



RATHDOWNE TOWNHOMES

PARKFRONT TOWNHOME LIVING

NOSTR 





COMPLETE LIFESTYLE

Urban living goes up a notch in this state-of-the-art Rathdowne community. Only 31km from the Melbourne CBD, Rathdowne is located within the northern suburb of Wollert and offers a clever alternative to busy city living, yet conveniently close to it all.

Not just a townhouse, a complete lifestyle is offered within this architecturally designed precinct, with impeccable finishes.





Premium Parkfront location!

LOW RESOLUTION

Artist impression

IDEAL LOCATION








Discover this exceptional and vibrant lifestyle. With a serene lifestyle in mind, these townhomes will favourably overlook lush central parklands for the whole family to enjoy.

Stroll over to the various green open spaces with an ample kickabout area, walking and running tracks, play area for the kids; complete with stunning feature sculptures.

You will also enjoy the many surrounding attractions including the future Town Centre comprising shops, supermarket, cafes, proposed childcare centre and schools.

Situated in the Epping North and Wollert corridor in the City of Whittlesea, residents will have easy access to the city and airport via the Hume Freeway and the Melbourne train network from nearby Craigieburn Train Station.

NEARBY AMENITIES*

-  **<1 min** to neighbourhood park
-  **4 mins** to future Town Centre
-  **6 mins** to future Residents' Club
-  **7 mins** to Hume Freeway entry
-  **10 mins** to Craigieburn Train Station
-  **23 mins** to Melbourne Airport
-  **38 mins** to Melbourne CBD

*Times and distances are approximate only and will vary with conditions.

EXCLUSIVE CLUB

This cleverly designed hub provides all the facilities you could possibly wish for. Wake up and immerse yourself in the resort-style living, every day.

Get together with your new neighbours in the local café and other shared spaces like the parents lounge and communal gardens. Functions can also be enjoyed in the private venue space.

This all-inclusive, high standard of living is within your grasp at Rathdowne.



Club Rathdowne artist impression

VIBRANT LIFESTYLE

INSPIRED DESIGN

The inspired design by Nostra Homes creates a unique streetscape of style.

Ideally fronting the neighbourhood park along with a fully landscaped streetscape provides a lush green contrast to the warm neutral facade.

The overall design is powerful in its uniformity. All townhouses come complete with side and front fencing and fully landscaped yards with lush garden beds, providing the perfect backdrop.

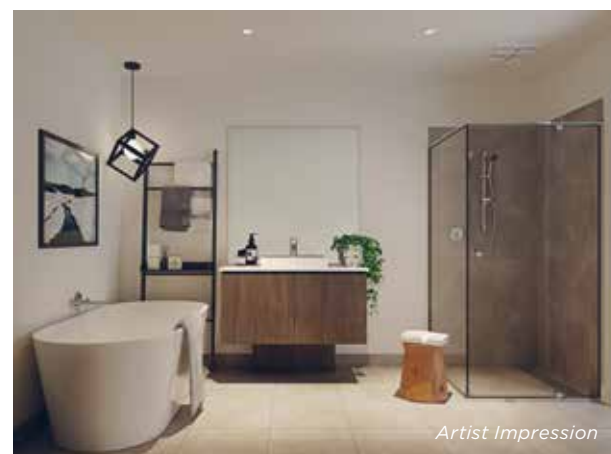




LIGHT-FILLED PLANS

The key ingredient to the overall design in these luxury townhouses is in the shape and style - and the more you peel back, the more you will discover functionality.

These townhouses will include large, light and airy rooms, allowing the outdoors in to provide an impressive ambience. The two-storey homes provides a natural border between rest and play.



