

THE PATCH

LUSTRE TOWNHOMES

AT THE PATCH



ARTIST IMPRESSION

PRESENTING LUSTRE AT THE PATCH



ARTIST IMPRESSION

**DOUBLE STOREY,
TURN-KEY HOMES**

3-4  2  2 



ARTIST IMPRESSION

Jinding and Nostra Homes present the next generation of contemporary Townhomes that re-define modern living, setting a new benchmark in townhome design excellence.

Lustre at The Patch features a selection of sophisticated 3 or 4 bedroom homes that provide a contemporary living solution, perfect for savvy home buyers and investors.

Featuring an enviable list of fixed price inclusions and modern streetscape appeal, these homes come with everything you'll need to move straight in and furnish with style.

In close proximity to local everyday conveniences and natural open spaces, Lustre Townhomes are a perfect choice to call home at The Patch.



ARTIST IMPRESSION

SOPHISTICATED STREETScape

Lot 338

Lot 340

Lot 342

Lot 350



ARTIST IMPRESSION

Lot 339

Lot 341

Lot 349

All townhouses are built to a quality specification - so you can move in right away after settlement. Set within an established and attractive streetscape, your new home will include high quality interiors plus driveway, fencing, front and rear landscaping and the letterbox.

Front & rear low maintenance landscaping

2590mm high ground floor ceilings

600mm stainless steel appliances including dishwasher

Fencing to all side and rear boundaries of home

Stunning street appeal

Carpets or floating floors and tiles throughout

Letter box, clothesline and much more!

THE PATCH

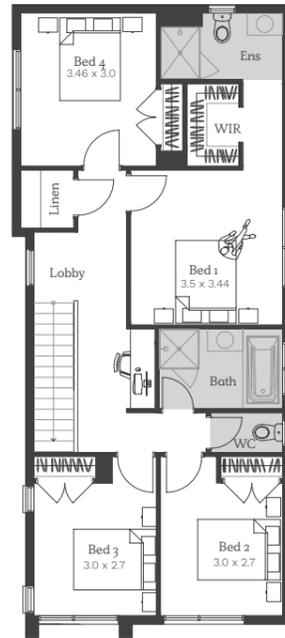
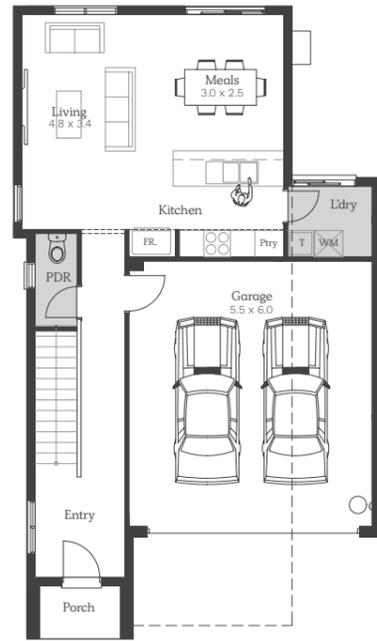
LUSTRE TOWNHOMES

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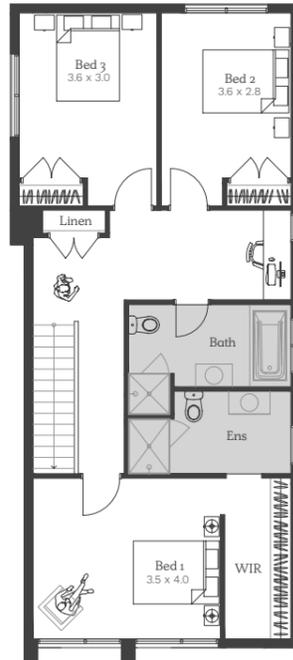
LOT 338 LIGHT STREET, WOLLERT

FLOORPLAN A

REFER TO INDIVIDUAL FLOOR PLANS



FIRST FLOOR - 4 BED OPTION



FIRST FLOOR - 3 BED OPTION

THE PATCH

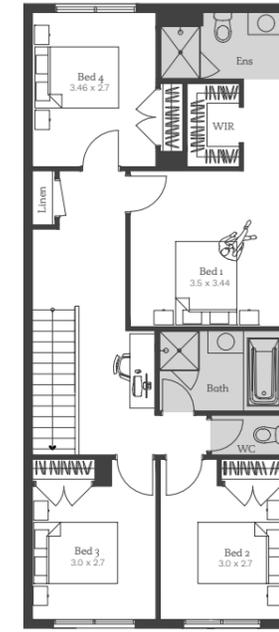
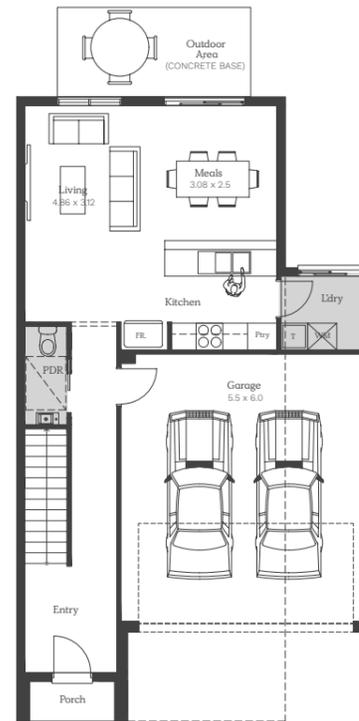
LUSTRE TOWNHOMES

