

NOSTRA  
HOMES

# TOWNHOMES

Redefine the way you live.



 **PEPPERCORN HILL**  
ANOTHER DENNIS FAMILY COMMUNITY

Artist Impression



## Discover the charm of townhome living in Peppercorn Hill's Woodlands neighbourhood.

The next-generation of townhomes in the Woodlands neighbourhood at Peppercorn Hill aim to redefine the way you live, setting a new benchmark in flexible, light-filled and low maintenance living spaces.

As part of this vision, Nostra Homes has partnered with Dennis Family Corporation and Peppercorn Hill to bring you The White Gum Townhome Collection. A selection of stunning 2 and 4 bedroom turn-key homes that provide a contemporary living solution for first home buyers, downsizers or someone looking for a low maintenance, modern lifestyle.

Featuring an attractive list of fixed price inclusions along with a modern and architecturally designed street appeal, these homes are the perfect choice.

“

The Nostra Homes team and I are dedicated and driven to deliver a premium level of service at every step of your journey”



*Anthony Caruana*  
Founder





# Welcome to Peppercorn Hill.

Peppercorn Hill is one of the most sought after estates in the area. Its sheer size and amenity offering is impressive, but it's the connection between its swathes of natural green areas and Darebin Creek running the length of the estate that really tells the story.

Future paths and trails will connect every resident with parks, recreational areas, schools, retail and commercial areas all planned to be within Peppercorn Hill itself.



Hayes Hill

Peppercorn Care

Creek winding throughout the estate

Future Retail & Major Town Centre

Planned Government Secondary School

Planned Non-Government Secondary School

Future Sports Fields & Recreation Area

Planned Primary School

Planned Retail and Community Centre

Connector road into the heart of Peppercorn Hill

Neighbourhood park with playground and open space amongst 300 year old River Red Gum trees

Neighbourhood park

Entry into Woodlands neighbourhood from Donnybrook Road

NOSTRA  
HOMES

Some amenities may not be owned or managed by the Developer and outcomes may be subject to delays in implementation or statutory/development/planning approvals outside the Developer's control. Accordingly the Developer makes no representations on the delivery or timing of any amenities or works shown or featured herein.

Artists Impression. Images may not be to scale and may differ from final built form. Actual lots, stages, facilities, amenities, infrastructure and their configuration are subject to statutory approval and may change without notice.

WOODLANDS  
AT PEPPERCORN HILL



## A unique place to call home.

Peppercorn Hill will embrace a completely unique harmony between historical features and contemporary design throughout its development. From the striking Peppercorn trees and heritage parkland, including a listed bluestone homestead, and Darebin Creek winding through the entire estate.



Planned Major town centre, eateries and retail stores



**4.6km**  
from Donnybrook train station



**50 hectares**  
of planned recreational spaces including 100 year old River Red Gums



**Education**  
including childcare, primary and two secondary schools



**38kms**  
from Melbourne's CBD



**Connect**  
to the latest technology with Opticomm's fibre optic network





Woodlands,  
Our Greenest  
Neighbourhood.

The abundance of green spaces, parkland and protected historic trees throughout Woodlands, will offer residents an exclusive lifestyle close to nature for years to come.

Woodlands promises to be a neighbourhood haven that balances established natural features with the latest in contemporary living.



With such a great list of nearby amenities along with a functional floorplan and architectural façade, you'll love calling Peppercorn Hill home.





