

NOSTRA  
**a**scot  
at newhaven

STYLISH PARK FRONT LIVING

TOWNHOMES

# Welcome to Contemporary Living at **Ascot,** **Newhaven**



Ascot at Newhaven presents a new generation of contemporary homes aimed to re-define the way we live, setting a new benchmark in turn-key and hassle free living.

As part of this vision, Peet together with Nostra bring you a selection of stunning 3-4 bedroom homes with a stylish park front location that provide a contemporary living solution perfect for savvy home buyers and investors.

Featuring an enviable list of turn-key and fixed price inclusions these homes provide a complete solution, so that you can move straight in!

**Contemporary Living by Nostra is the perfect choice!**



# Enjoy a premium lifestyle with Ascot Townhomes at Newhaven.

The stylish three and four-bedroom townhomes are ideally located directly across from Newhaven's Navigation Park, which itself features a state-of-the-art playground, water-splashing elephant sculpture, half-basketball court, and a shaded BBQ area perfect for catching up with friends.

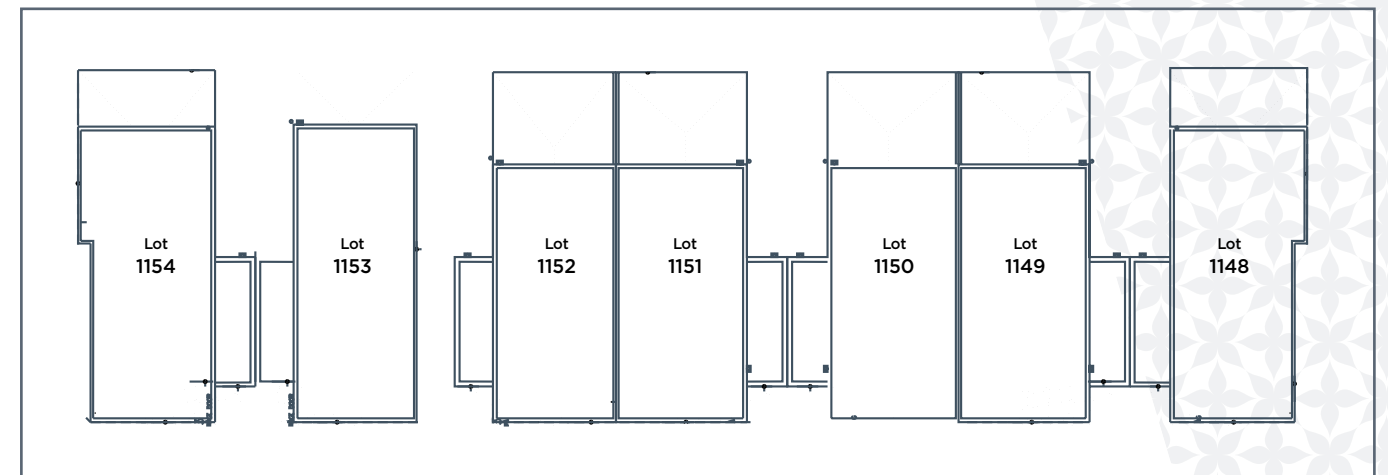
Newhaven is already home to over 300 families and includes all the trimmings you would expect from a masterplanned community, tree-lined streets, parks, playgrounds and custom landscaping all designed specifically for you. And that's just the beginning there's also proposed sports grounds and a site zoned for a future public primary school just a short walk from the Ascot Townhomes.







\*Primary school, sports grounds and train station are provided for in the Tarneit North Precinct Structure Plan November 2014 but are subject to delivery by third parties, site and market conditions, regulatory approvals, final plans and other factors. Purchasers should make their own inquiries before purchasing. Proposed train station not located within the Newhaven estate.



## TRIUMPH AVENUE



READY TO  
MOVE IN.

Lot 1154

Lot 1152

Lot 1150



Lot 1153

Lot 1151

Lot 1149

Lot 1148

Set within an established and attractive community, your new home comes with a number of high quality inclusions inside and out, including the driveway, fencing, front and rear landscaping, plus much more.

