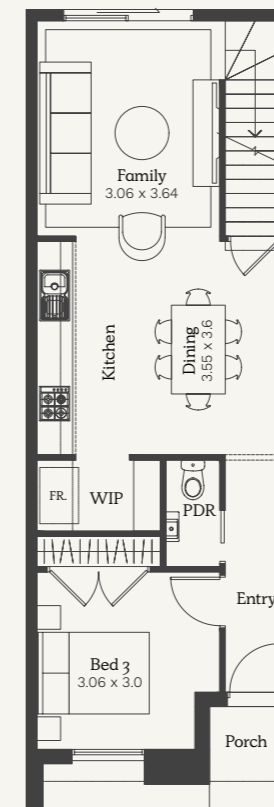
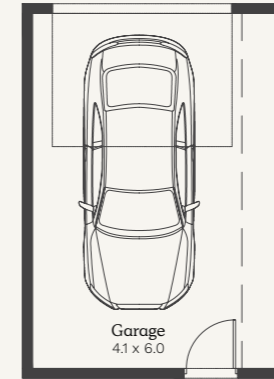


Images, floorplans and measurements are for illustrative purposes only. Plans are not to scale and may differ from final built forms. Your contract of sales will set out all binding terms and property information. Any changes to the floorplan will incur an additions cost. Refer to contract drawings for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