Lot 30124  
193m<sup>2</sup>

Lot 30123  
156m<sup>2</sup>

Lot 30122  
156m<sup>2</sup>

Lot 30121  
156m<sup>2</sup>

Lot 30120  
117m<sup>2</sup>

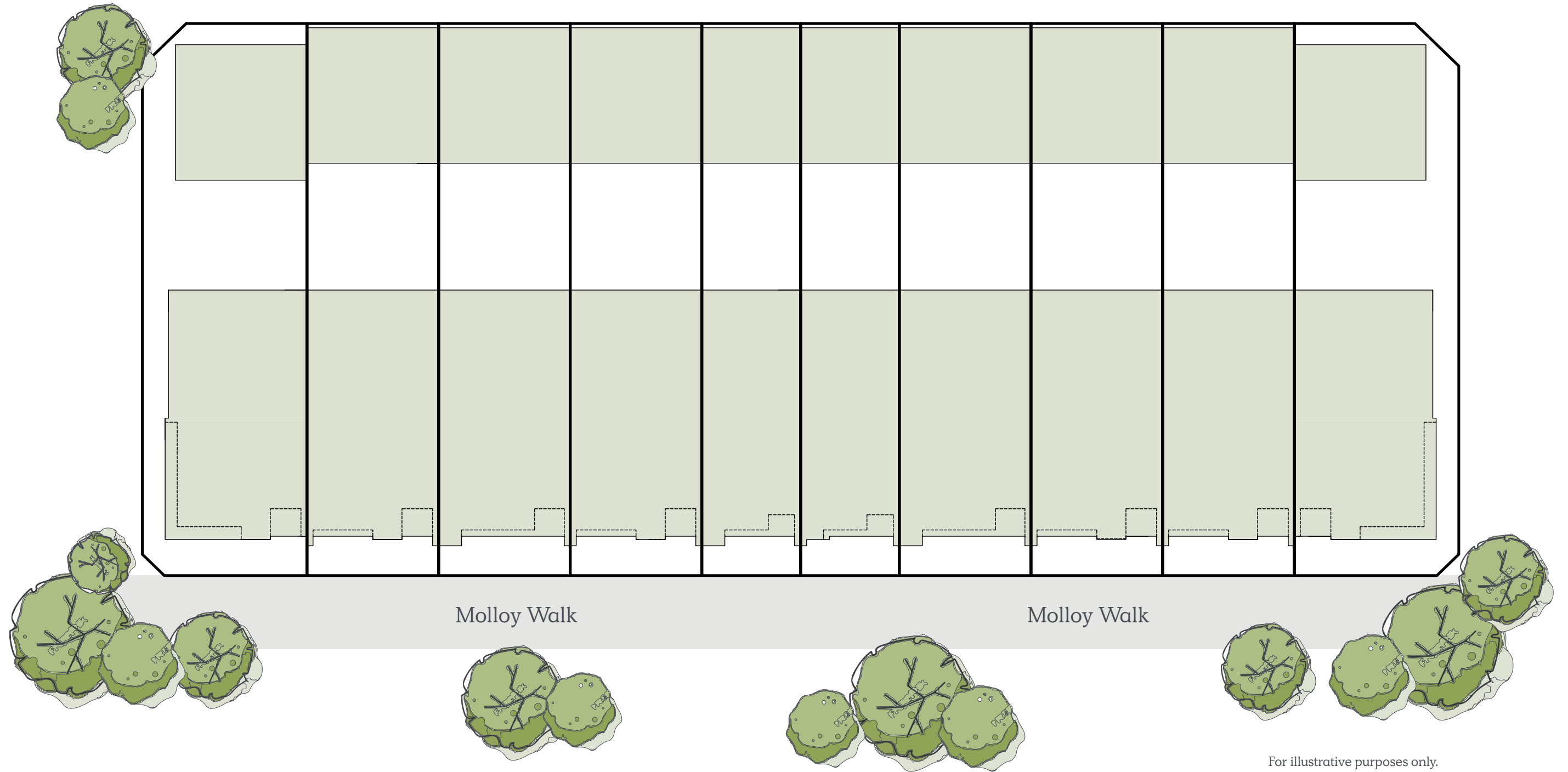
Lot 30119  
117m<sup>2</sup>

Lot 30118  
156m<sup>2</sup>

Lot 30117  
156m<sup>2</sup>

Lot 30116  
156m<sup>2</sup>

Lot 30115  
193m<sup>2</sup>



For illustrative purposes only.



