

versailles collection



Arramont
WOLLERT



All images and drawings are for illustrative purposes.

versailles collection

**The Versailles Collection homes
are architecturally designed
and delivered by Nostra Homes –
specialists in modern turn-key living.**

*Natural beauty abounds at Arramont where
carefully restored natural flora, reserves
and waterways will greet you and your family
within footsteps of leaving your front door.*



Arramont
WOLLERT

A NATURAL PATH
to your new life

Melbourne's enviable growth corridor brings you its premier living location – Arramont, Wollert – desirable living in a convenient and contemporary sanctuary. Imagine living 27kms from Melbourne's CBD with a new sense of freedom.



Artist impression.

The carefully designed master planned community harmonises both spacious surrounds and attractive streetscapes to enable residents to immerse themselves in an enviable living experience.

YOUR UNIQUE
opportunity

Packed with style and convenience, the Versailles Collection impresses from the outset with its easy living.

Featuring an enviable list of standard inclusions and street appeal, these contemporary turn-key homes are designed with everything you need to move straight in.

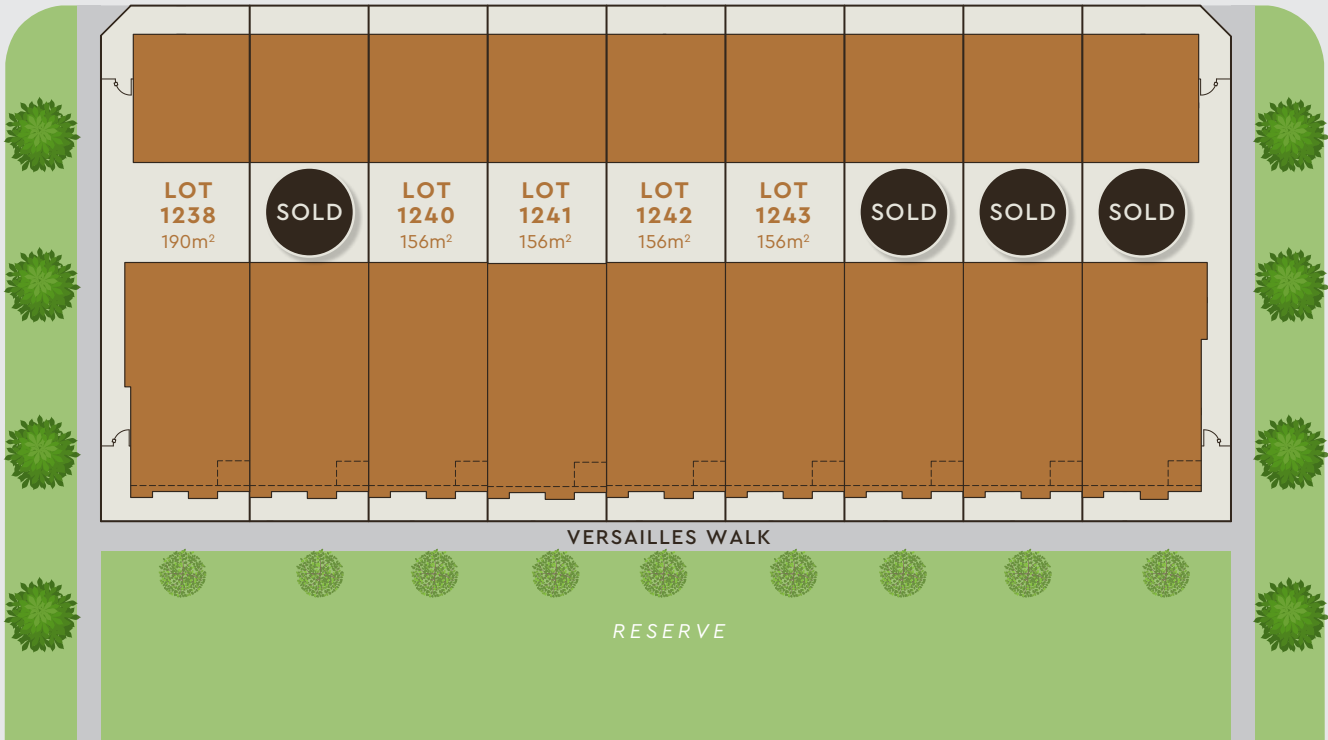
The grand open plan living area is flooded with natural light and the perfect space to unwind or entertain.

This is flexible/turn-key living at its best.
A place to call home for years to come.

