UNDERBANK

Parkview Townhomes

at Underbank

CONTEMPORARY
LIVING
BY NOSTRA

KATALAND

# Welcome

to Parkview Townhomes at Underbank

Built by Nostra with an architecturally designed and modern exterior, beautifully complimented by well crafted and spacious interiors these homes provide the very best of turn-key and easy living without compromising on quality.

With complete park frontage these homes are sure to be a true statement at

UNDERBANK

Respect.
Reimagine.
Redefine.

Artist impression

New neighbourhoods, walking trails and public spaces, the vision for Underbank is of a complete community.

Much more than a collection of new homes, this is an entire community which carefully balances traditional neighbourhood design with the unique features of this part of Victoria's countryside.

Existing stables will be transformed into public spaces, along with the establishment of sporting facilities, community clubhouse and easy connections into the town centre.

Underbank will truly be a natural extension of Bacchus Marsh.

Parkview Townhomes

Located in the Parkview release these homes will provide great access to all that Underbank has to offer and all within a stones throw of the future town centre.

These stunning architecturally inspired designs come with complete park frontage and have been designed to maximise the amazing views that are on offer within this location.

All of these homes come with two living areas and generous sized floorplans and a mixture of 3 and 4 bedrooms, they are the perfect choice for your first home or if you are looking to downsize without compromising on fixtures and fittings that truly matter.

New Laneway

N

Lot 936
325m²

Lot 937
168m²

Lot 938
168m²

Lot 939
168m²

Lot 940
168m²

Lot 941
235m²

Reserve

Ready to move in

Lot 936 Lot 937 Lot 938 Lot 939 Lot 940 Lot 941

Artist impression

Inclusions

▶ Turn-key Inclusions

▶ Flooring throughout the home

▶ Architecturally designed facades

▶ Stainless steel SMEG appliances including dishwasher

▶ 2590mm high ceilings to ground floor

▶ Fencing to all side and rear boundaries

▶ Low maintenance landscaping

▶ LED Downlights to main living area

▶ Plus much more!

Floorplans

Lot 936 | Parkside | 22sq

4 🛏   2 🚿   2 🚗

Living
3.1 x 3.3

Bed 4
2.8 x 3.0

WC

Bath

Linen

Bed 3
2.8 x 3.0

Entry

Bed 2
2.8 x 3.0

Porch

Ensuite

WIR

Master
3.59 x 3.88

FR

WIP

WM

T

Kitchen

Meals
2.0 x 2.6

Family
4.0 x 3.0

Balcony

Garage
5.5 x 6.0
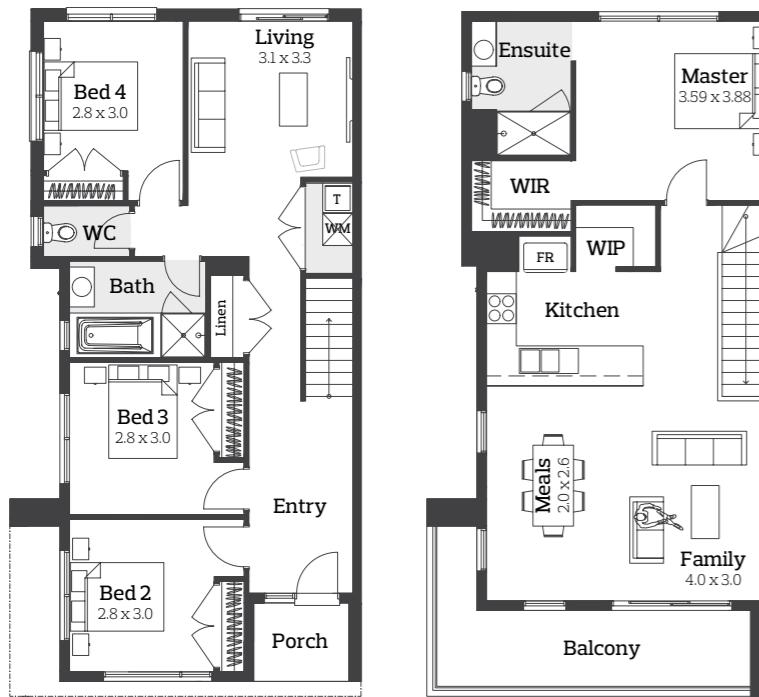
Lot 937-940 | Parkside | 21sq