<b>Lot 30124</b> 19.24sq	<b>Lot 30123</b> 19.06sq	<b>Lot 30122</b> 18.92sq	<b>Lot 30121</b> 19.06sq	<b>Lot 30120</b> 14.25sq	<b>Lot 30119</b> 14.25sq	<b>Lot 30118</b> 18.92sq	<b>Lot 30117</b> 19.06sq	<b>Lot 30116</b> 19.06sq	<b>Lot 30115</b> 19.24sq
4 2 2	4 2 2	4 2 2	4 2 2	3 2 1	3 2 1	4 2 2	4 2 2	4 2 2	4 2 2



## Choose your design.

We provide you with the freedom to choose between a 3 or 4 bedroom design to find the perfect home that aligns with your lifestyle and budget.



# Lipari 19c

Lot 30115

House Size 19.24sq  
Land Area 193m²

  
4

  
2

  
2



NOTE: Images, floorplans and measurements are for illustrative purposes only. Plans are not to scale and may differ from final built forms. Your contract of sales will set out all binding terms and property information. Any changes to the floorplan with incur an additions cost. Refer to contract drawings for final floorplans and landscaping plans.

# Lipari 14

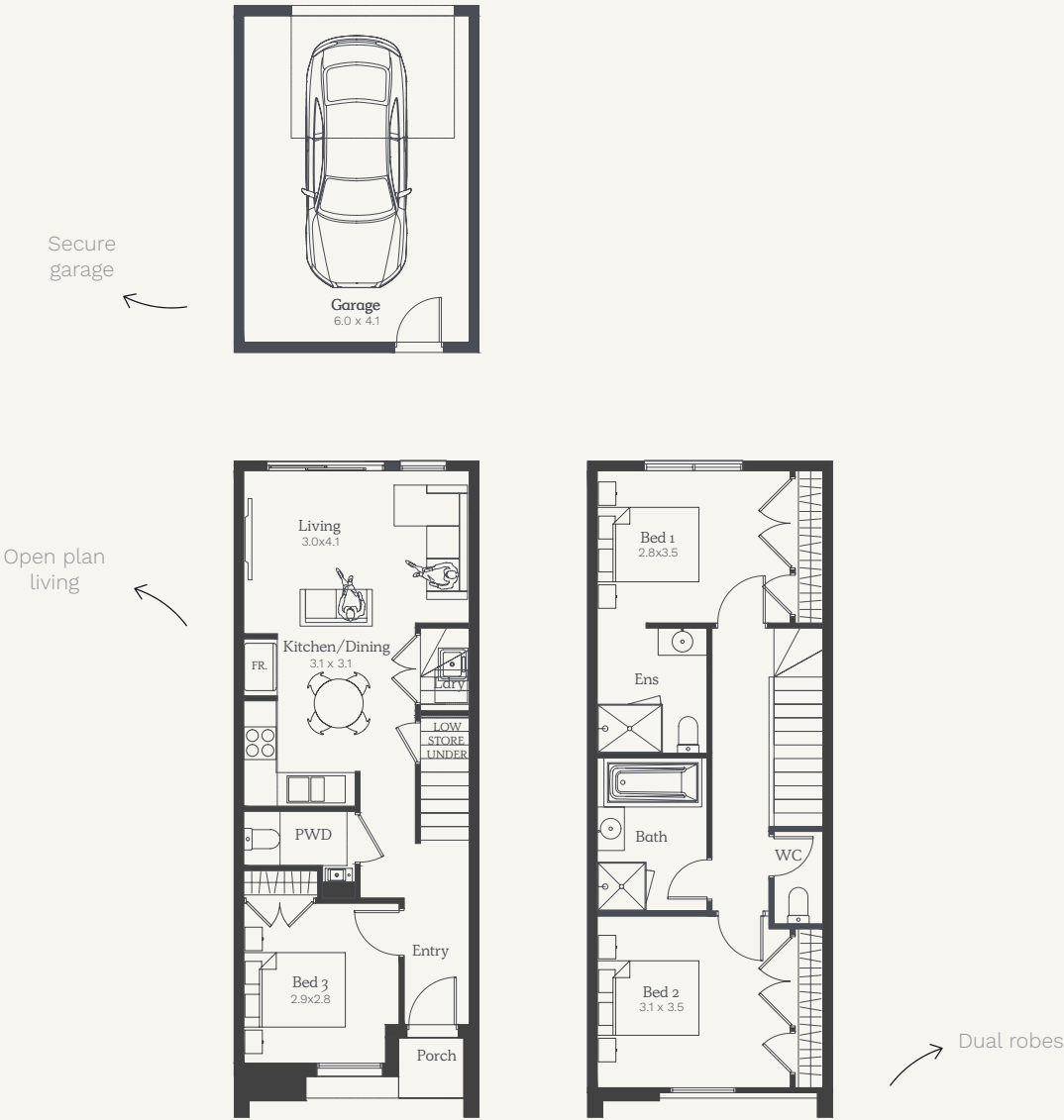
Lot 30119

House Size 14.22sq  
Land Area 117m²

  
3

  
2

  
1