Front & rear low maintenance landscaping

2590mm high ground floor ceilings

Stainless steel SMEG appliances including dishwasher

Fencing to all side and rear boundaries of home

Architecturally designed facade with park front location

Flooring throughout the home

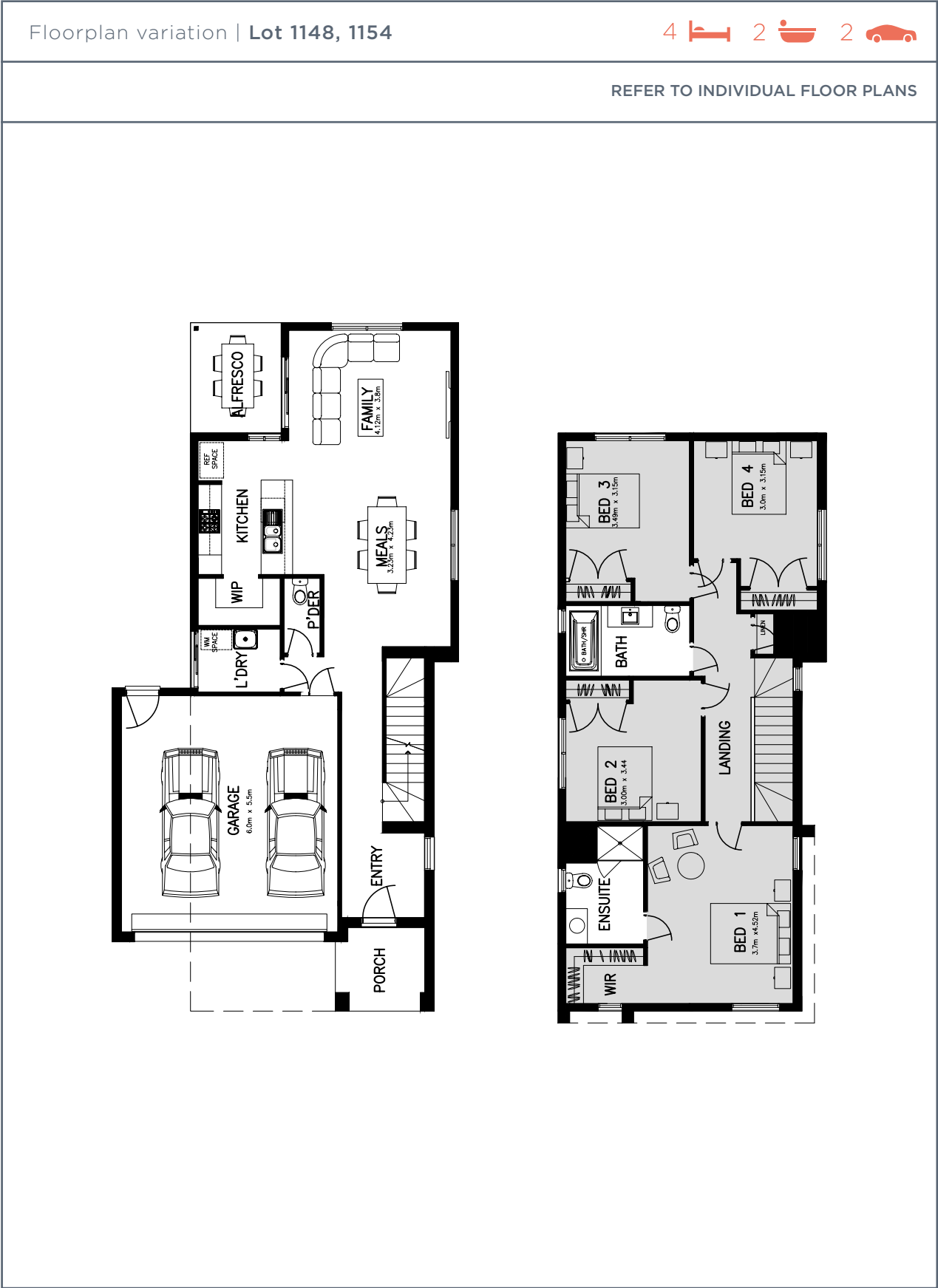
Letter box, clothesline and much more!