# Lipari 15

Lot 6517-6519  
House Size 15sq

 3  
 2  
 1





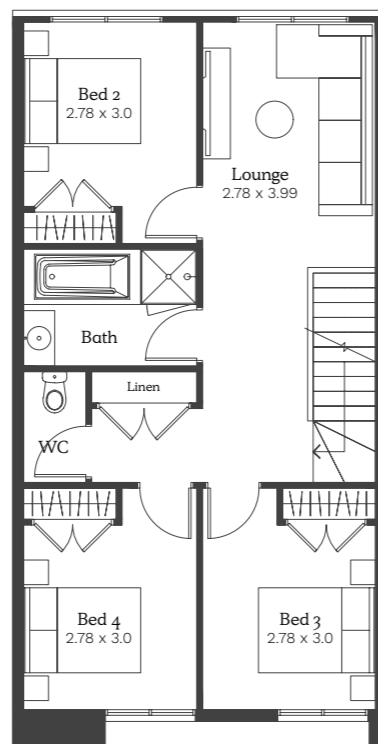
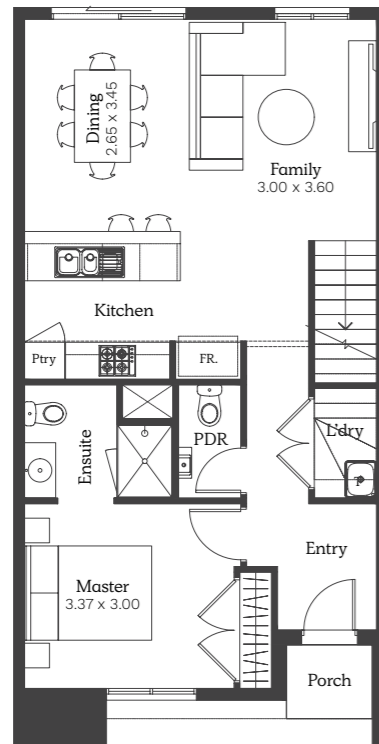
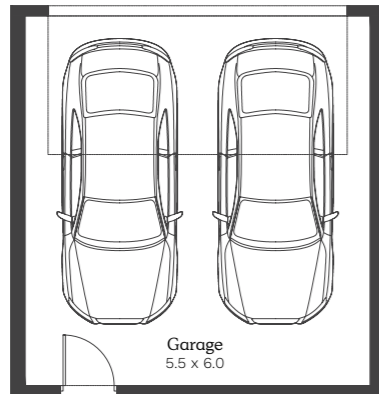
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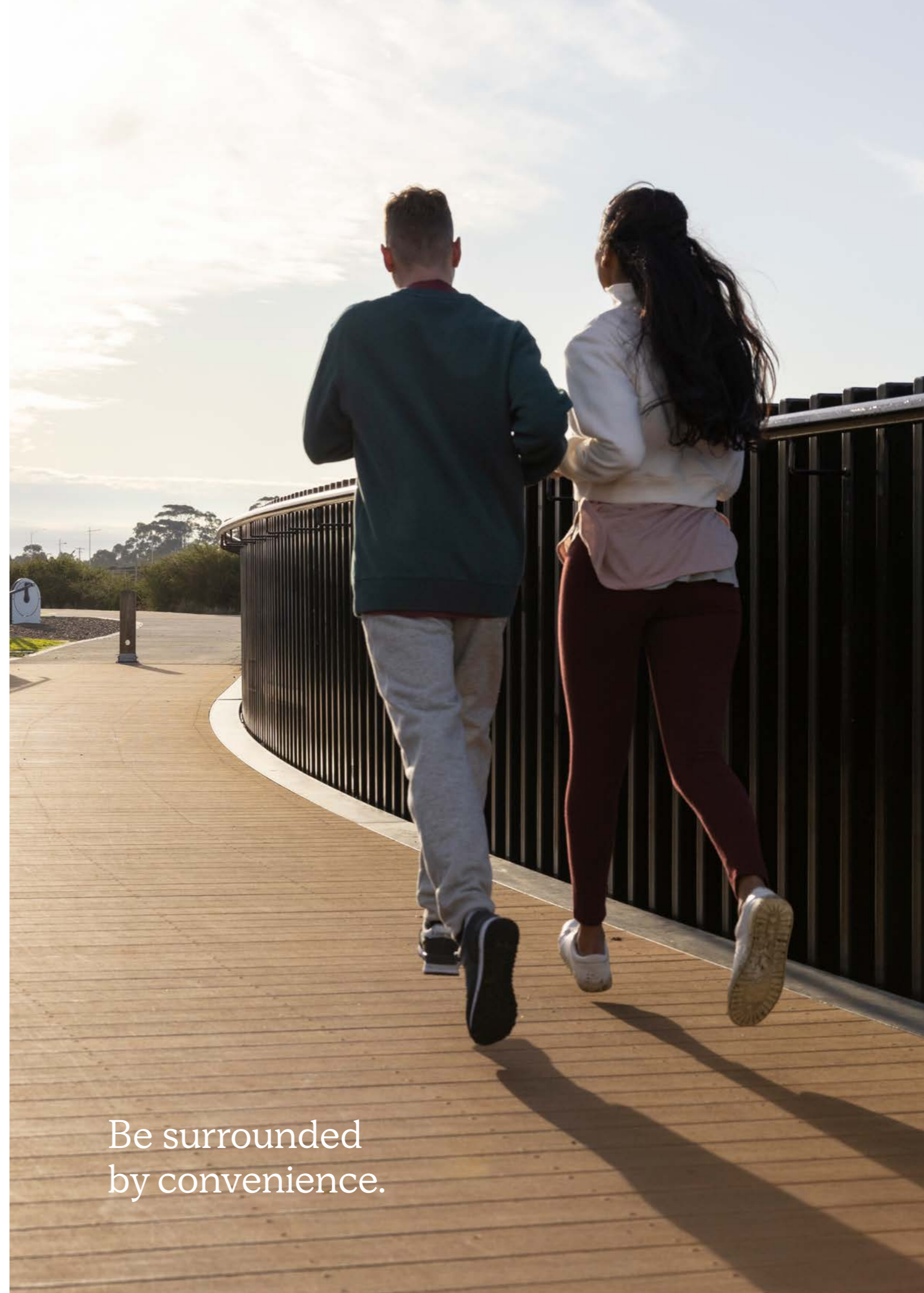
# Lipari 19

Lot 6520-6524, 6527  
House Size 19sq

		
4	2	2



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Be surrounded  
by convenience.