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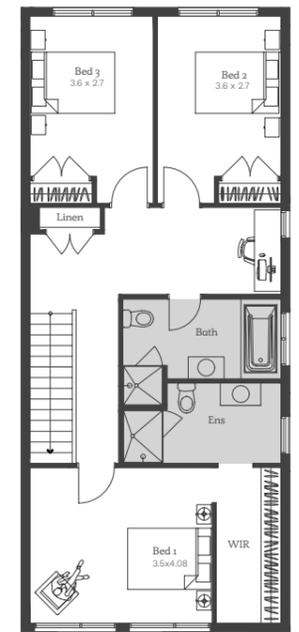
LOT 340, 341, 342 LIGHT STREET, WOLLERT

FLOORPLAN B

REFER TO INDIVIDUAL FLOOR PLANS



FIRST FLOOR - 4 BED OPTION



FIRST FLOOR - 3 BED OPTION

SETTING A NEW STANDARD OF LIVING IN WOLLERT

#atthepatch

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 sitecosts (rock Included and retaining walls if required for permits and certificate of occupancy only - not landscaping)
- ▶ Engineered minimum 25mpa concrete slab

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)

FACADE

- ▶ Facade as noted in approved architectural drawings

EXTERNAL CLADDING

- ▶ VBA compliant cladding

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

STAIRS

- ▶ Half height plastered wall balustrade
- ▶ MDF treads and risers with carpet (plan specific)

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
- ▶ Batten holders throughout
- ▶ 1 x 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)**

- ▶ Heating panels to all bedrooms and main living area

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

- ▶ Full floating laminate cabinets and benchtops
- ▶ Vitreous china designer basins with chrome flick mixers
- ▶ White acrylic bath tub with chrome outlet and tap set with shower head and shower screen (floorplan specific)
- ▶ Polished edge mirrors (size is width of vanities x 950mm high)
- ▶ 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 and benchtops
- ▶ Feature shelves above bench
- ▶ Double end bowl stainless steel sink with chrome mixer
- ▶ Designer pull handles

APPLIANCES

- ▶ 600mm stainless steel Technika;
 - ▶ Built-in oven
 - ▶ Gas cooktop
 - ▶ Concealed undermount rangehood
 - ▶ Dishwasher

LAUNDRY

- ▶ 45L stainless steel tub with metal cabinet and chrome mixer

FLOOR COVERINGS

- ▶ Ceramic floor tiles (450mm x 450mm) or timber laminate (please refer to standard floorplan for locations)
- ▶ Ceramic floor tiles (450mm x 450mm) 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

- ▶ Dulux 2 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

- ▶ Concrete driveway (as per plan)
- ▶ Full front and rear landscaping with drought resistant plants with pebbles and mulch
- ▶ Fencing to all boundaries to developer's requirements including wing gate where required (refer to plans)
- ▶ Letterbox
- ▶ Clothesline (All external works to builder's discretion)

INCLUDED AT THE PATCH AT NO EXTRA CHARGE

- ☑ Overhead cupboard with wine rack above fridge space
- ☑ Overhead cupboards above kitchen in lieu of feature open shelves
- ☑ Garage Door Remote (x3) and Motor to Panel Lift
- ☑ Stone benchtops with 20mm edging to kitchen
- ☑ LED downlights to main living areas on ground floor
- ☑ 7kw split system to living area
- ☑ Wall mounted basin and mirror to ground floor powder room

THIS IS YOUR PATCH

Enjoy a convenient life at The Patch, Wollert where outdoor sporting grounds, parks to play in, and schooling for the kids are at your doorstep.