NOTE: Images, floorplans and measurements are for illustrative purposes only. Plans are not to scale and may differ from final built forms. Your contract of sales will set out all binding terms and property information. Any changes to the floorplan with incur an additions cost. Refer to contract drawings for final floorplans and landscaping plans.



# Lipari 14

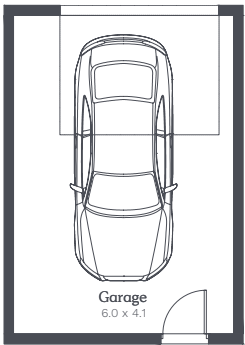
Lot 30120

House Size 14.22sq  
Land Area 117m<sup>2</sup>

  
3

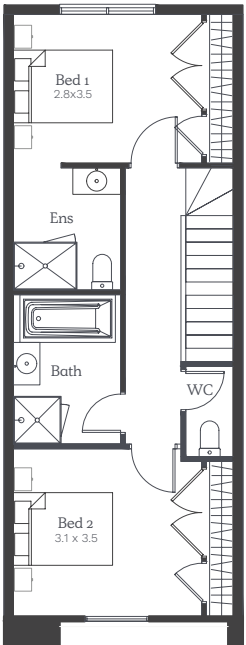
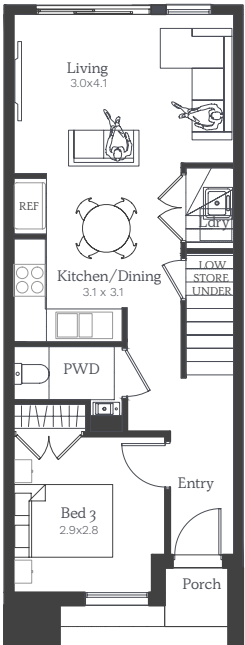
  
2

  
1



Secure  
garage

Open plan  
living



NOTE: Images, floorplans and measurements are for illustrative purposes only. Plans are not to scale and may differ from final built forms. Your contract of sales will set out all binding terms and property information. Any changes to the floorplan with incur an additions cost. Refer to contract drawings for final floorplans and landscaping plans.

# Lipari 19c

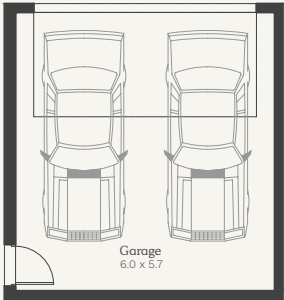
Lot 30124

House Size 19.24sq  
Land Area 193m<sup>2</sup>

  
4

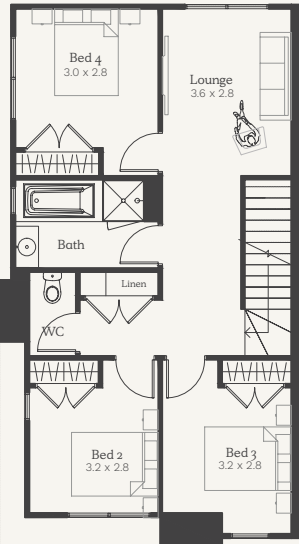
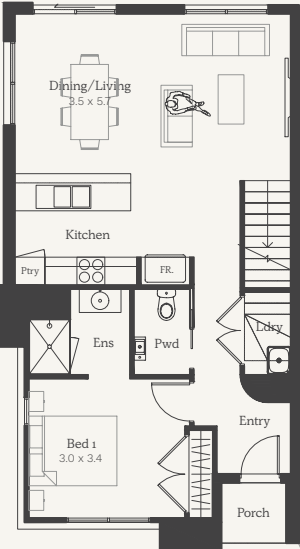
  