# Inclusions

**Remove 25yr guarantee**

<b>General</b>	
<b>Construction</b>	Dwelling constructed independently

<b>Connections</b>	
<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

<b>Foundations</b>	
<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

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

<b>Ceilings</b>	
<b>Double Storey</b>	2590mm high ceilings to ground floor and 2400mm to upper levels
<b>Plasterwork</b>	Cove cornice to entire home

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

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

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

<b>Roof Materials</b>	
<b>Pitched Roof</b>	Concrete roof tiles. Note: Certain designs are zinc flat deck specific
<b>Flat Roof</b>	Metal sheet roofing Fascia, gutter, downpipes and cappings

<b>Insulation/ 6 Star</b>	
<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)

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

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

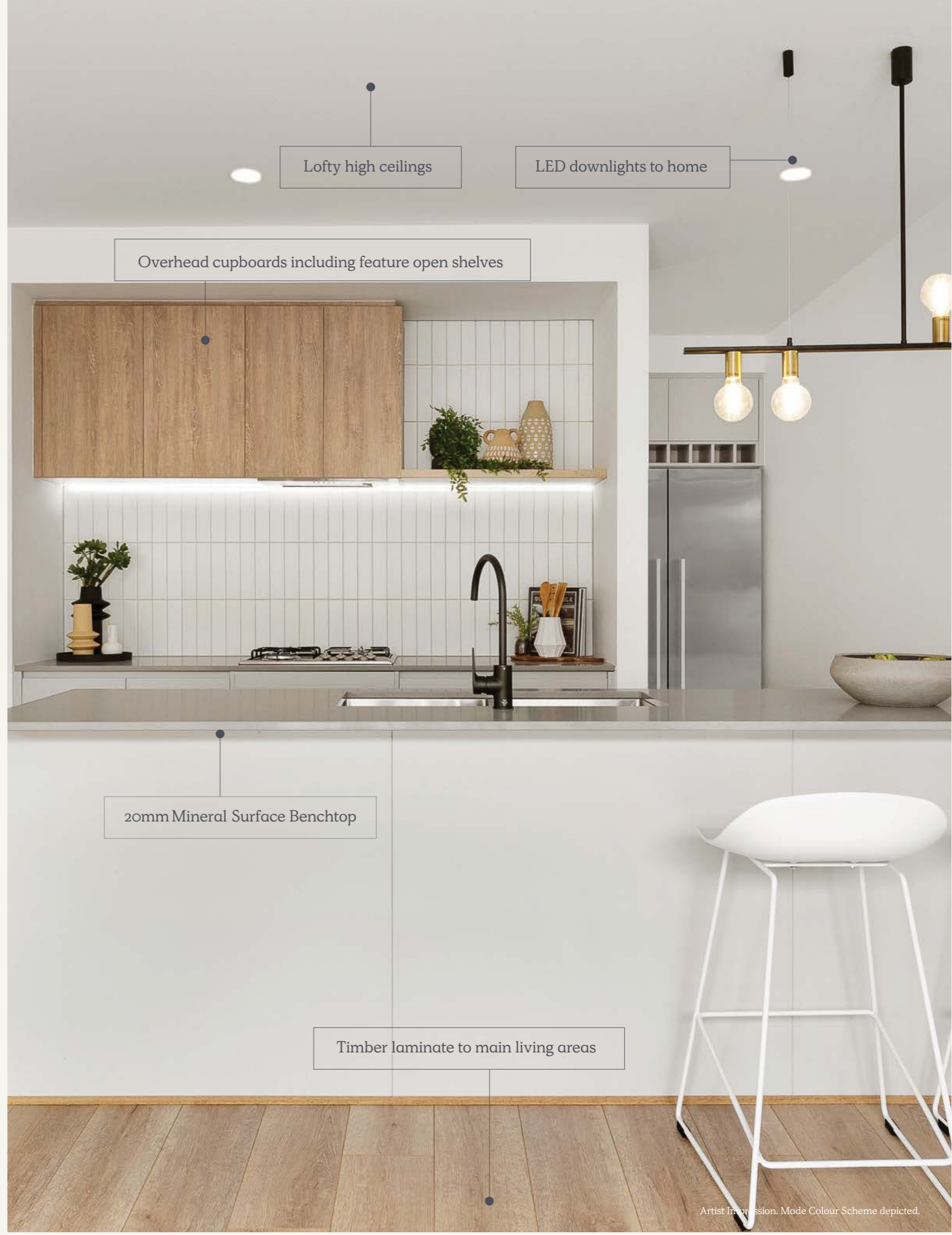
<b>Doors/Furniture</b>	
<b>Entry</b>	Solid core door with digital entrance lock
<b>Internal</b>	Flush panel doors with satin chrome passage handles and air cushioned door stops
<b>Robes</b>	Chrome knob to robe cupboards

