

CONTEMPORARY
LIVING

BY NOSTRA 

TOWNHOMES

AT UNDERBANK

UNDERBANK

NOSTRA 



Welcome to Contemporary Living at Underbank.

Double storey, turn-key homes

from \$369,050*

(*INCLUDES FHOG)

3  2  2 



ARTIST IMPRESSION



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At Underbank, Bacchus Marsh next-generation contemporary homes aim to re-define the way we live - setting a new benchmark in flexible, light-filled living environments.

As part of this vision Underbank has joined forces with Nostra to bring you a selection of stunning 3 bedroom homes that provide a contemporary living solution perfect for first home buyers or the savvy investor.

Featuring an enviable list of turn-key and fixed price inclusions along with a modern street appeal, these homes come with everything you'll need to bring your furniture and move straight in.

With close proximity to everything that Underbank, Bacchus Marsh has to offer and great overall value this Contemporary Living release is a perfect choice.

ARTIST IMPRESSION | *Note: Price is inclusive of First Home Owners Grant (FHOG).

READY TO MOVE IN.

CONTEMPORARY LIVING AT UNDERBANK.



ARTIST IMPRESSION

CONTEMPORARY LIVING AT UNDERBANK.

All townhouses are built turn-key ready - so you can move in right away after settlement. Set within an established and attractive streetscape, your new home is complete inside and out, including the driveway, fencing, front and rear landscaping and the letterbox.

Front & rear low maintenance landscaping

2550mm high ground floor ceilings

600mm stainless steel appliances including dishwasher

Fencing to all side and rear boundaries of home

Blinds to all windows

Carpets & Tiles throughout

Letter box, clothesline and much more!

BACCHUS MARSH

BACCHUS MARSH

YOUR INCLUSIONS.

Standard specifications.

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 "MGP10" 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

CEILING

- ▶ 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

Doubles

- ▶ 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
- ▶ 1 x Rear flood light
- ▶ Exhaust fans to areas with no openable window
- ▶ 1 x Double powerpoint to each room (Refer to Standard Plans)
- ▶ 1 x Television and phone point (Refer to Standard Plans)

HEATING AND COOLING

- ▶ 5kw Samsung Split System to ground floor only (kitchen/meals/family area)
- ▶ 1.2kw Nobo electric heating panels to all bedrooms
- ▶ 1.2kw Nobo electric heating panel to second living area (floorplan specific)

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:
- ▶ Underbench 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

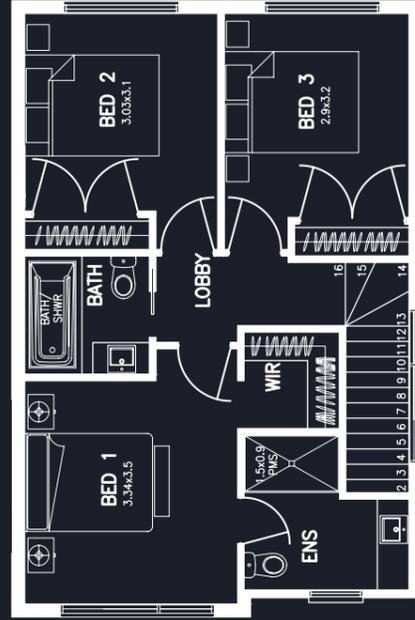
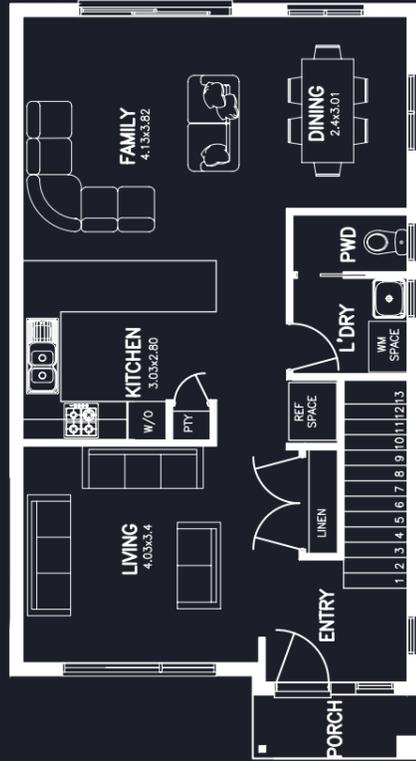
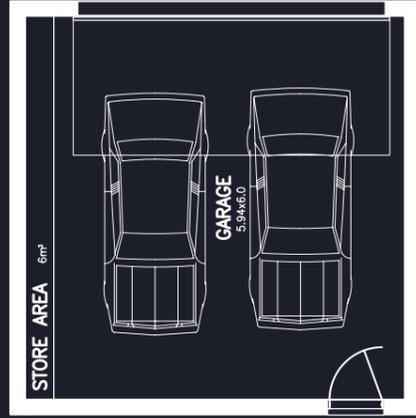
- ▶ Coloured concrete driveway, plain concrete 800mm wide path (as per plan)
- ▶ Full front and rear landscaping with drought resistant plants x 10 with pebbles and mulch
- ▶ Fencing to all boundaries to developers requirements including wing gate where required (refer to plans)
- ▶ Letterbox
- ▶ Wall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