HEART OF YOUR HOME

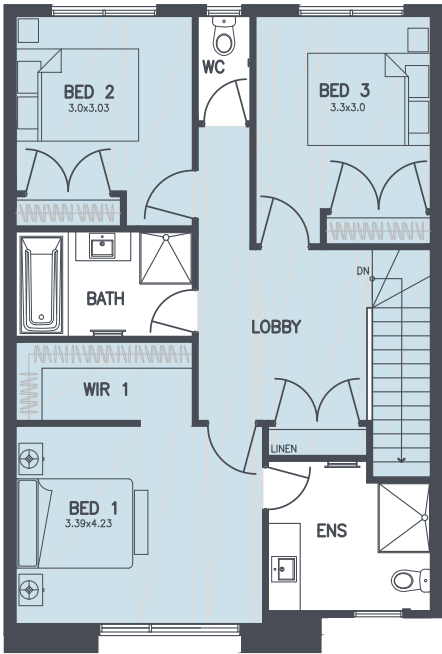
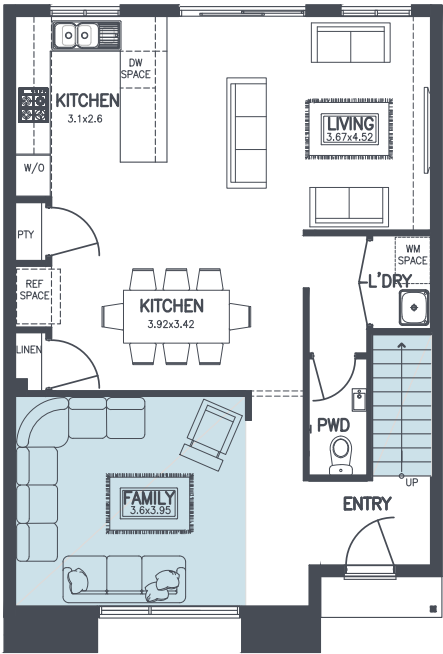
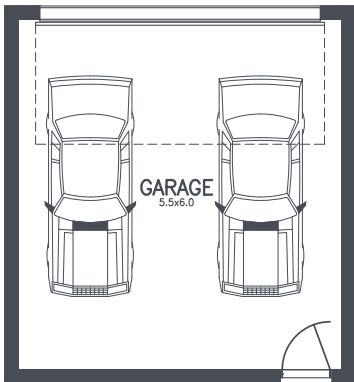
The kitchen is the heart of your home and you will enjoy the choice between two designs, Mode or Luxe, complete with the latest in Smeg appliances. Your Australian-made kitchen also includes stone bench tops and laminate panels and doors for easy daily maintenance and lifelong enjoyment.

Flooring throughout includes your choice of either ceramic floor tiles or timber laminate to the main hallway, living, kitchen and meals area.

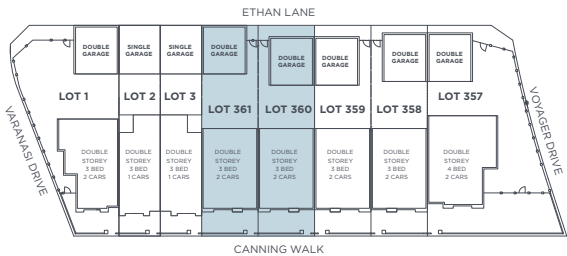
THE PARKVIEW A

3 2 2

LOT 360 & 361



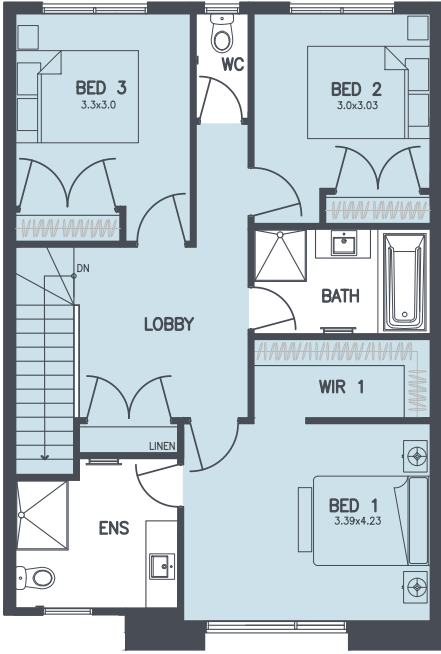
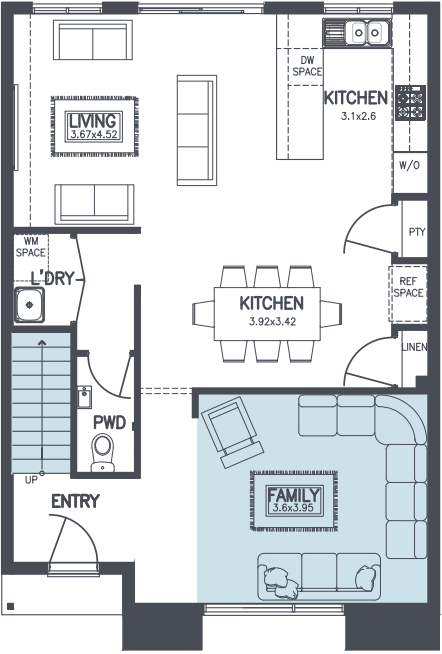
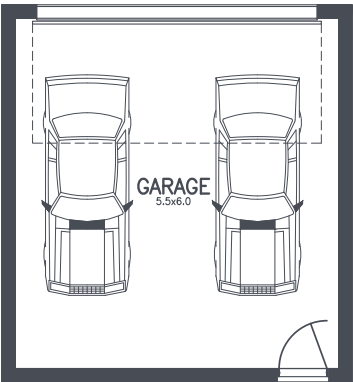
THE PARKVIEW A		
Ground Floor	78.98m ²	8.50sq
First Floor	81.19m ²	8.74sq
Garage	38.76m ²	4.17sq
Porch	1.46m ²	0.16sq
TOTAL AREA	200.39m²	21.57sq



