



Artist Impression

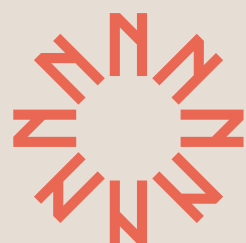


**townhomes**  
newhaven

The Bloom Collection / By Nostra Homes

**NOSTRA**  
HOMES

**PEET**



## Introducing Townhomes at Newhaven / The Bloom Collection / By Nostra Homes

**The Bloom Collection** introduces a new benchmark in flexible, light-filled, low-maintenance townhome living, built in partnership with award-winning Nostra Homes.

Architecturally inspired facades and quietly luxurious interiors bring style and individuality to everyday life, while fixed-price turnkey inclusions, from private entryways to fully landscaped yards, lock in every detail from day one, backed by Nostra Homes building expertise and Peet's masterplanned vision.

**NOSTRA**  
HOMES

Nostra Homes is a trusted Victorian builder with 20 years of experience and over 3,500 quality homes delivered since 2006. Derived from the word for "our," their founding philosophy is simple: to build homes that they are proud to call home themselves. Specialising in architecturally inspired townhome living, Nostra Homes focuses

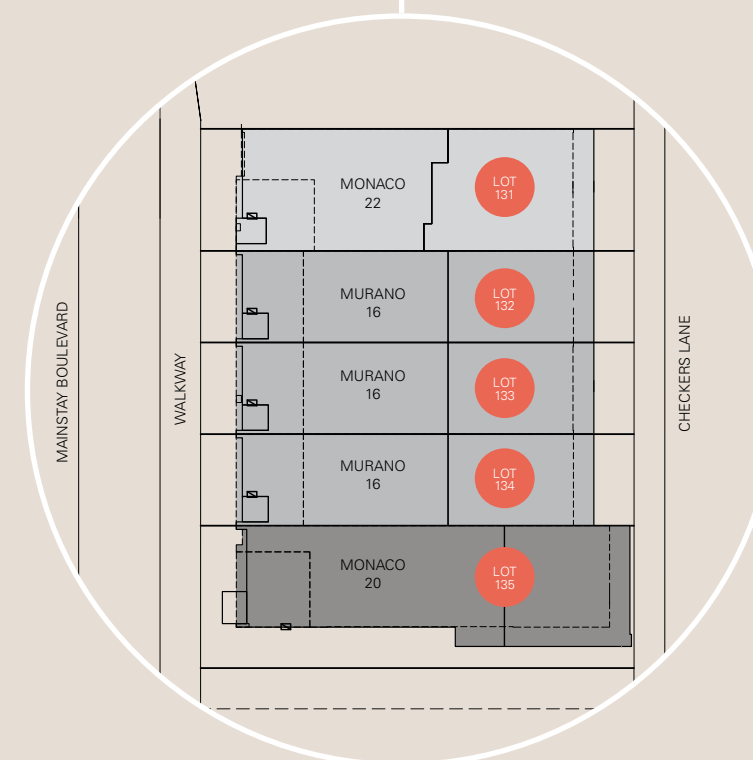
on bringing premium standard finishes, modern design, and low-maintenance functionality to everyday life.

To ensure your path to homeownership is as smooth as it is rewarding, every Nostra Homes build is backed a 25-year structural guarantee, and 12 months of RACV Home Assist for absolute peace of mind.





With the West Tarneit Train Station right inside Newhaven, it's a connected, effortless start for active families, first-home buyers, and downsizers alike.