Designed with easy living in mind, The Patch has been meticulously planned to include a number of high quality features within the estate, such as:

The Patch Neighbourhood Centre

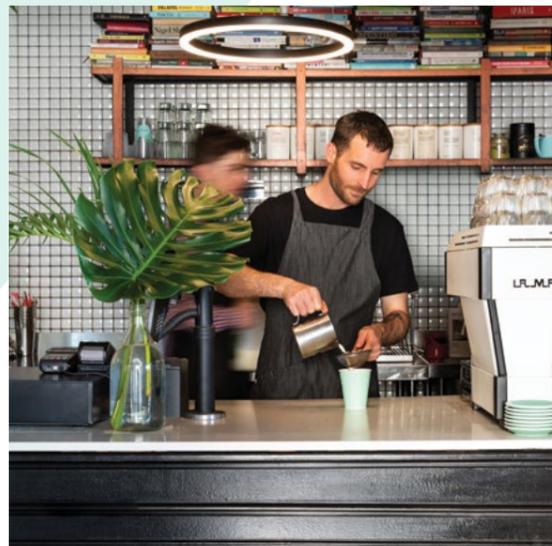
The town neighbourhood is the place to meet, eat and hang out. With plenty of open space for pop up events and social gatherings, this cultural hub has it all. Grab a freshly brewed coffee at your local, pick up some fresh produce, or meet friends for brunch – life is much easier when all the essentials are minutes from your door.

The Patch Parks

Life at The Patch is centered on creating public spaces that support healthy lifestyles and refreshes the spirit. This network of parks, active spaces and trails combine physical and mental well being. Each space will echo the existing landscape, working in its surrounds.

The Patch Community Facilities

At The Patch, community life is key. Book the function hall at the multi-purpose Community Centre to host your next birthday party or take advantage of support services offered by the local Council, like maternal health, childcare and workshops. This multi-purpose space is here for your flourishing family's wellbeing.



DESTINATION PLAYGROUND



ARTIST IMPRESSION

AT YOUR DOORSTEP

YOUR MAGNETIC NEIGHBOURHOOD



1 Future The Patch Neighbourhood Centre & Commercial Space

The Patch masterplan design prioritises providing walkable access to our residents to a hub for daily essentials. The future neighbourhood centre will feature 2200sqm of retail space with plans for specialty retail, cafe, urban plaza and 400sqm of commercial space, providing opportunities for you to run your business locally with ease.



2 Future Community Centre

At The Patch, community life is key. This multi-purpose community space will support your flourishing family's wellbeing with services offered by the local council, like maternal health, childcare and workshops.



3 Future Government Primary & Secondary School

Right within the community, 12 hectares will be allocated for a future government P-12 school that is within walking distance of every front door.



4 The Woodland

Sit in the shade of century old trees, wander along walking paths and around heritage dry stone walls in this relaxing, natural haven.



5 The Paddock

Perfect for picnics, The Paddock combines the heritage dry stone walls and existing River Red Gums to create green pockets. An activity circuit inspired by the natural surrounds provides spaces to clamber, balance, and swing.



6 The Lodge

Your place to play and connect, the Lodge is buzzing with activities including basketball half court, bike pump track and skate facilities. Alongside an active playground and shelter with BBQ facilities and picnic area.



7 The Spur

Lends itself to a range of structured activities, recreational equipment and kick-about spaces, this park is perfect for a neighbourhood bootcamp.

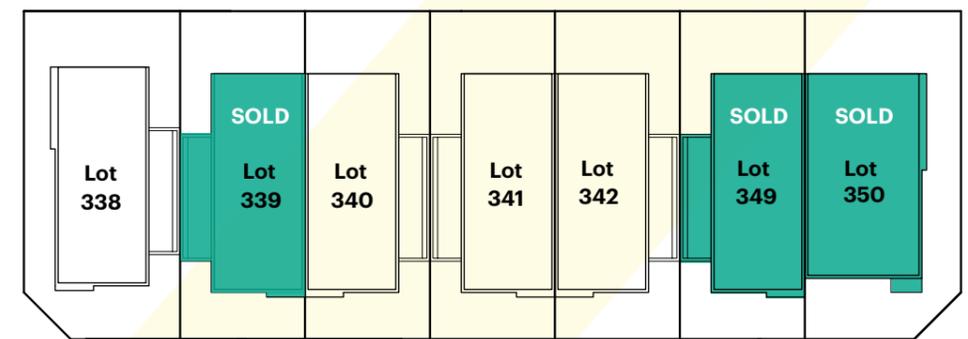


8 Future Active Open Space

The future active open space will feature over 6 hectares of recreation with three soccer pitches, sports pavilion, and vast green space.

LUSTRE TOWNHOMES

AT THE PATCH



LIGHT STREET

AUREOLIN BOULEVARD

BROUGHT TO YOU BY



THE DEVELOPER

Established in 2016, Jinding is a multi-disciplinary property and investment group, building sustainable communities that generate value today while leaving a positive legacy.

We are committed to creating places that stand the test of time, enhancing our environment and the way we live.

Our residential communities across the East Coast are industry leading, built with the highest attention to detail in collaboration with our partners.



THE 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.

SALES SUITE

471 Epping Rd, Wollert
VIC 3750
1300 287 901

thepatchwollert.com.au



ARTIST IMPRESSION

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