2

  
2



Secure  
garage

Open plan  
living



Secluded  
living space

NOTE: Images, floorplans and measurements are for illustrative purposes only. Plans are not to scale and may differ from final built forms. Your contract of sales will set out all binding terms and property information. Any changes to the floorplan with incur an additions cost. Refer to contract drawings for final floorplans and landscaping plans.



# Lipari 19

Lot 30116, 30117, 30121 & 30123

House Size 19.06sq  
Land Area 156m<sup>2</sup>

  
4

  
2

  
2



NOTE: Images, floorplans and measurements are for illustrative purposes only. Plans are not to scale and may differ from final built forms. Your contract of sales will set out all binding terms and property information. Any changes to the floorplan with incur an additions cost. Refer to contract drawings for final floorplans and landscaping plans.

# Lipari 19

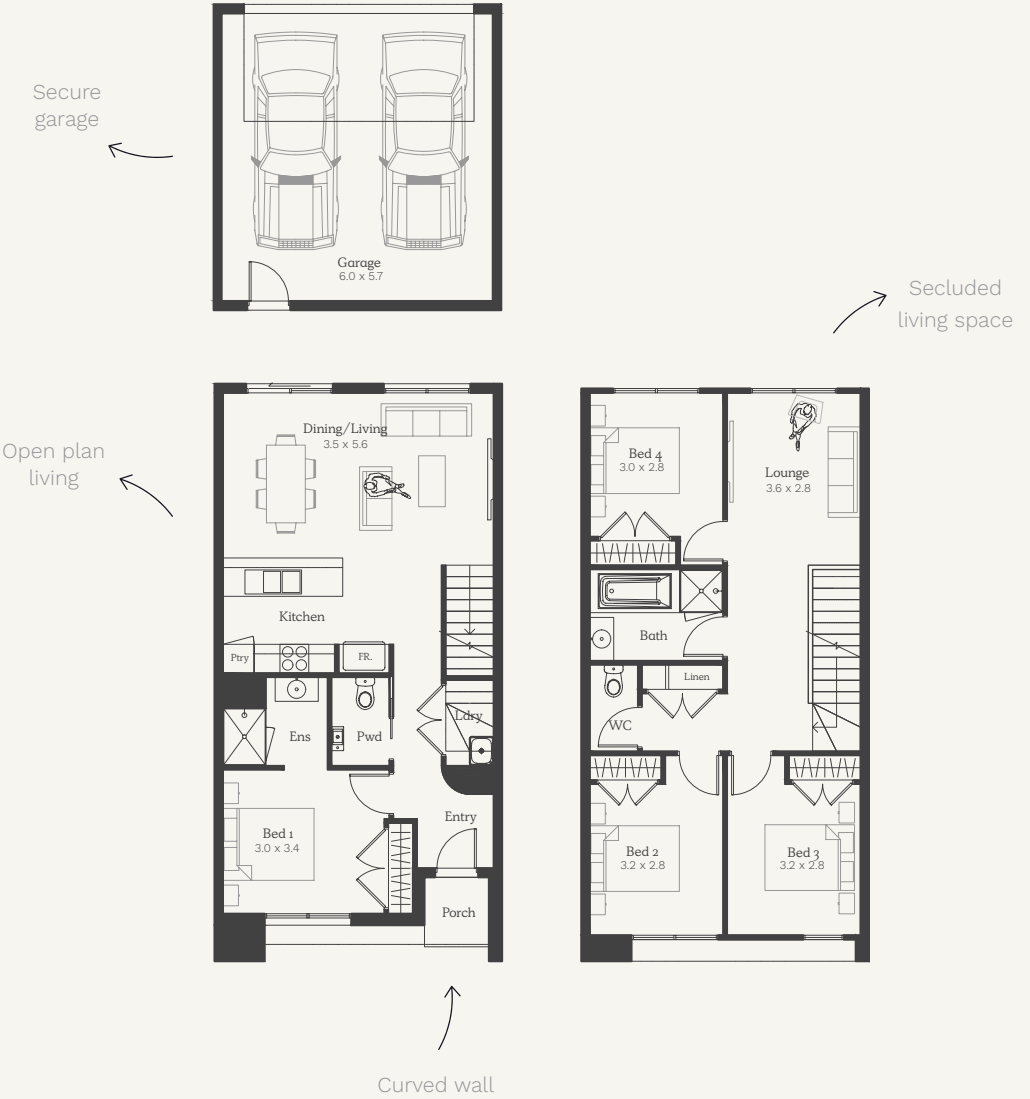
Lot 30118 & 30122

House Size 18.92sq  
Land Area 156m<sup>2</sup>

  
4

  
2

  
2



NOTE: Images, floorplans and measurements are for illustrative purposes only. Plans are not to scale and may differ from final built forms. Your contract of sales will set out all binding terms and property information. Any changes to the floorplan with incur an additions cost. Refer to contract drawings for final floorplans and landscaping plans.







Inclusions

General	
Construction	Dwelling constructed independently
Connections	
Taps	Garden Tap
Stormwater	Stormwater drains
Sewer	Sewer drains
Utilities	Electricity, gas 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 ground floor and 2440mm to upper levels
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 Pitch Materials (Flat Roof)	Metal sheet roofing
	Fascia, gutter, downpipes and cappings
Roof Pitch Materials (Pitched Roof)	Concrete roof tiles.
	Fascia, gutter, downpipes and cappings

Insulation/ 6 Star	
Wrap	Sisalation wall wrap
External Walls	Wall batts to external walls
Ceiling Cavity	Insulation wool to ceiling cavity of living areas