3 🛏   2 🚿   2 🚗

Alfresco
2.2 x 2.0

Living
4.6 x 3.2

Bed 3
3.1 x 3.0

L'dry

WM

T

Bath

WC

Linen

Entry

Bed 2
3.3 x 3.0

Porch

Ensuite

WIR

Master
4.0 x 3.2

Linen

PTY

FR

Kitchen

Meals
3.8 x 2.6

Family
3.8 x 3.0

Balcony

Garage
5.5 x 6.0

Artist impression

Artist impression
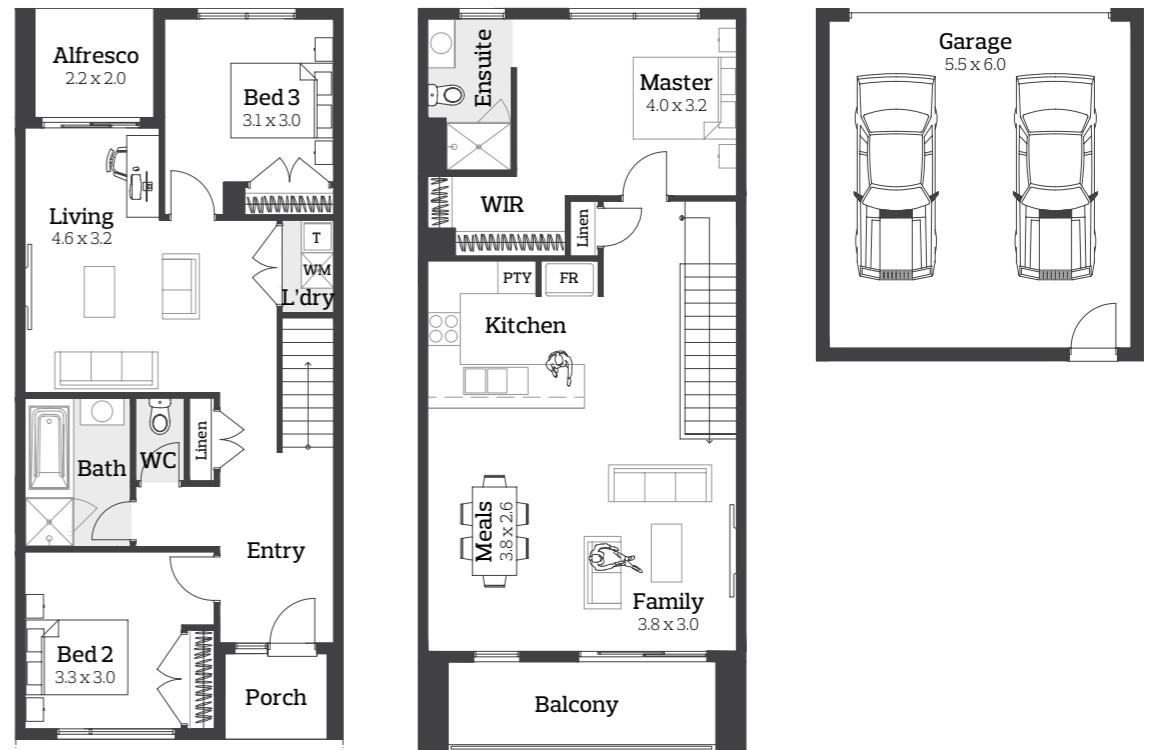
Floorplans

Lot 941 | Wattle | 19sq

4 🛏 2 🚿 2 🚗

Garage
5.5 x 6.0

Bed 4
2.8 x 3.0

Living
3.1 x 3.3

T

WM

WC

Bath

Linen

Entry

Bed 3
2.8 x 3.0

Porch

Bed 2
2.8 x 3.0

Master
3.59 x 3.88

Ensuite

WIR

WIP

FR

Kitchen

Meals
2.88 x 2.5

Family
4.0 x 3.0

Balcony

Artist impression
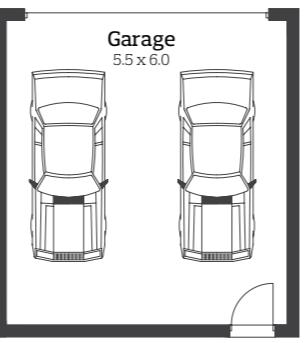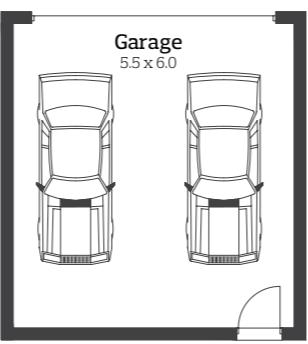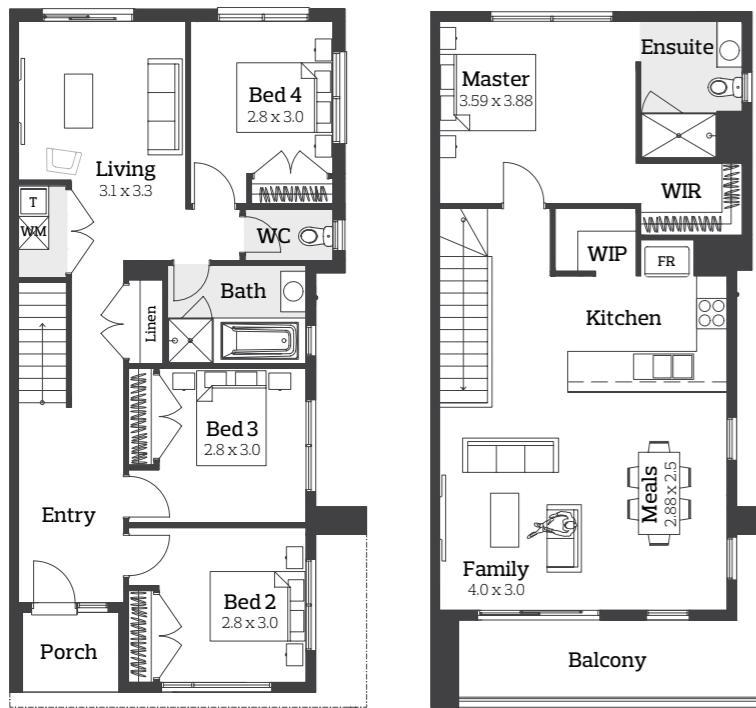
A place with everything

Inclusions

General

25 year structural guarantee

Dwelling constructed independently

Connections

Garden tap

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 installation of hub or final connection

All connections exclude consumer connection fees and utility account opening fees

Foundations

Fixed sitecosts (rock Included and retaining walls if required only - not landscaping)

Engineered minimum 25mpa concrete slab 400mm thick

Framing

Stabilised pine steel or wall frames

Engineered designed roof trusses

Ceilings

2590mm height for single storey designs with 2400mm for upper levels

90mm cove cornice throughout

Windows

Aluminium windows

Keyed locks to all windows

Flyscreens to all openable windows

Holland Blinds to all windows (excludes doors)

Facade

Facade as noted in approved architectural drawings

External Cladding

VBA compliant cladding

Roof Plumbing/Tiles

Fascia, gutter, downpipes and cappings with concrete roof tiles
Note: certain designs are zinc flat deck specific

