



Grevillea

Release

Turn-key townhomes

CONTEMPORARY
LIVING
BY NOSTRA

Ashbury
ANOTHER DENNIS FAMILY COMMUNITY



Welcome to the Grevillea Release at Ashbury

A selection of stunning 3 and 4 bedroom homes await at The Grevillea Release at Ashbury, Armstrong Creek.

Ashbury has partnered with leading Melbourne builder Nostra to bring you a turn-key solution perfect for first home buyers, downsizers or investors alike.

With close proximity to everything that Ashbury has to offer along with the wider Geelong and Surf Coast region, The Grevillea release is sure to be a popular choice.



Everything is in place at Ashbury

Melbourne ►

Welcome to Ashbury

Space to relax and breathe, yet surrounded by all the amenities and services you would expect of a premium developed community. Close enough to work or school, Ashbury provides that perfect lifestyle balance.

Nestled quietly away within the dynamic Armstrong Creek area, Ashbury is an exciting residential community surrounded by natural beauty including parklands, nature reserves, green belts and a stunning wetland.

Just 15 minutes from the Geelong CBD, Ashbury is part of the fast-growing Armstrong Creek precinct.

With a welcoming community feel, Ashbury represents the ultimate in urban and country living. Indeed, the best of both worlds, city and coast is at your doorstep, with famed Torquay beach, Barwon Heads beach and the Surf Coast just a short drive away. **Everything is in place.**



The Masterplan

< N

Lot 1647 221m ²	Lot 1646 150m ²	Lot 1645 150m ²	Lot 1644 150m ²	Lot 1643 150m ²	Lot 1642 150m ²	Lot 1641 150m ²	Lot 1640 150m ²	Lot 1639 221m ²

Grevillea
gives you
the best of
Ashbury

Contemporary Living at Ashbury



Contemporary Living at Ashbury

Close to
 everything
and away
from it all.



Ready to move in.



Turn-key Inclusions

LED downlights to main living area

2590mm high ceilings

Low maintenance landscaping

Your choice of tiles or timber look floors and carpet throughout

Stainless steel appliances including dishwasher

Two stunning colour schemes on offer

20mm stone to kitchen, bathroom and ensuite

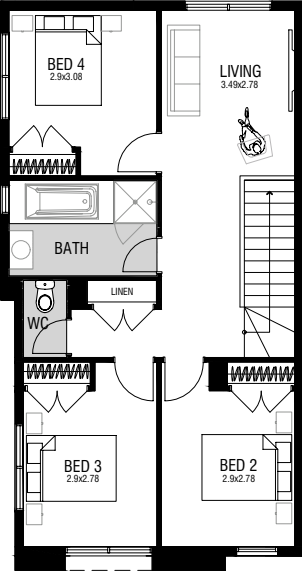
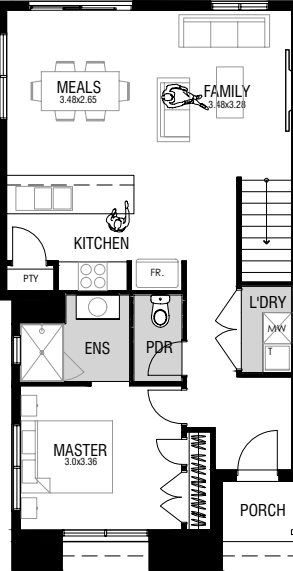
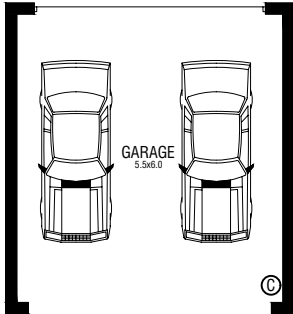
Flexibility to upgrade to a 4 bedroom floorplan on selected lots

Contemporary living at Ashbury floorplans

Floorplan variation | Lot 1647, 1639

4 2 2

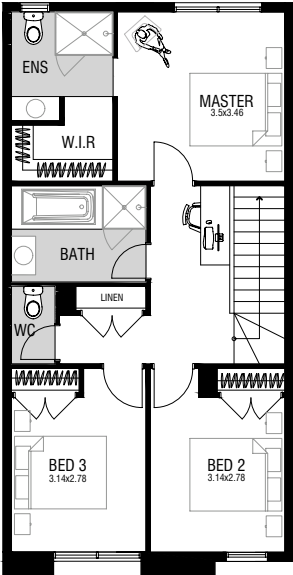
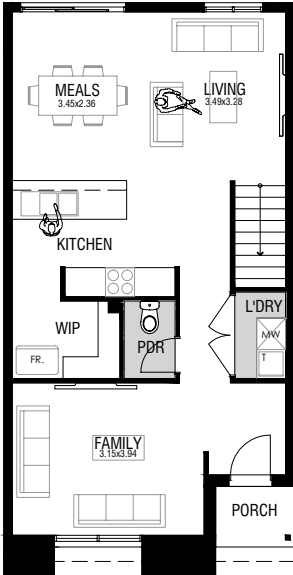
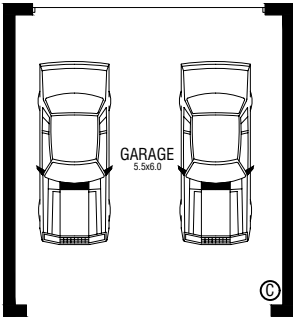
REFER TO INDIVIDUAL FLOOR PLANS



Floorplan variation | Lot 1646-1640

3 2 2

REFER TO INDIVIDUAL FLOOR PLANS



Upgrade to a 4 bedroom floorplan

YOUR STANDARD INCLUSIONS.