ASCOT NEWHAVEN  
FLOORPLAN.

CONTEMPORARY LIVING AT ASCOT

TARNIET



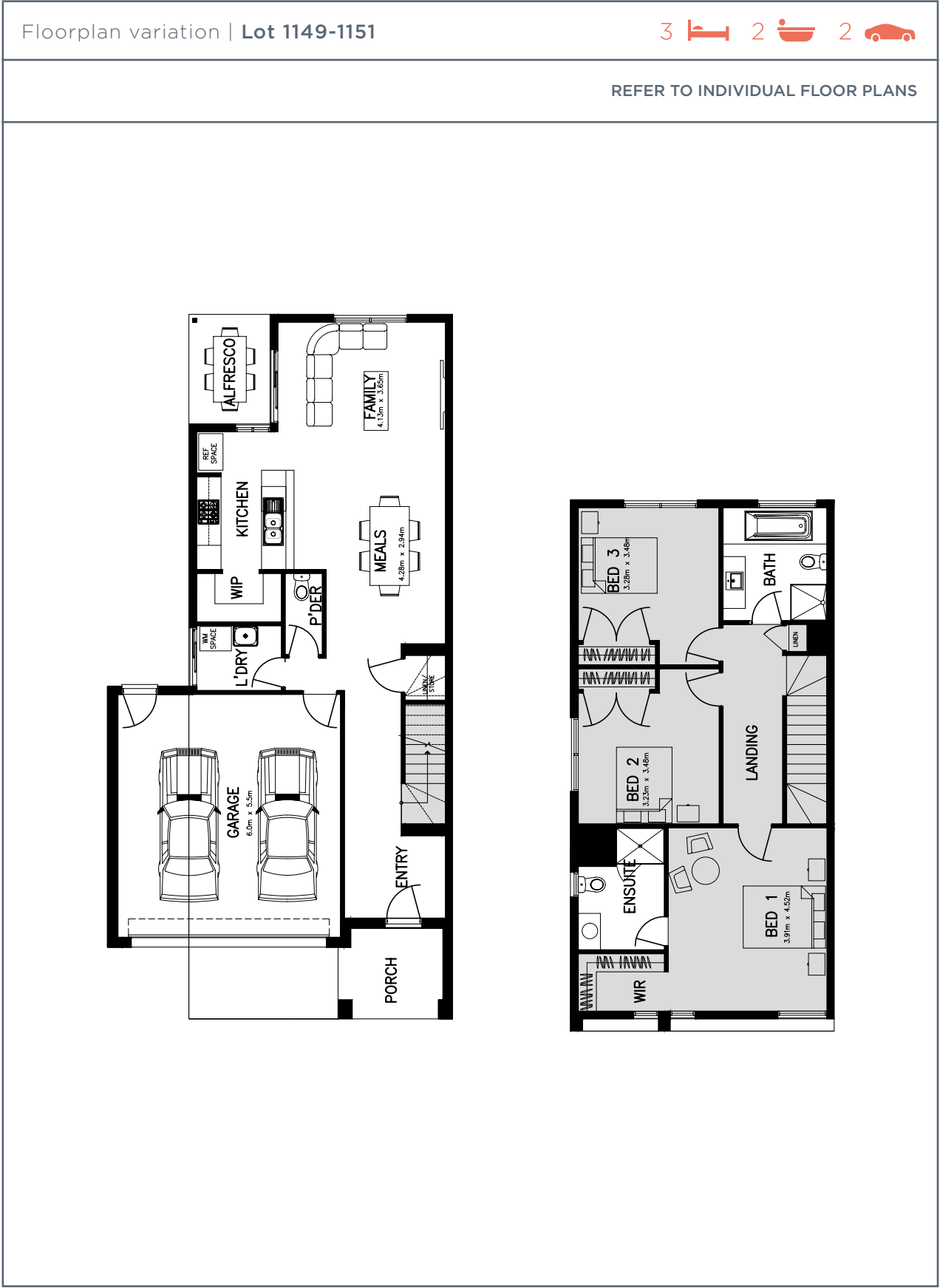