Insulation/6 star

Sisalation wall wrap

Wall batts to external walls

Insulation wool to ceiling cavity of living areas

Gas solar hot water unit (note: when an estate requires recycled water connection, a gas continuous flow hot water unit will be supplied)

Garage

Panel lift COLORBOND garage door with 2 hand held and 1 wall mounted remote control

Stairs

MDF treads and risers with carpet (plan specific)

Doors/Furniture

Entry: 2040mm x 820mm Solid core door with Trilock entrance set

Internal: 2040mm high Flush panel doors with 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

Ceilings

2590mm height for single storey designs with 2400mm for upper levels

Electrical

LED downlights to main living areas on ground floor

Kitchen Benchtops

20mm stone benchtops

Windows

Double glazing to aluminium windows and sliding doors

Flooring

Choice of ceramic 450x450mm floor tiles or timber laminate
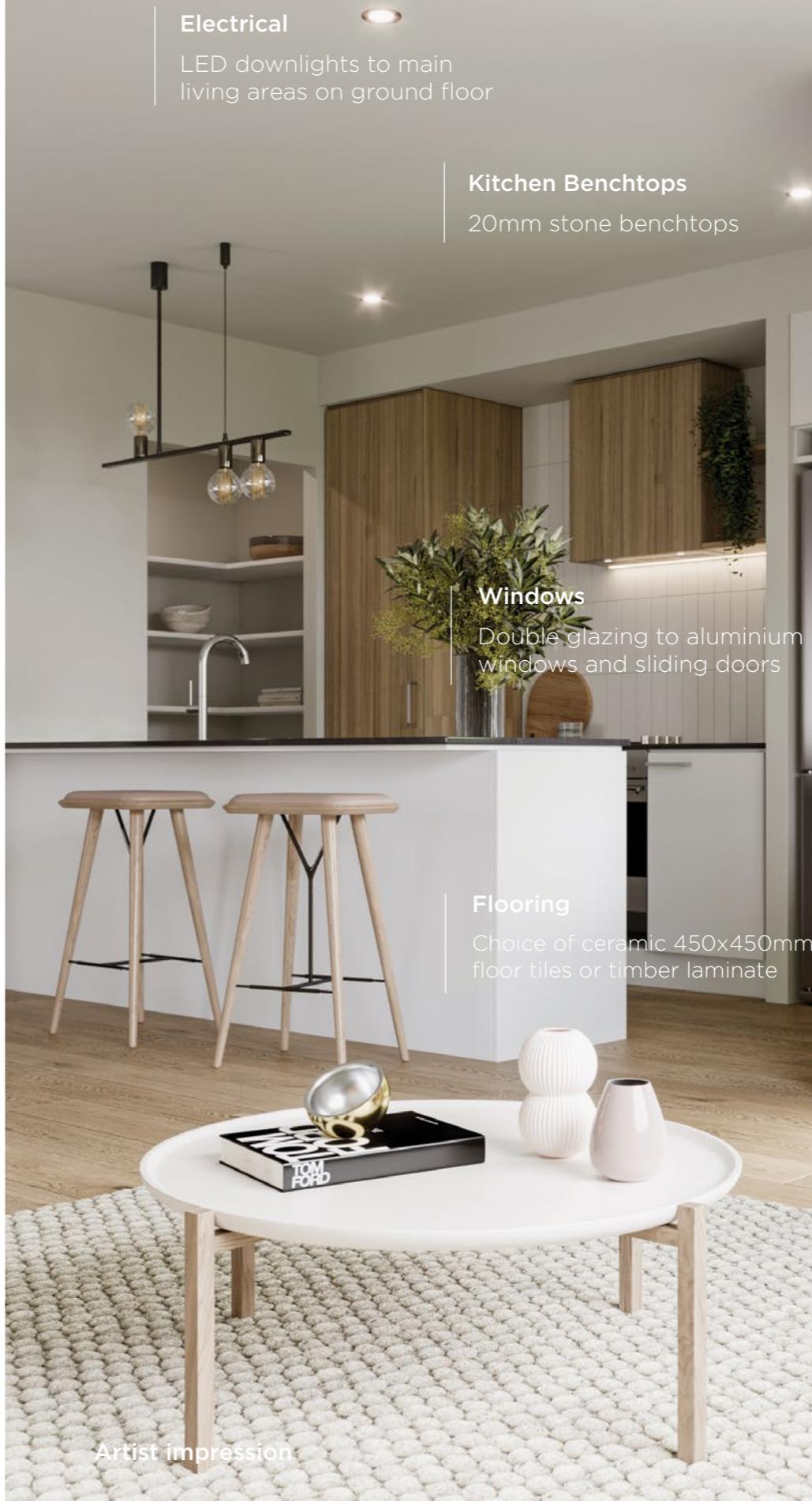
These homes have been carefully crafted to include high quality fixtures and fittings which befit this stunning park front location. You can choose to move in as is or add further finishing touches from our premium upgrades list.