PARKSIDE FLOORPLAN.

PARKSIDE

3 2 2

Floorplan variation | Lot 834



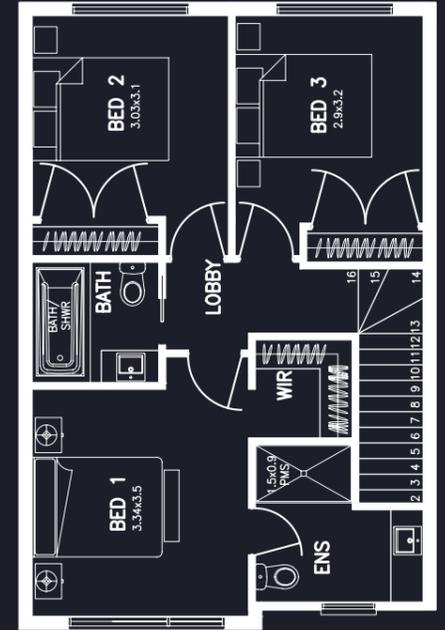
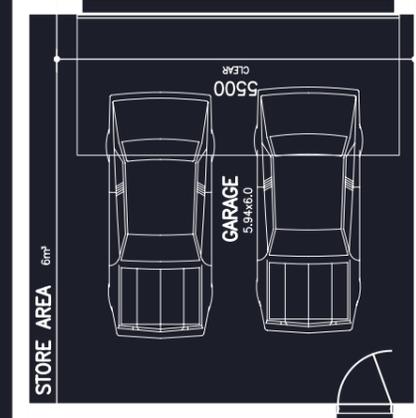
AREA SPECIFICATIONS

GROUND FLOOR	67.85m ²
FIRST FLOOR	60.76m ²
GARAGE	41.34m ²
PORCH	2.61m ²
TOTAL	172.56m² - 18.57sq

PARKSIDE

3 2 2

Floorplan variation | Lots 833-827



AREA SPECIFICATIONS

GROUND FLOOR	67.85m ²
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GARAGE	41.34m ²
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TOTAL	172.56m² - 18.57sq

PARKSIDE FLOORPLAN.



A place with everything.