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

<b>Shelving</b>	
<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

<b>Electrical</b>	
<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>Heating</b>	
<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>	



Lofty high ceilings

LED downlights to home

Overhead cupboards including feature open shelves

20mm Mineral Surface Benchtop

Timber laminate to main living areas

## 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.

A collection of material swatches and objects arranged on a light grey background. It includes several rectangular swatches of wood, fabric, and paper in various shades of brown, grey, and white. There is also a small wooden bowl, a white ceramic dish with a fork, and some dried plant matter.

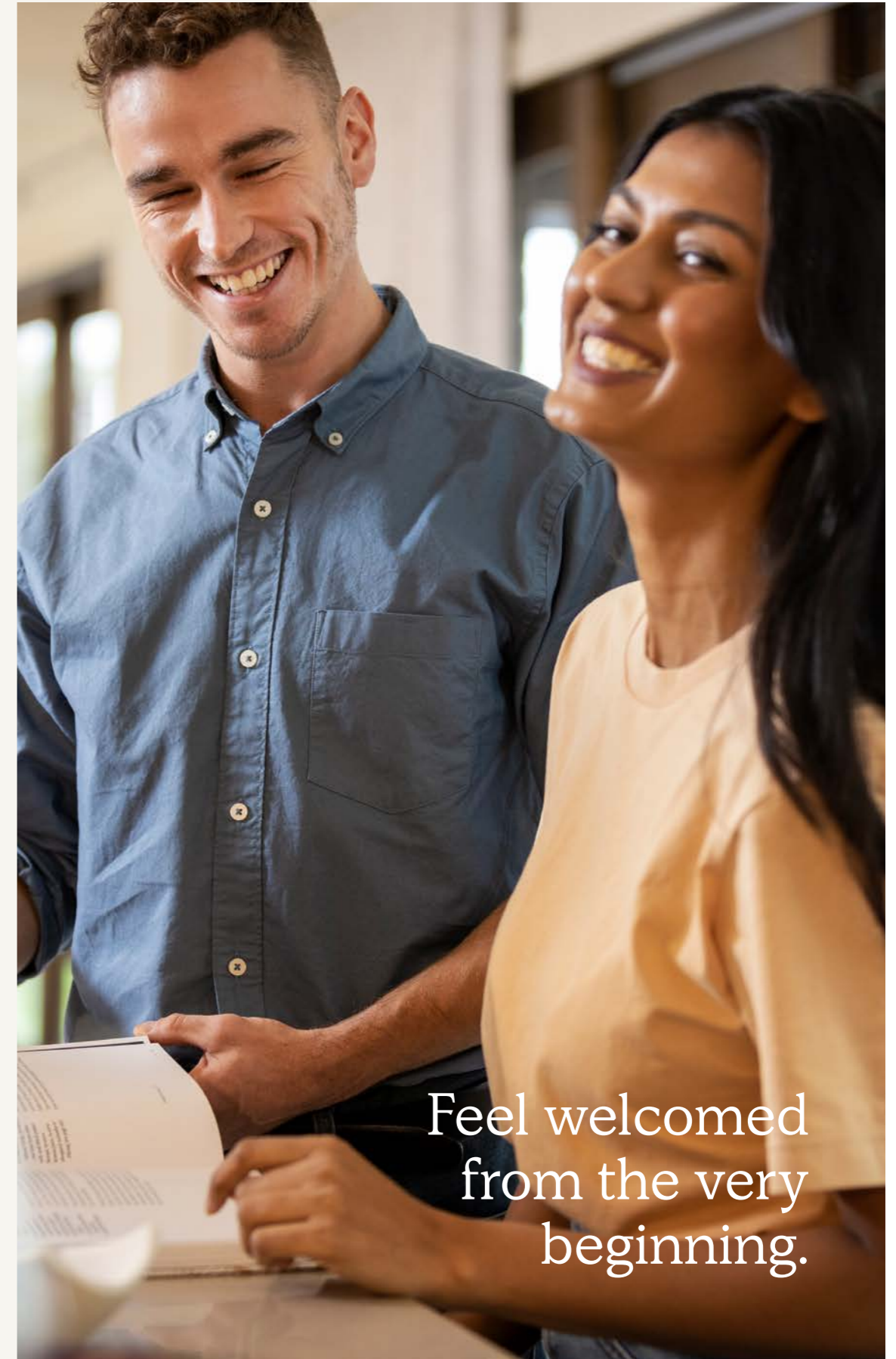
Luxe.  
A moody and dramatic space.

