CONTEMPORARY LIVING
BY NOSTRA

TOWNHOMES
AT UNDERBANK
Welcome to Contemporary Living at Underbank.

Double storey, turn-key homes from $369,050* (includes FHOG)

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.

*Note: Price is inclusive of First Home Owners Grant (FHOG).
READY TO MOVE IN.

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!
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 customer connection fees and utility account opening fees

**FOUNDATIONS**
- Fixed Site Costs (Rock Included)
- Engineered minimum 260kg/m² concrete slab 400mm thick

**FRAMING**
- Stabilised pine “MSPIQ” wall frames with LVL lintels and beams
- Engineered designed roof trusses at 22.5 degree pitch

**CEILINGS**
- 2590mm height for single storey and ground floor of double storey designs with 2400mm for upper levels
- 90mm ceiling throughout

**WINDOWS**
- Aluminium windows with clear glazing
- Keyed Locks to all windows
- Flyscreens to all operable windows
- Holland Blinds to all Windows (excludes doors and fixed windows)

**FAÇADE**
- 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/E SIX STAR**
- Sisalation wall wrap
- R1.5 wall batts to external walls
- R2.5 insulation web 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 knobs to robe cupboards

**SKIRTING/ARCHITRAVES**
- 67mm x 18mm Primed MDF skirting and architraves
- Chrome knob to robe cupboards

**GARDEN TILES**
- 600mm stainless steel Smeg:
  - Underbench Oven
  - Slideout Rangehood
  - Dishwasher

**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 (Roofplan 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)
- Ensuites/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

**INSULATION/6 STAR**
- R1.5 wall batts to external walls
- R2.5 insulation web to ceiling cavity of living areas
- Gas continuous flow solar hot water unit

**APPLIANCES**
- 600mm stainless steel Smeg:
  - Underbench Oven
  - 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

**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 plans)
- 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)

**FLOOR COVERINGS**
- Ceramic floor tiles (450mm x 450mm)
- Timber laminate to main hallway, living, kitchen and meals
- Ceramic floor tiles (450mm x 450mm) to bathroom, toilet, ensuite and laundry

**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 customer connection fees and utility account opening fees

**FOUNDATIONS**
- Fixed Site Costs (Rock Included)
- Engineered minimum 260kg/m² concrete slab 400mm thick

**FRAMING**
- Stabilised pine “MSPIQ” wall frames with LVL lintels and beams
- Engineered designed roof trusses at 22.5 degree pitch

**CEILINGS**
- 2590mm height for single storey and ground floor of double storey designs with 2400mm for upper levels
- 90mm ceiling throughout

**WINDOWS**
- Aluminium windows with clear glazing
- Keyed Locks to all windows
- Flyscreens to all operable windows
- Holland Blinds to all Windows (excludes doors and fixed windows)

**FAÇADE**
- 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/E SIX STAR**
- Sisalation wall wrap
- R1.5 wall batts to external walls
- R2.5 insulation web 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 knobs to robe cupboards

**SKIRTING/ARCHITRAVES**
- 67mm x 18mm Primed MDF skirting and architraves
- Chrome knob to robe cupboards

**GARDEN TILES**
- 600mm stainless steel Smeg:
  - Underbench Oven
  - Slideout Rangehood
  - Dishwasher

**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 (Roofplan 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)
- Ensuites/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

**INSULATION/6 STAR**
- R1.5 wall batts to external walls
- R2.5 insulation web to ceiling cavity of living areas
- Gas continuous flow solar hot water unit

**APPLIANCES**
- 600mm stainless steel Smeg:
  - Underbench Oven
  - 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

**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 plans)
- 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

Floorplan variation | Lot 826

AREA SPECIFICATIONS

GROUND FLOOR  78.07m²
FIRST FLOOR   65.79m²
GARAGE       38.75m²
PORCH        2.61m²
TOTAL       185.22m² • 19.94sq

CONTEMPORARY LIVING AT UNDERBANK.
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.
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.