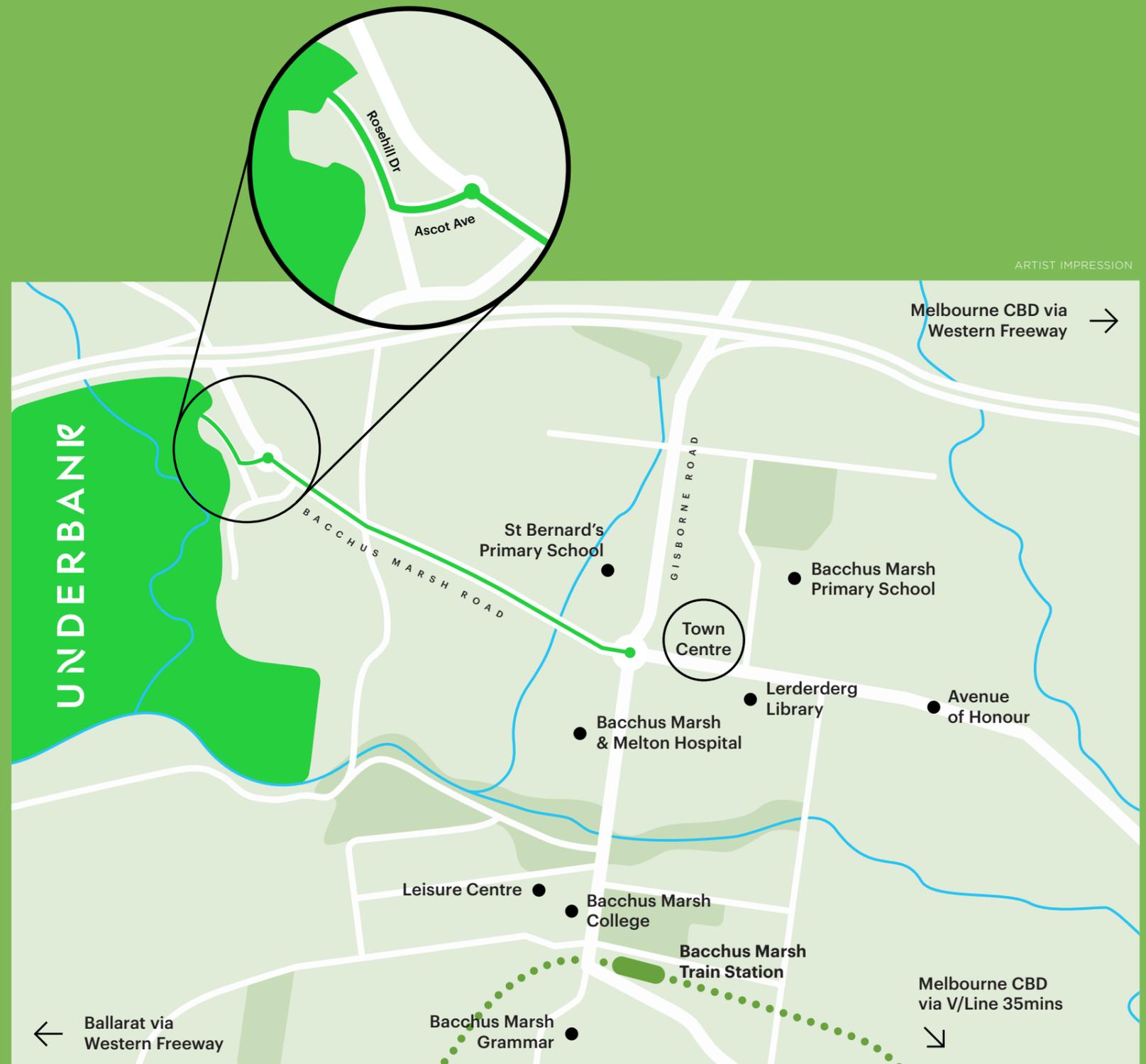
New neighbourhoods, walking trails and public spaces, the vision for Underbank is of a complete community.

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.

Underbank, Bacchus Marsh Key Proposed facilities:

- _ **Town Centre** with cafes and retail spaces
- _ **Childcare Centre** to benefit residents and the wider community
- _ **Sporting precinct**, including a pavilion, football oval, tennis courts and netball courts
- _ **The Stables**, the proposed transformation of the former Underbank stables into public spaces which could be used for markets, festivals and more.
- _ **The Clubhouse**, residents will have exclusive access to recreational facility, complete with a pool, gym, tennis court and more.





UNDERBANK



LATITUDE
Real Estate

KATALAND

NOSTRA

Call Jeremy 0437 847 203
27 Rosehill Drive, Bacchus Marsh, Victoria 3340

Disclaimer: 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. 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.