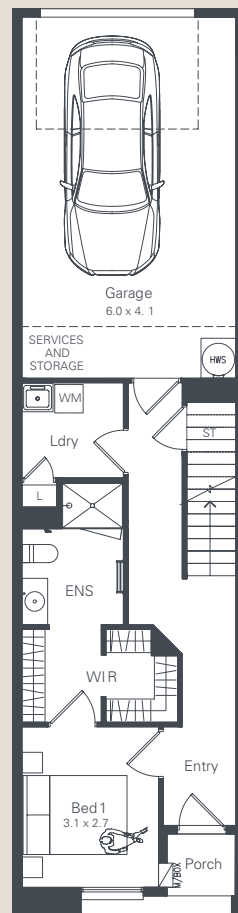


Floor Plan  
**Custom Murano 16**  
Morandi and Bellucci façades

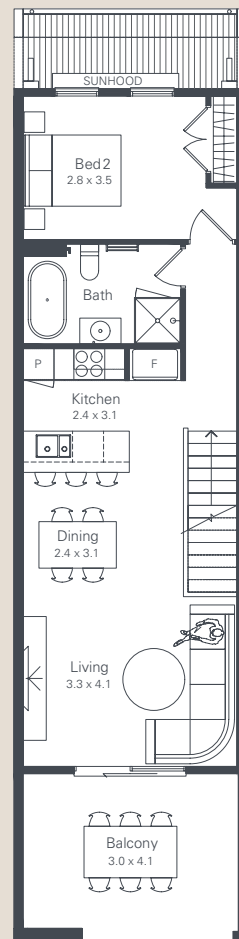
Lots 132, 133 and 134 / 96m<sup>2</sup> lots / 16.41 sqrs total / 2 bed / 2 bath / 1 car

Key features

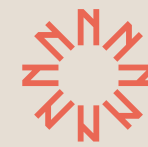
- > Ground floor main bedroom with ensuite and walk-in robe
- > First floor living, dining and kitchen; the light where you spend the day
- > Balcony of nearly 15m<sup>2</sup> opening straight off the living area
- > Second bedroom and full bathroom with bath to the first floor
- > Separate laundry and storage to the ground floor
- > Single garage from the rear lane



GROUND FLOOR



FIRST FLOOR

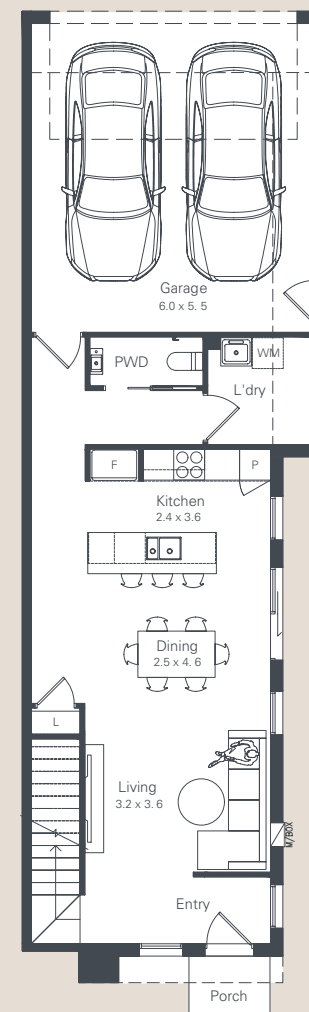


Floor Plan  
**Custom Monaco 21**  
Harbour façade

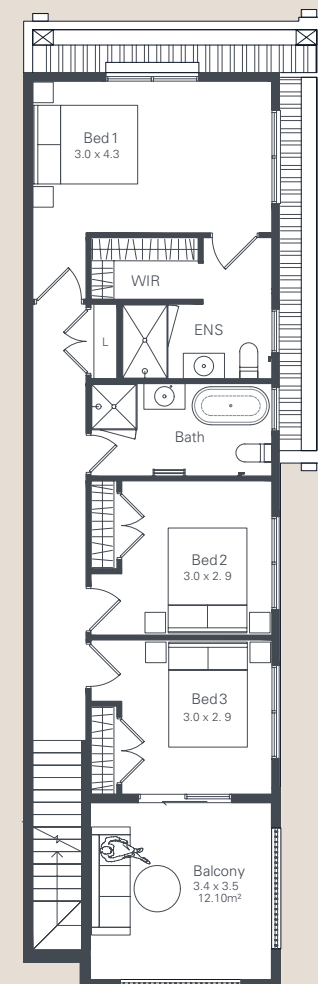
Lot 135 / 149m<sup>2</sup> lot / 20.22 sqrs total / 3 bed / 2 bath / 2 car

Key features

- > The widest lot in the Collection at 7m
- > Three bedrooms, main with walk-in robe and ensuite
- > Open plan living, dining and kitchen
- > Family bathroom with bath, plus a ground floor powder room
- > Balcony of 12.1m<sup>2</sup> to the first floor
- > Double garage with rear lane access