GAMAY LANE



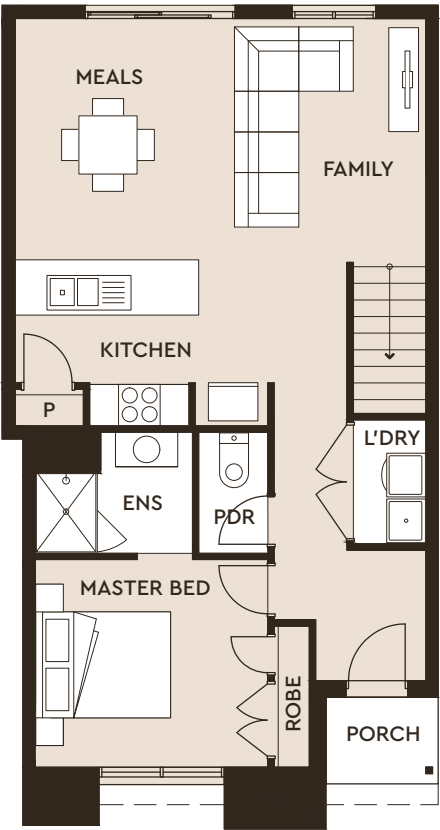
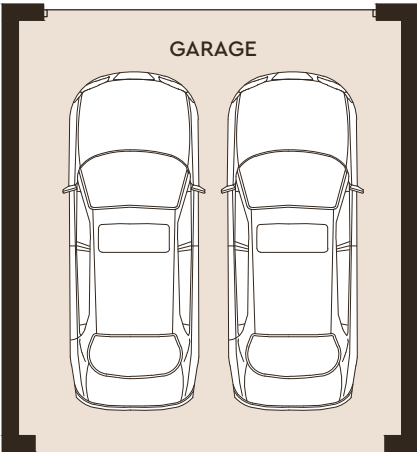
NORTH



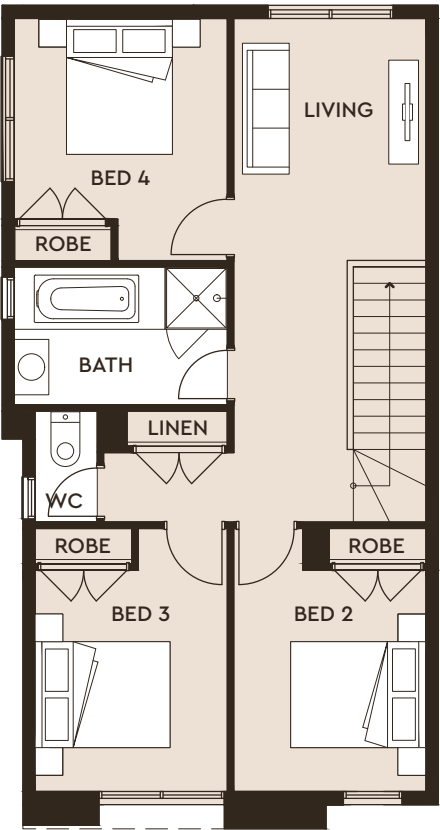
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TYPE A - 195SQ
inverloch 4

4 BED 2 BATH 2 CAR
LOT 1238



GROUND FLOOR



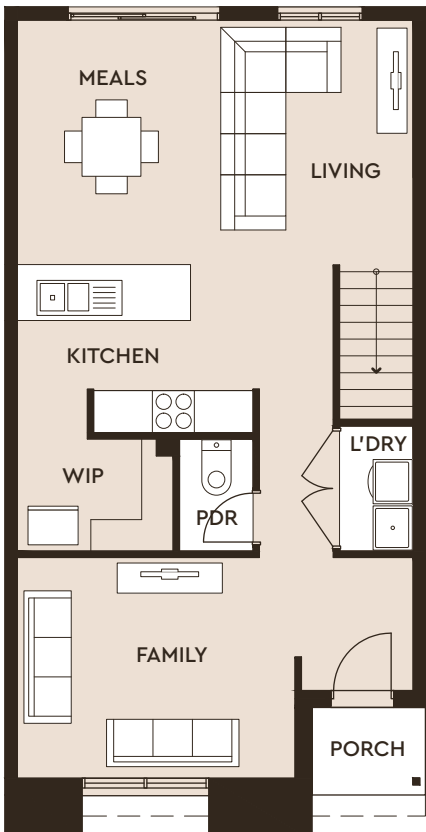
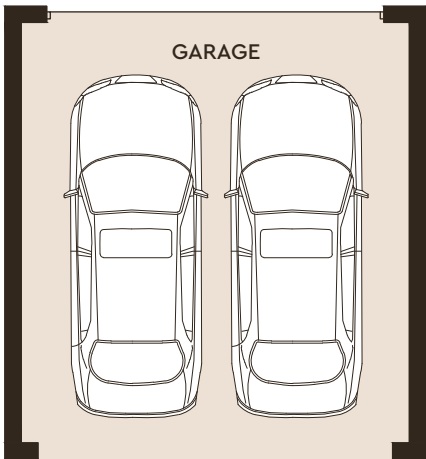
FIRST FLOOR