A collection of material swatches and objects arranged on a light grey background. It includes several rectangular swatches of wood, fabric, and paper in various shades of brown, grey, and white. There is also a small wooden bowl, a white ceramic dish with a spoon, a string of beads, and a small wooden box.



Coastal.

A calming retreat.



Feel welcomed  
from the very  
beginning.

## Nostra Homes' point of difference.

Motivated to deliver architecturally inspired design and craftsmanship.

Removed 25yr guarantee copy and icon



Architecturally designed homes



Dedicated Customer Service Officer



12 Months RACV Home Assist\*



Energy Efficient



Carefully curated colour schemes



Trusted suppliers and construction method

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 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.



#### DEVELOPER

The Dennis Family Corporation has a proud history of creating communities and homes where families can grow and prosper. We are active in land development, master planned communities, home building, and commercial property in Victoria and South East Queensland.

Since the company was founded in 1960 by Bert Dennis, the Dennis Family Corporation has continued to grow and diversify while maintaining a long-term focus. As a private family-owned and operated business, our values mean everything to us – Honesty & Integrity, Passion, Caring, Vision and Quality.

House and land sold separately. Buyers must enter into a separate contract with DFC (Westbrook Pty Ltd) for the land and Nostra Homes and Developments Pty Ltd for the build.

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



Ethan Playnsek  
Townhome Sales Consultant

0484 279 605  
ethanp@nostrahomes.com.au

Build with property experts you can trust.

Proudly built and developed by

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HOMES



Statements in relation to inclusions, specifications, pricing or other information relating to the construction of dwellings have been supplied by Nostra Homes. To the extent permitted by law, the Developer takes no responsibility for the accuracy, currency, reliability or correctness of such statements. This document is not a contract and is not binding. All land purchases at Westbrook must be made directly through the Land Sales Centre in person or via an online appointment. Offers to purchase any Westbrook land advertised by, or offered through, unauthorised third parties will not be accepted by the vendor. For the avoidance of doubt, the vendor will accept only contracts issued by the Westbrook Land Sales Centre to person(s) named on the Deposit Notification Form on terms acceptable to the vendor, and those contracts must have been signed by the purchaser in person at our Land Sales Centre or online via an e-contract. The vendor reserves the right to amend any offers to treat or to withdraw properties from sale at any time prior to contract execution. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice. The information contained in this promotional material including statements, figures, images, and representations are indicative only, are current on the date of publication, and may change without notice. Actual lots, stages, facilities, amenities, infrastructure, and their configuration are subject to statutory approval and may change. Amenities may not be owned or managed by the Developer and outcomes may be subject to delays in implementation or statutory/development/planning approvals outside the Developer's control. DFC (Westbrook) Pty Ltd is the project manager for the Westbrook estate. The 'Westbrook' name and logo are registered trademarks used under licence © 2024. Geographical restrictions apply CDB-U 48474.

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, frameless shower screen, freestanding bath, finger-pull cabinetry 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 May 2024 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.