Included
Only at Underbank

✓ 5kw split system to main living area

✓ LED Downlights to main living area

✓ 20mm stone to kitchen, bathroom and ensuite

✓ Garage door remote (x3) and motor to panel lift

✓ Overhead cupboards to kitchen and fridge space including wine rack

Artist impression

Electrical

Safety switches (residual current devices)

Direct wired smoke detectors

LED downlights to down stairs Meals, Kitchen, Hallway, Family with Batten holders to remainder

x1 rear flood light

Exhaust fans to areas with no openable window

1 x Double powerpoint to each room (refer to electrical Plans)

1 x Television and phone point (refer to electrical Plans)

Heating and Cooling

Flat Roof Design (refer to project plans)
Split System to main living area

Heating panels to all bedrooms

Pitched Roof Design (refer to project plans) Gas ducted heating with thermostat (number of points and unit size are floorplan specific

Toilets

Dual flush cisterns with vitreous china pan

Toilet roll holders

Bathroom/Ensuite

Laminate cabinets and 20mm edging to stone benchtops

Vitreous china designer basins with chromeflick mixers

White acrylic bath tub with chrome outlet and tap set with shower head and shower screen (floorplan specific)

Polished edge mirrors (size width of vanities)

Pre-formed shower base to all showers (refer to plans for size)

Framed pivot door screen to all showers

Wall mounted shower on rail with chrome mixer

Double towel rail holder

Designer pull handles

Kitchen

Australian made kitchen

Laminate panels and doors

Overhead cupboard including wine rack

Double end bowl stainless steel sink with chrome mixer

Feature shelves above bench

20mm edging to stone benchtops

Designer pull handles

Appliances

600mm SMEG stainless steel:
- Built-in oven
- Gas cooktop
- Rangehood
- Dishwasher

Laundry

45L stainless steel tub with metal cabinet and chrome mixer

Floor Coverings

Ceramic 450x450mm floor tiles or timber laminate (please refer to standard floorplan for locations)

Ceramic 450x450mm floor tiles to bathroom, toilet, ensuite and laundry

Carpet to remainder (refer to standard plans)

Wall Tiles

Ceramic wall tiles to:
Above kitchen bench including behind feature shelving

2000mm to shower walls

Bath edge to floor

400mm above bathtub

Paint

Premium 3 coat wall & 2 coat ceiling paint system

High gloss enamel to all interior wood work and doors

2 coats to all exterior claddings

External

Concrete driveway (as per plan)

Full front and rear landscaping with drought resistant plants with pebbles and mulch

Fencing to all boundaries to developers requirements including wing gate where required (refer to plans)

Letterbox

Clothesline
(All external works to builders discretion and retaining walls to engineers requirements only)

Wall Tiles

Ceramic wall tiles to shower walls (2000mm)

Bathroom Basins/Mixers

Vitreous china designer basins with chrome flick mixers

Bathroom Cabinets

Full floating laminate cabinets and 20mm stone benchtops

Floor Coverings

Ceramic 450x450mm floor tiles to bathroom, toilet, ensuite and laundry

Interior styling
at your finger tips

Your choice from two
stunning colour schemes.