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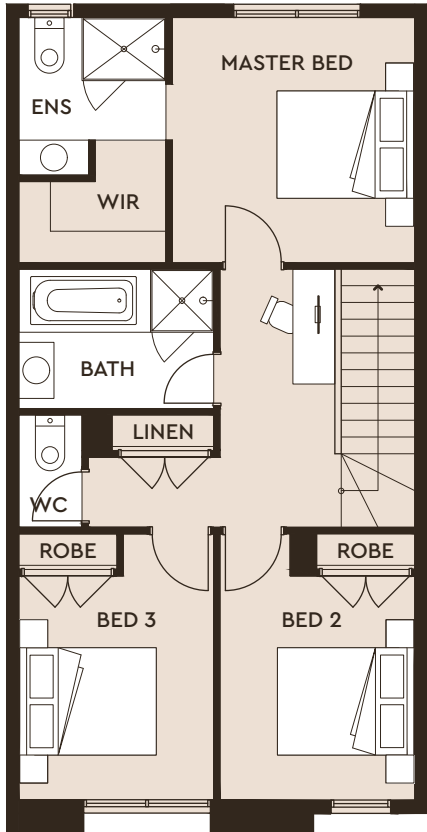
TYPE B - 19SQ

inverloch 3

3 BED 2 BATH 2 CAR
LOTS 1239 | 1240 | 1241 | 1242 | 1243 | 1244 | 1245



GROUND FLOOR



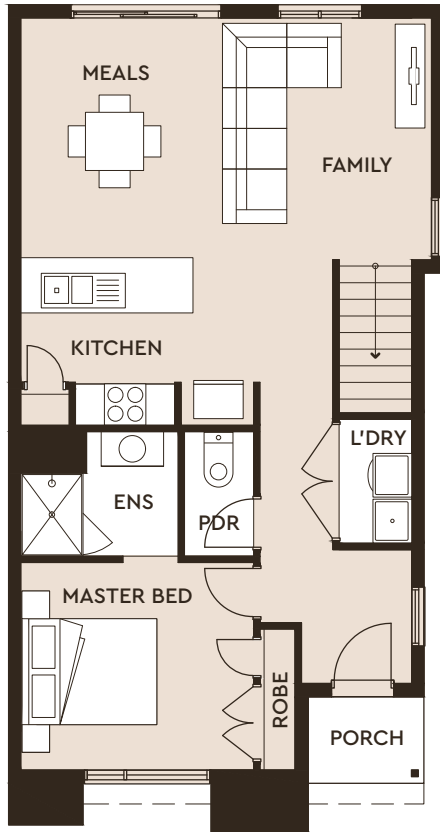
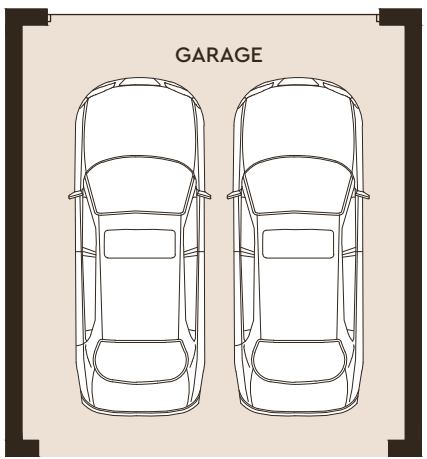
FIRST FLOOR

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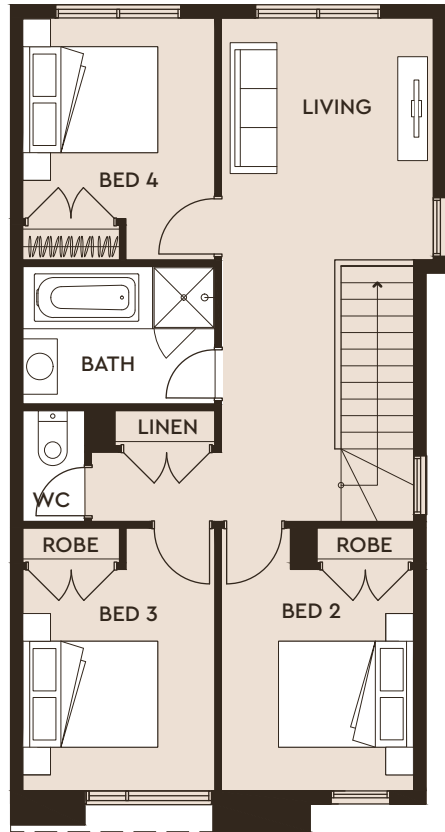
TYPE C - 19SQ

inverloch 4

4 BED 2 BATH 2 CAR
LOT 1246



GROUND FLOOR



FIRST FLOOR

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your standard

INCLUSIONS



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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)

CEILINGS

- 2590mm height for 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)

ROOF PLUMBING/TILES

- COLORBOND fascia, gutter, downpipes and cappings with concrete roof tiles *Note: Certain designs are zinc flat deck specific*

HOT WATER

- 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
- Garage Door Remote (x3) and Motor to Panel Lift

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

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 developers requirements including wing gate where required (refer to plans)
- Letterbox
- Clothesline

(All external works to builders discretion)

INCLUDED AT ARRAMONT AT NO EXTRA CHARGE

- 5kw split system to main living area
- LED Downlights to main living area
- Overhead cupboards to kitchen and fridge space including wine rack
- 20mm stone to kitchen, bathroom and ensuite



Disclaimer: Nostra Homes and Developments Pty Ltd 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.



Contact The Versailles Collection Sales Team

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DEVELOPMENT

NOSTRA

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