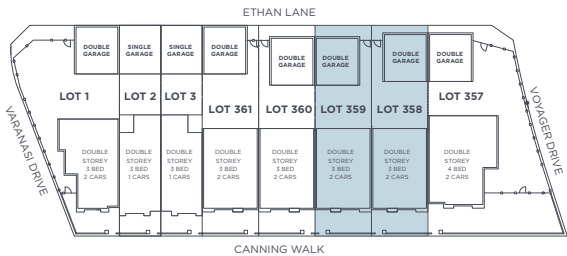
THE PARKVIEW B

3 2 2

LOT 358 & 359

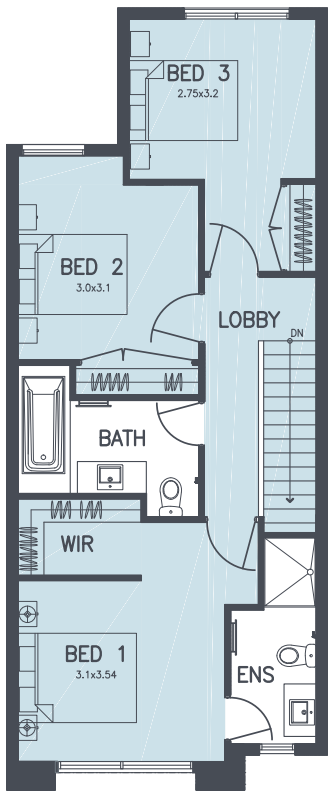
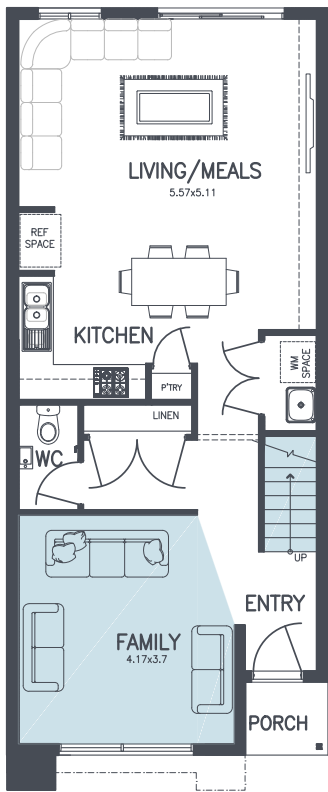
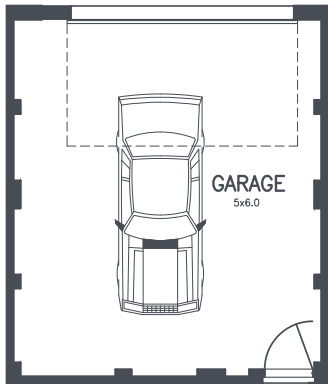