GROUND FLOOR



FIRST FLOOR

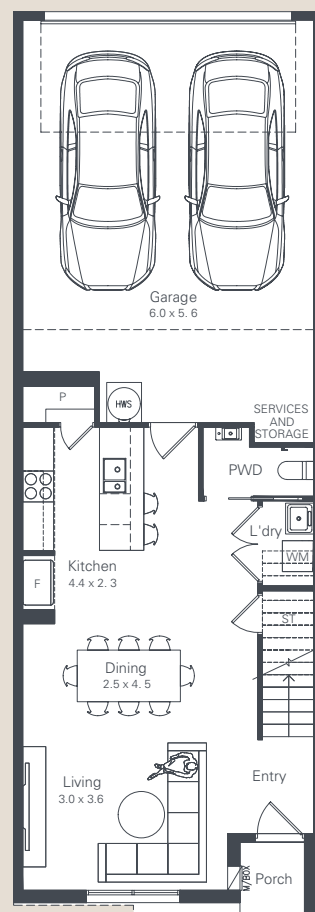


Floor Plan  
**Custom Monaco 22**  
Harbour façade

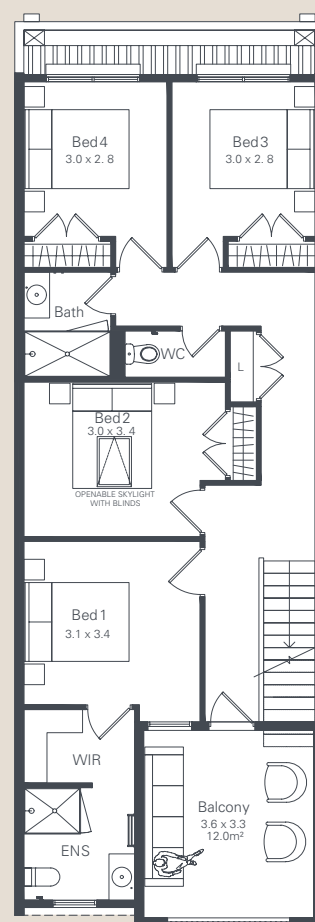
Lot 131 / 128m<sup>2</sup> lot / 21.80 sqrs total / 4 bed / 2 bath / 2 car

Key features

- > Four bedrooms, all with robes
- > Main bedroom with walk-in robe, ensuite and private balcony
- > Walk-in pantry off the open plan kitchen
- > Powder room to the ground floor
- > Double garage with remote access from Checkers Lane
- > Openable skylight with blinds to the second bedroom



GROUND FLOOR



FIRST FLOOR

Townhomes at Newhaven  
is a smart way into one of  
Melbourne's most established  
growth corridors.



|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| General           |                                                                                                                                                                                            |
| Guarantee         | 25 year structural guarantee                                                                                                                                                               |
| Connections       |                                                                                                                                                                                            |
| Taps              | Garden tap                                                                                                                                                                                 |
| Stormwater        | Stormwater drains                                                                                                                                                                          |
| Sewer             | Sewer drains                                                                                                                                                                               |
| Utilities         | Electricity and water connections                                                                                                                                                          |
| Fibre Optic       | Fibre optic provisions (does not include installation of hub or final connections)                                                                                                         |
| Costs             | All connections exclude consumer connection fees and utility account opening fees                                                                                                          |
| Foundations       |                                                                                                                                                                                            |
| Site Costs        | Fixed site costs (includes rock and retaining walls) Note: Retaining walls are included for structural requirements only. Any retaining wall requirements for landscaping are not included |
| Slab              | Engineered concrete slab                                                                                                                                                                   |
| Framing           |                                                                                                                                                                                            |
| Wall Frames       | Stabilised pine or steel wall frames with lintels and beams                                                                                                                                |
| Ceiling           | Engineered designed roof trusses                                                                                                                                                           |
| Ceilings          |                                                                                                                                                                                            |
| Single Storey     | 2740mm high ceilings                                                                                                                                                                       |
| Double Storey     | 2590mm high ceilings to main living and 2440mm to other level                                                                                                                              |
| Plasterwork       | Cove cornice to entire home                                                                                                                                                                |
| Windows           |                                                                                                                                                                                            |
| Material          | Aluminium windows                                                                                                                                                                          |
| Locks             | Keyed locks to all windows                                                                                                                                                                 |
| Facade            |                                                                                                                                                                                            |
| Facade            | Facade as noted in approved architectural drawings                                                                                                                                         |
| External Cladding |                                                                                                                                                                                            |
| Cladding          | VBA compliant cladding                                                                                                                                                                     |
| Roof              |                                                                                                                                                                                            |
| Roof Materials    | Metal sheet roofing or concrete roof tiles (floorplan specific)                                                                                                                            |
|                   | Coloured fascia, gutter, downpipes and cappings                                                                                                                                            |