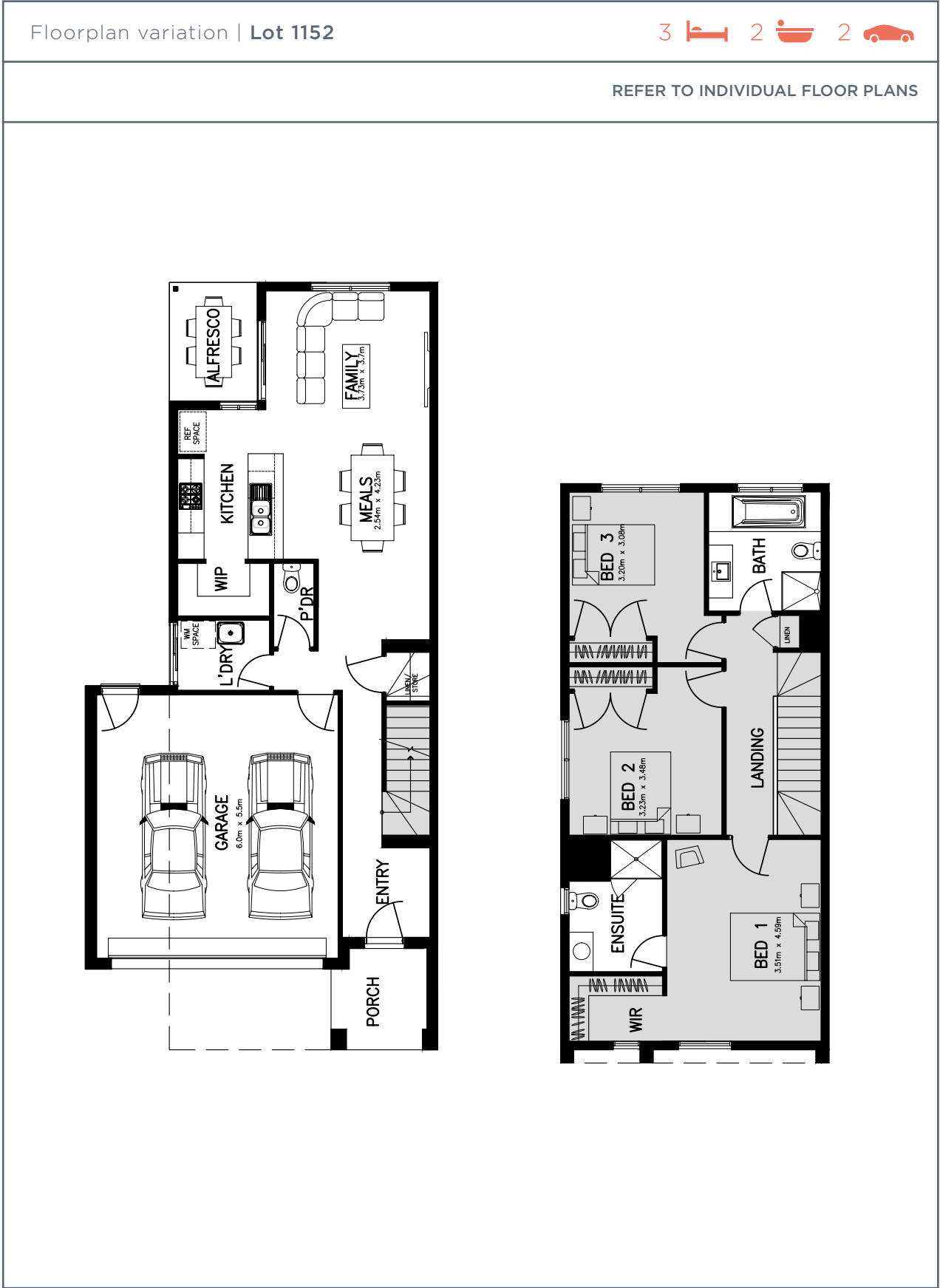
CONTEMPORARY LIVING AT ASCOT

TARNIET

ASCOT NEWHAVEN  
FLOORPLAN.