THE PARKVIEW B		
Ground Floor	78.98m ²	8.50sq
First Floor	81.19m ²	8.74sq
Garage	38.76m ²	4.17sq
Porch	1.46m ²	0.16sq
TOTAL AREA	200.39m²	21.57sq

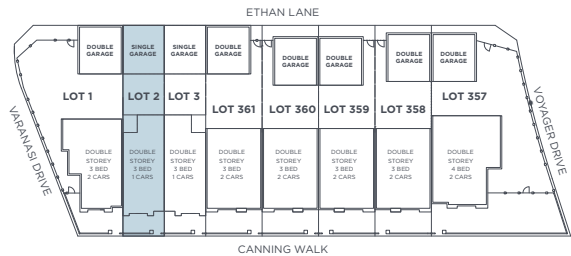


THE CANNING A

LOT 2

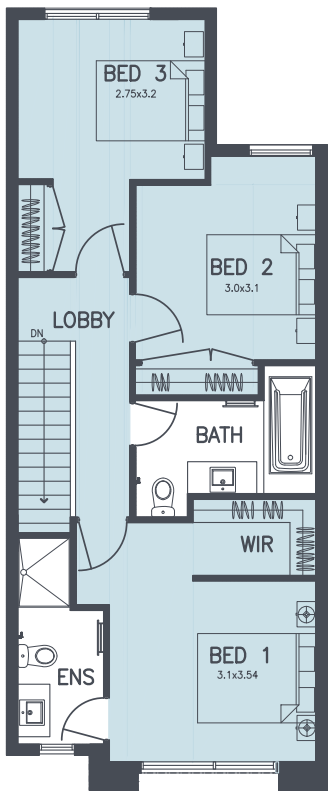
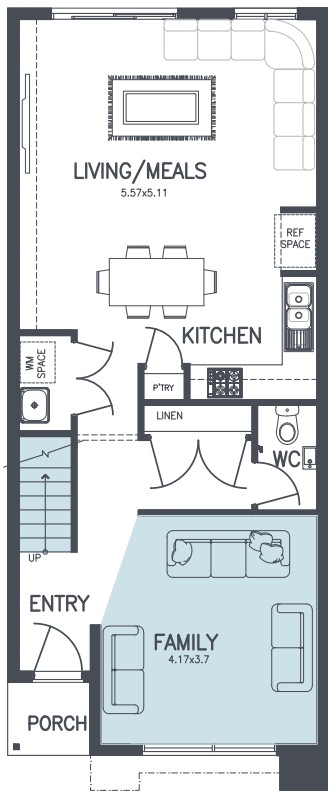
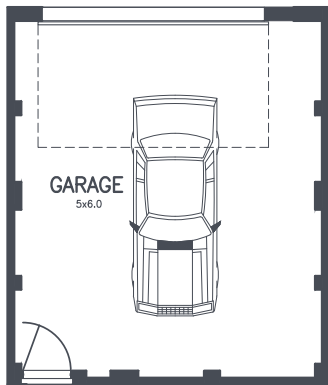


THE CANNING A		
Ground Floor	69.13m ²	7.44sq
First Floor	67.68m ²	7.29sq
Garage	35.53m ²	3.82sq
Porch	1.75m ²	0.19sq
TOTAL AREA	174.09m²	18.74sq