01

MODe
Interior Design Scheme

02

LUXe
Interior Design Scheme
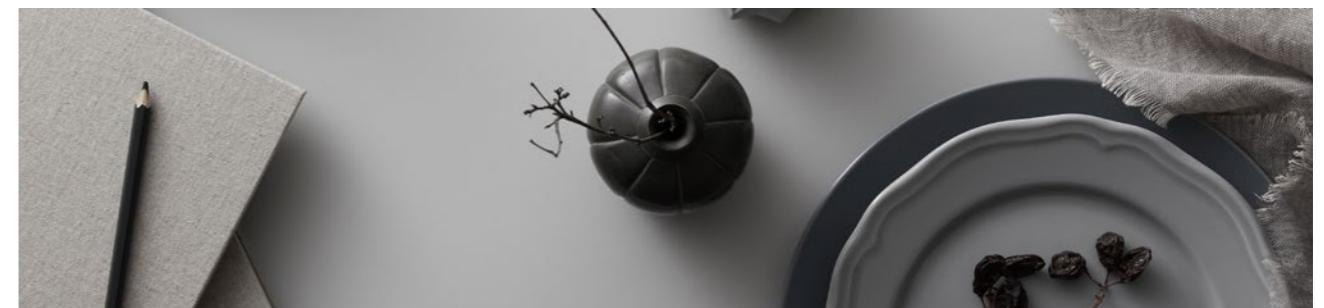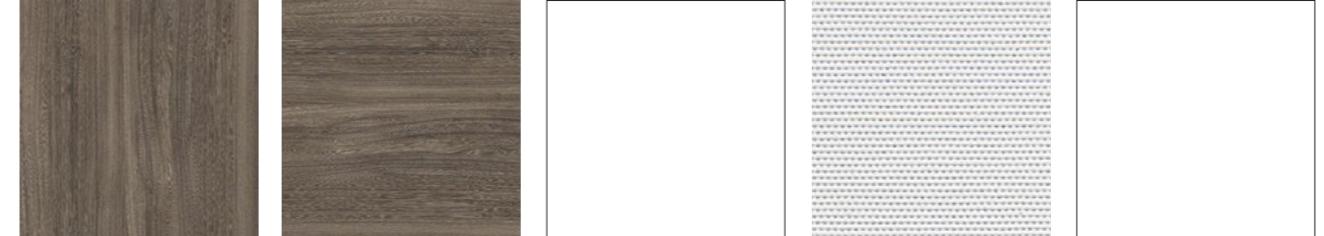
Why Nostra

24/7 service through our dedicated online client portal

High quality materials from trusted brands

RACV

24/7 Emergency RACV home assist for the first 12 months after you move in for further peace of mind

A strong level of inclusions from the start

More timber in our frames and stronger slabs that exceed industry standard

Backed by a **25 year** structural guarantee!

Artist impression

Joint Partnership

NOSTRA

BUILDER

Specialising in modern turn-key living, Nostra have been building outstanding homes throughout Melbourne suburbs since 2006. Nostra maintains a focus on creating affordable homes that exceed the industry standard using only quality products that stand the test of time. With a high level of standard finishes, Nostra's Contemporary Living options stand out for value without compromising on **quality.**

KATALAND

DEVELOPER

An amalgamation of specialists with the experience to deliver outstanding communities for the Melbourne area Kataland was formed through the amalgamation of a group of established developers and specialists who have, over many decades, delivered master-planned communities in key growth areas of Melbourne.

The directors have a keen eye for designing developments that assist the local community and provide so much more for residents than just a place to call home.

FOR MORE INFORMATION

Underbank Sales Office

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