GENERAL

- ▶ 25 year structural guarantee
- ▶ Dwelling constructed independently

CONNECTIONS

- ▶ Garden tap
- ▶ Stormwater drains
- ▶ Sewer drains
- ▶ Electricity, gas and water connections
- ▶ Fibre Optic provisions (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 concrete slab

FRAMING

- ▶ Stabilised pine or steel wall frames
- ▶ 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
- ▶ Keyed Locks to all windows

FACADE

- ▶ Facade as noted in approved architectural drawings

EXTERNAL CLADDING

- ▶ VBA compliant cladding

ROOF PLUMBING/TILES

- ▶ Fascia, gutter, downpipes and cappings with concrete roof tiles
- Note: Certain designs are zinc flat deck specific

INSULATION/6 STAR

- ▶ Sisalation wall wrap
- ▶ Wall batts to external walls
- ▶ 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 Garage door

STAIRS

- ▶ 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 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
- ▶ 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

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

- ▶ 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 width of vanities)
- ▶ 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
 - ▶ Rangehood
 - ▶ Dishwasher

LAUNDRY

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

FLOOR COVERINGS

- ▶ Ceramic floor tiles or timber laminate (please refer to standard floorplan for locations)
- ▶ Ceramic floor tiles 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 and above bathtub

PAINT

- ▶ Premium 3 coat wall & 2 coat ceiling paint system
- ▶ High Gloss Enamel to all interior wood work and doors
- ▶ 2 coats to all exterior claddings

EXTERNAL

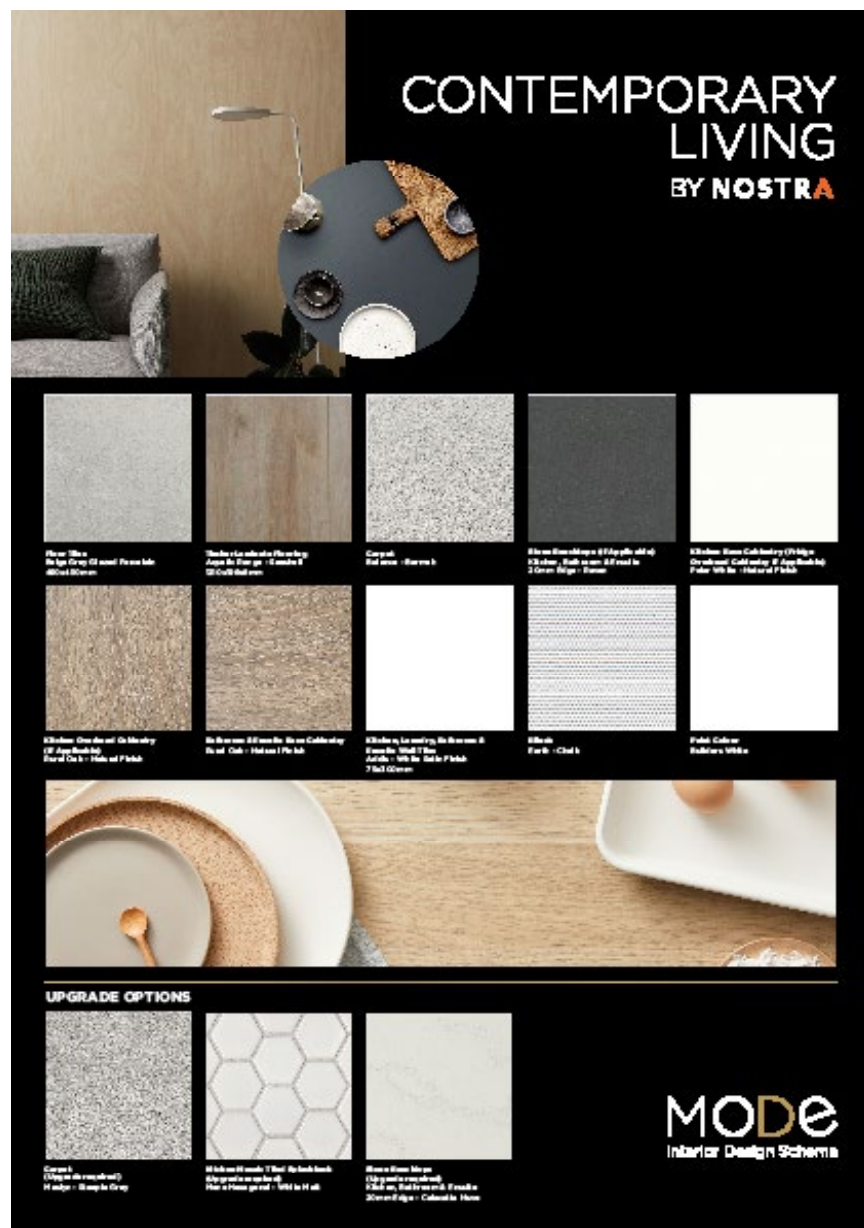
- ▶ Concrete driveway (as per plan)
 - ▶ Full front and rear landscaping with plants, pebbles and mulch
 - ▶ Fixed fencing to all boundaries to developers requirements (refer to plans)
 - ▶ Letterbox
 - ▶ Clothesline
- (All external works to builders discretion)