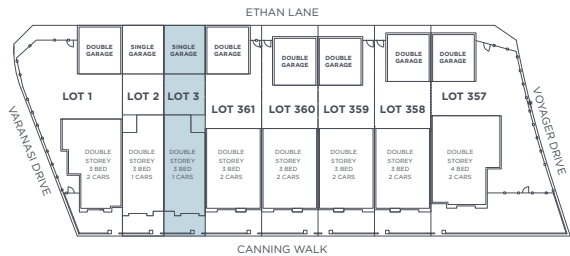


THE CANNING B

LOT 3



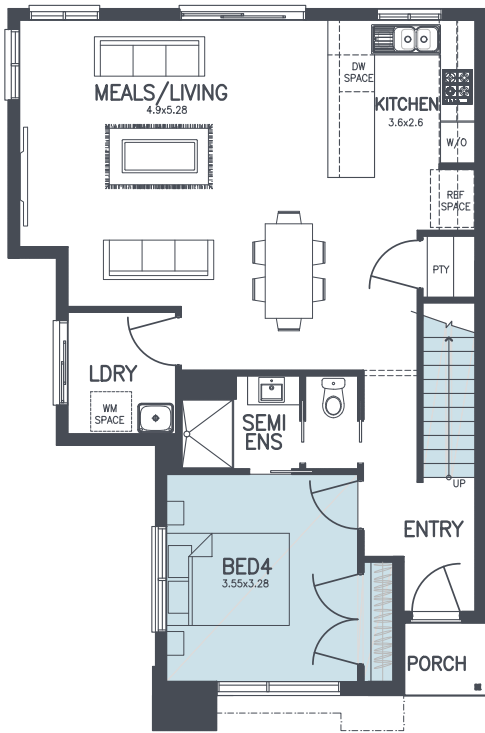
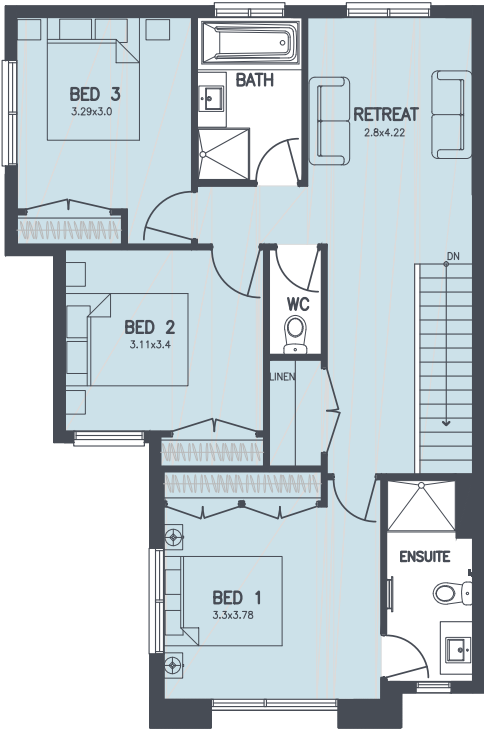
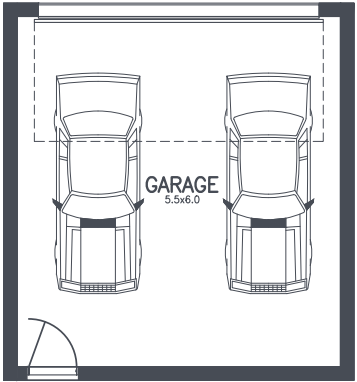
THE CANNING B		
Ground Floor	69.13m ²	7.44sq
First Floor	67.68m ²	7.29sq
Garage	35.53m ²	3.82sq
Porch	1.75m ²	0.19sq
TOTAL AREA	174.09m²	18.74sq