|                        |                                                                                                                                                              |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Insulation             |                                                                                                                                                              |
| Wrap                   | Sisalation wall wrap                                                                                                                                         |
| External Walls         | Wall batts to external walls                                                                                                                                 |
| Ceiling Cavity         | Insulation wool to ceiling cavity of living areas                                                                                                            |
| Hot Water System       | Electrical storage hot water unit                                                                                                                            |
| Garage                 |                                                                                                                                                              |
| Garage Door            | Panel lift garage door with 2 hand held and 1 wall mounted remote control                                                                                    |
| Staircase              |                                                                                                                                                              |
| Stairs                 | MDF treads and risers with carpet (floorplan specific)                                                                                                       |
| Doors / Furniture      |                                                                                                                                                              |
| Entry                  | Solid core door with digital entrance lock                                                                                                                   |
| Internal               | Flush panel doors with satin chrome passage handles and air cushioned door stops. Ensuite & laundry door is floorplan specific. (refer to contract plans)    |
| Robes                  | Hinged door to bedrooms (excluding Bed 1) Chrome knobs to robe hinged cupboards Flushed panel Quickslide to Bed 1 in lieu of hinged doors (Design Specific.) |
| Skirting / Architraves |                                                                                                                                                              |
| Mouldings              | 67mm x 18mm primed MDF skirting and architraves                                                                                                              |
| Wet Area               | Tiled skirting 100mm to wet areas                                                                                                                            |
| Shelving               |                                                                                                                                                              |
| Robes                  | 1 x melamine shelf with chrome hanging rails                                                                                                                 |
| Linen                  | 3 x melamine shelves                                                                                                                                         |
| Pantry                 | 4 x melamine shelves                                                                                                                                         |
| Electrical             |                                                                                                                                                              |
| Safety Switches        | Safety switches (residual current devices)                                                                                                                   |
| Smoke Detector(s)      | Direct wired smoke detectors                                                                                                                                 |
| Internal Light Points  | LED downlights to home (as per plan)                                                                                                                         |
| External Lights        | 1 x rear flood light                                                                                                                                         |
| Exhaust Fans           | Exhaust fans to areas with no openable window                                                                                                                |
| Power Points           | 1 x double powerpoint to each room (refer to electrical plans)                                                                                               |
| TV/Phone Point         | 1 x television and phone point (refer to electrical plans)                                                                                                   |
| Data Point             | 1 x data point (refer to electrical plans)                                                                                                                   |

|                         |                                                                                  |
|-------------------------|----------------------------------------------------------------------------------|
| Heating / Cooling       |                                                                                  |
| Heating Panels          | Heating panels to all bedrooms and second living (floorplan specific)            |
| Cooling System          | Reverse cycle split system to main living (unit size is floorplan specific)      |
| Toilets                 |                                                                                  |
| Toilet Suite            | Dual flush cisterns with vitreous china pan                                      |
| Toilet Roll             | Toilet roll holders                                                              |
| Basin                   | Wall mounted basin with mirror to powder room (floorplan specific)               |
| Bathroom and Ensuite    |                                                                                  |
| Cabinetry               | Laminate cabinets                                                                |
| Benchtops               | 20mm mineral surface benchtops                                                   |
| Basin/Tapware           | Vitreous china designer basins with chrome flick mixers                          |
| Bath                    | Freestanding bath with chrome outlet and tap set (floorplan specific)            |
| Mirror                  | Polished edge mirrors (size is width of vanities)                                |
| Shower Base             | Tiled shower base                                                                |
| Shower Screen           | Framed pivot door screen to all showers (One showers to be NCC compliant.)       |
| Shower Outlet           | Wall mounted shower on rail with chrome mixer                                    |
| Towel Holder            | Double towel rail holder or 2no. hooks (floorplan specific)                      |
| Handles                 | Finger pull cabinetry and doors to bathroom/ ensuite (where applicable)          |
| Australian Made Kitchen |                                                                                  |
| Benchtops               | 20mm mineral surface benchtops                                                   |
| Doors/Drawers           | Laminate panels and doors                                                        |
| Overhead Cupboards      | Overhead cupboards above kitchen including feature open shelf                    |
| Sink                    | Undermount chrome sink with chrome mixer                                         |
| Handles                 | Finger pull cabinetry and doors to kitchen (where applicable)                    |
| Solar                   |                                                                                  |
| Solar PV                | Minimum 2kw solar PV system with inverter (size to be determined at build stage) |