INCLUDED AT ASHBURY AT NO EXTRA CHARGE

- ✔ 20mm stone to kitchen, bathroom and ensuite
- ✔ LED downlights to main living areas
- ✔ Garage Door Remote (x3) and Motor to Panel Lift

Interior styling at your fingertips

Your choice from two stunning colour schemes.



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

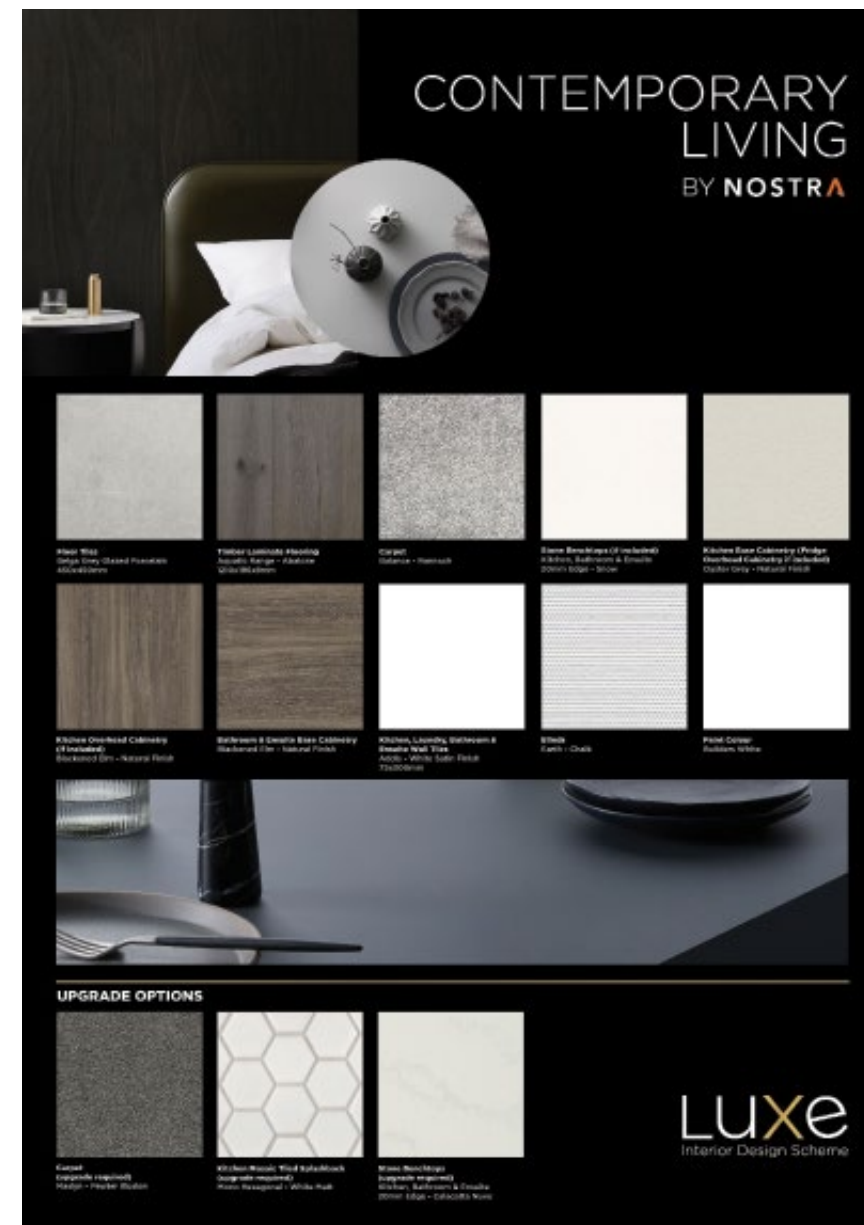
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MODE COLOUR SCHEME

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 décor items for the home.

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.

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.



**DENNIS
FAMILY
CORPORATION**

Ashbury
ANOTHER DENNIS FAMILY COMMUNITY

DEVELOPER

DENNIS FAMILY CORPORATION

Ashbury Estate is proudly developed by the Dennis Family Corporation, a trusted leader in the Australian property industry with a proven history of creating award-winning residential developments.

Ashbury has been master-planned with all the signature quality and expertise associated with the Dennis Family name. Dennis Family Corporation's highly liveable residential estates offer beautiful, modern and affordable homes with extensive facilities and amenities.



Grevillea

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CONTEMPORARY
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ANOTHER DENNIS FAMILY COMMUNITY

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