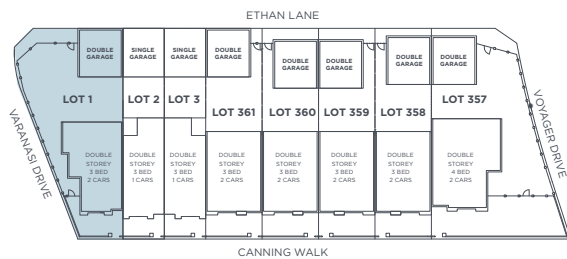
THE VARANASI

LOT 1

4 3 2



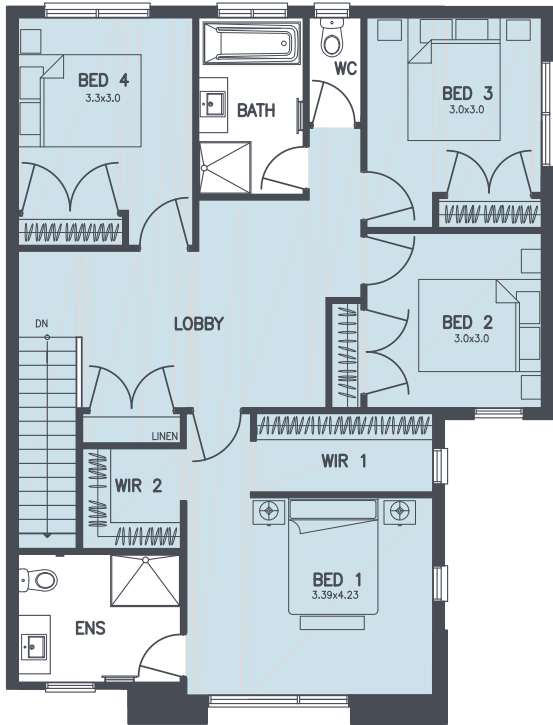
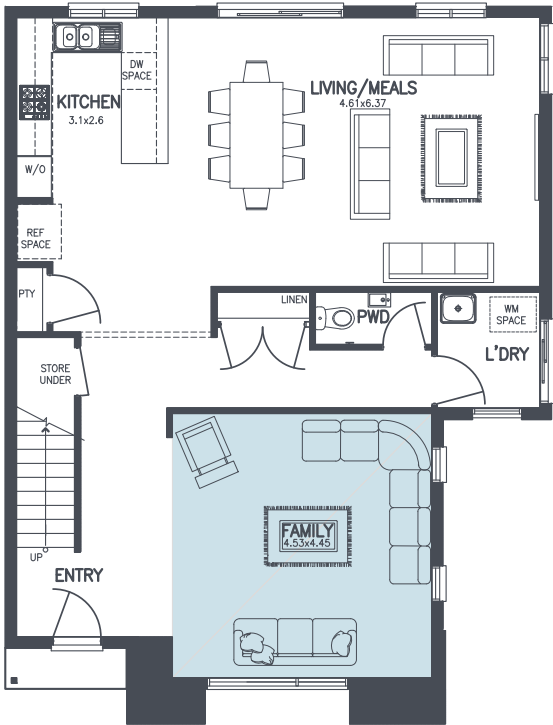
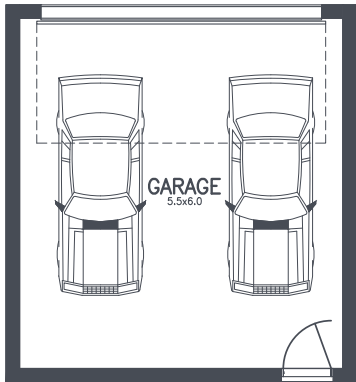
THE VARANASI		
Ground Floor	82.00m ²	8.83sq
First Floor	85.09m ²	9.16sq
Garage	38.76m ²	4.17sq
Porch	2.22m ²	0.24sq
TOTAL AREA	208.07m²	22.40sq



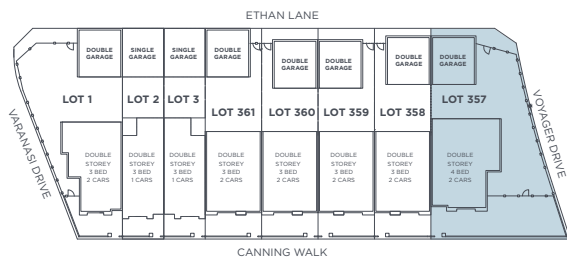
THE VOYAGER

LOT 357

4 3 2



THE VOYAGER		
Ground Floor	101.10m ²	7.44sq
First Floor	103.30m ²	7.29sq
Garage	38.76m ²	3.82sq
Porch	1.46m ²	0.19sq
TOTAL AREA	244.62m²	26.33sq



MODE

STANDARD INTERNAL INCLUSIONS



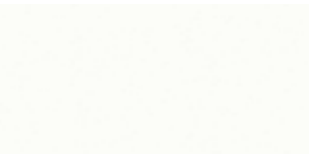
Floor Tiles
Belga Grey Glazed Porcelain
450x450mm



Timber Laminate Flooring
Aquatic Range - Seashell
1210x196x8mm



Stone Benchtops
Kitchen, Bathroom & Ensuite
20mm Edge - Storm



Kitchen Base Cabinetry
Polar White - Natural Finish



Kitchen Overhead Cabinetry
Planked Urban Oak - Natural Finish



Kitchen & Laundry Wall Tiles
Union White - Satin Finish
75x300mm



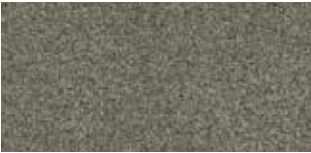
Bathroom & Ensuite Wall Tiles
Belga Grey Glazed Porcelain
450x450mm