CONTEMPORARY LIVING AT ASCOT

TARNIET



CONTEMPORARY LIVING AT ASCOT

TARNIET

# YOUR STANDARD 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 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 with 2 hand held and 1 wall mounted remote control

STAIRS

- ▶ Half Height plastered wall Balustrade
- ▶ 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 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
- ▶ 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 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 kitchen/ meals and 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

- ▶ Full floating laminate cabinets and 20mm edging to stone 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
- ▶ Overhead cupboard including wine rack above fridge space
- ▶ Feature shelves above bench
- ▶ 20mm edging to stone benchtops
- ▶ 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 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 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

- ▶ 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)



The better way to build

We use CSR Hebel PowerPanel boundary walls across our developments. Hebel is a sustainable and environmentally friendly choice, while offering an excellent fire rating and high acoustic performance.

A brand you can trust.



# Interior styling at your fingertips

Your choice from two stunning colour schemes



## 01

### MODE COLOUR SCHEME

The Mode interior design scheme offers a neutral and earthy colour palette - designed to create a calm and relaxed space. Timber textures establish a unique and contemporary style, with warm and inviting undertones. The 'Mode' colour scheme becomes the perfect designer palette for any furniture and decor items for the home.

Please refer to complete colour boards, inclusions and colour selection document for full details.

PREMIUM TEXTURES

STUNNING FINISHES



## 02

### LUXE COLOUR SCHEME

With an array of muted and moody greys alongside white and natural timbers - The Luxe Interior design scheme creates a light, modern and timeless finish. Statement pieces such as; colourful artwork, ornaments and treasured possessions will assist in creating a unique and harmonious home design for years to come.

TARNEIT

CONTEMPORARY LIVING AT ASCOT

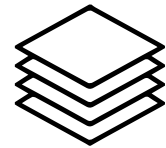
## Why Nostra



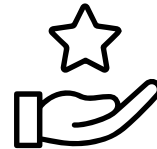
24/7 Service through our dedicated online client portal



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



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



High quality materials from trusted brands



A strong level of inclusions from the start



All backed by a 25 year structural guarantee!

## A Joint Partnership

# NOSTRA

BUILDER

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.

# PEET

Peet has been building thriving communities across Australia for over 125 years, including eight established communities in Melbourne's west.

With such a long history, it's no wonder so many people have chosen to build their new life at a Peet community.

And now with Ascot Townhomes at Newhaven, so can you.



# NOSTRA<sup>^</sup> ascot

at newhaven

STYLISH PARK FRONT LIVING

Discover more:

Visit the Newhaven Sales and Information Centre  
6-8 Journey Drive, Tarneit.

Or, call Heru on 0427 875 118  
heru@rpmrealestate.com.au

Mohit Kumar on 0439 393 829  
mohit.kumar@peet.com.au

CONTEMPORARY  
LIVING  
BY NOSTRA<sup>^</sup>

 NewhavenatTarneit

[newhaventarneit.com.au](http://newhaventarneit.com.au)



This material has been prepared with care, however it is an indicative guide only and believed to be correct at the time of printing. All information (including but not limited to prices) is subject to change without notice at the absolute discretion of Peet and/or Nostra and cannot form part of any offer or contract. Peet and Nostra reserve the right to pre-sell, release and withhold certain packages from sale at any time. Whilst reasonable care has been taken in preparing this material, Peet, Nostra, its representatives, employees and agents cannot be held responsible for any inaccuracies and this material should not be relied upon, as no warranty or representation is given or to be construed. Purchasers should obtain all necessary and relevant information, review all information carefully, make their own inquiries and obtain independent advice before proceeding. Areas and dimension are approximates only and subject to survey and title registration dates are approximates only and subject to regulatory approvals and factors beyond the control of Peet and Nostra. ^Proposed sporting grounds and school are provided for in the Tarneit North Precinct Structure Plan September 2014 but are subject to delivery by third parties, site and market conditions, regulatory approvals, final plans and other factors. Purchasers should make their own inquiries before purchasing. Peet Estates (VIC) Pty Ltd.