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Appliances     |                                                                             |
| Oven           | 600mm Fisher & Paykel black built-in oven                                   |
| Cooktop        | 600mm Fisher & Paykel black induction cooktop                               |
| Rangehood      | Fisher & Paykel stainless steel undermount rangehood                        |
| Dishwasher     | 600mm Fisher & Paykel stainless steel dishwasher                            |
| Laundry        |                                                                             |
| Trough         | Freestanding laundry trough with cabinet and chrome mixer                   |
| Flooring       |                                                                             |
| Flooring       | Timber laminate (please refer to standard floorplan for locations)          |
| Floor Tiles    | Ceramic floor tiles to bathroom, toilet, ensuite and laundry                |
| Carpet         | Carpet to remainder (refer to standard plans)                               |
| Wall Tiles     |                                                                             |
| Kitchen        | Ceramic wall tiles to above kitchen bench including behind feature shelving |
| Shower         | Ceramic wall tiles to shower walls                                          |
| Bath           | Ceramic wall tiles bath edge to floor                                       |
| Paint          |                                                                             |
| Ceiling        | Premium 2 coat ceiling paint system                                         |
| Internal Walls | Premium 3 coat wall paint system                                            |
| Timberwork     | High gloss enamel to all interior wood work and doors                       |
| Cladding       | 2 coats to all exterior claddings                                           |
| External       |                                                                             |
| Driveway       | Concrete driveway (as per plan)                                             |
| Landscaping    | Full front and rear landscaping with plants, pebbles and mulch              |
| Fencing        | Fixed fencing to all boundaries to developers requirements (refer to plans) |
| Letterbox      | Pre-formed letterbox                                                        |
| Clothesline    | Folding clothesline (plan specific)                                         |
|                | (All external works to builders discretion)                                 |

Townhomes at Newhaven standard specifications are subject to change without notice and we reserve the right to substitute any items with equivalent products at anytime. Please note that various items that may be displayed in our homes may not be included in our standard specifications.



## Your choice of five colour schemes



**Luxe**  
A moody and  
dramatic space.



**Mode**  
A light and soothing  
sanctuary



**Coastal**  
A calming  
retreat.



Upgrade Option



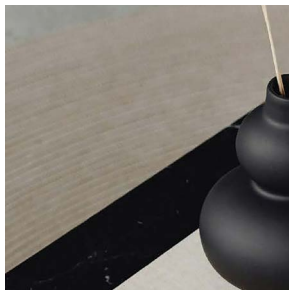
**Hamptons**  
A calm, airy haven  
of effortless style.

Upgrade Option



**Architecton**  
Modern haven of  
luxurious contrast.

Upgrade Option



All interior photography is from our Murano Display Home and may not be an exact representation of your home, depending on your selections.

The Bloom Collection / By Nostra Homes

15



**townhomes**  
newhaven

**Contact details**

Newhaven Sales and  
Information Centre  
18 Legion Avenue, Tarneit

**Sales**

Mohit Kumar  
M 0439 393 829  
E [mohit.kumar@peet.com.au](mailto:mohit.kumar@peet.com.au)

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

House and land sold separately. Peet Limited acts as agent for the sale of the land only. Buyers will need to enter into a separate contract with the builder for the house and the builder is solely responsible for all matters relating to the building contract and the house. Prices may include rebates that are subject to the fulfillment of separate conditions under the land contract and information provided by the builder may be subject to eligibility criteria, terms and conditions as may be imposed by the builder. Buyers should review the land and building contracts carefully, make their own inquiries and obtain independent advice before proceeding. Photographs, illustrations and information are intended to be an aid and are indicative only and believed to be correct at the time of publication. Peet Limited reserves the right to withdraw or alter any house and land package at any time without notice at its absolute discretion. Peet Limited makes no representations and gives no warranties about the availability of builder's product at the time of enquiry and buyers should make their own inquiries with the builder directly. Estimated costs for the house and land 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. Peet Estates (VIC) Pty Ltd.