Bathroom & Ensuite Base Cabinetry
Planked Urban Oak - Natural Finish



Blinds
Earth - Chalk



Carpet
Royal Parade - Urban Grey



Paint Colour
Builders White

LUXE

STANDARD INTERNAL INCLUSIONS



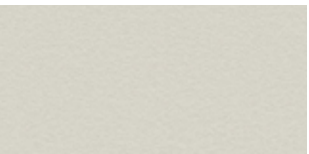
Floor Tiles
Belga Grey Glazed Porcelain
450x450mm



Timber Laminate Flooring
Aquatic Range - Abalone
1210x196x8mm



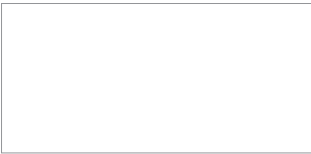
Stone Benchtops
Kitchen, Bathroom & Ensuite
20mm Edge - White Swirl



Kitchen Base Cabinetry
Oyster Grey - Natural Finish



Kitchen Overhead Cabinetry
Blackened Elm - Natural Finish



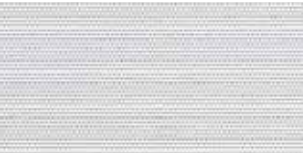
Kitchen & Laundry Wall Tiles
Union White - Satin Finish
75x300mm



Bathroom & Ensuite Wall Tiles
Belga Grey Glazed Porcelain
450x450mm



Bathroom & Ensuite Base Cabinetry
Blackened Elm - Natural Finish



Blinds
Earth - Chalk



Carpet
Royal Parade - Urban Grey



Paint Colour
Builders White

INCLUSIONS

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

CEILINGS

- 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

- Combination of render, light-weight lining boards, polystyrene panels. (Plans specific).

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 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
- Brickwork above garage door

STAIRS

- Half Height plastered wall Balustrade
- MDF treads and risers with carpet

EXTERNAL BALUSTRADE

- Refer to working drawings for balcony detail

DOORS/FURNITURE

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

SHELIVING

- 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
- 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

- 7kw Split System to kitchen, meals and living area)
- 1.2kw Nobo electric heating panels to all bedrooms
- 1.5kw 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 (plans and product specific)
- Polished edge mirrors (size is width of vanities x 950mm high)
- Ensuite/bathroom: Pre-formed 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 pull handles

APPLIANCES

- 600mm stainless steel Smeg:
- Built-in Oven
- Gas Cooktop
- Concealed Undermount 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
- 2000mm to shower walls
- Bath edge to floor
- 400mm above bathtub

PAINT

- Dulux 3 coat Washable Low Sheen Acrylic to all Walls
- Dulux 2 coat Flat Acrylic to all Ceilings
- High Gloss Enamel to all interior wood work and doors
- Dulux Weather Shield to all exterior woodwork

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
- Clothesline (All external works to builders discretion)

CLEVER PARTNERSHIP

A SPECIAL PARTNERSHIP BETWEEN VILLAWOOD PROPERTIES AND NOSTRA HOMES BRINGS THE CREATION OF THESE PREMIUM TOWNHOMES AT RATHDOWNE.

NOSTRA

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.



For over 30 years, Villawood has been a passionate developer of innovative, sustainable communities. While each community is individually crafted using local features to make them truly unique, all carry the Villawood hallmarks of innovation, sustainability and healthy lifestyle.

At Rathdowne, these have been added within an ideal location. The result is a community that exemplifies the Villawood approach. With key services including transport, shops, schools and employment within easy reach, Rathdowne is the perfect place to live and raise a family. Enjoy the outdoors, form new friendships and feel part of your community.

And as always with Villawood communities, Rathdowne offers a range of quality land and housing options to help you create your dream home. Rathdowne is the continued refinement of the Villawood way, emphasising healthy lifestyle, belonging and enjoyment of the good things in life.



**WE LOOK FORWARD TO
WELCOMING YOU TO
THE NEIGHBOURHOOD**

9684 8177
rathdownetownhomes.com.au

NOSTRA



Selling Agent



House and land sold separately. Nostra Homes 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 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.