Gas Hot Water System	Gas solar hot water unit (note: when an estate requires recycled water connection, a gas continuous flow hot water unit will be supplied

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 (plan 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
Robes	Chrome knob to robe cupboards

Skirting/ Architraves	
Mouldings	67mm x 18mm Primed MDF skirting and architraves
Wet Area	Tiled Skirting 100mm to wet areas

Shelving	
Robes	x 1 melamine shelf with chrome hanging rails
Linen	x 3 melamine shelves
Pantry	x 4 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)

Heating	
Heating Panels (Flat Roof)	Heating panels to all bedrooms and living
	Gas ducted heating with thermostat (number of points and unit size are floorplan specific) <b>Note: Subject to gas availability. If no gas is available, heating panels will be provided.</b>
Ducted Heating (Pitched Roof)	





Toilets	
Toilet Suite	Dual flush cisterns with Vitreous China pan
Toilet Roll	Toilet roll holders
Basin	Wall mounted basin with mirror to powder room (plan specific)

Bathroom and Ensuite	
Cabinetry	Laminate cabinets
Benchtops	20mm edging to benchtops (Mineral Crystalline Silica-Free Surface)
Basin/Tapware	Vitreous china designer basins with chrome flick mixers
Bath	White acrylic bath with chrome outlet and tap set (floorplan specific)
Mirror	Polished edge mirrors (size is width of vanities)
Shower Base	Pre-formed shower base to all showers (refer to plans for size)
Shower Screen	Framed pivot door screen to all showers
Shower Outlet	Wall mounted shower on rail with chrome mixer
Towel Holder	Double towel rail holder or 2no. hooks (plan specific)
Handles	Designer pull handles (where applicable)

Australian Made Kitchen	
Benchtops	20mm edging to benchtops (Mineral Crystalline Silica-Free Surface)
Doors/Drawers	Laminate panels and doors
Overhead Cupboards	Overhead cupboards above kitchen including feature open shelf
Sink	Stainless steel sink with chrome mixer
Handles	Designer pull handles (where applicable)

Appliances	
Oven	Bellissimo 600mm built-in oven
Cooktop	Bellissimo 600mm gas cooktop
Rangehood	Tecknika undermount rangehood
Dishwasher	600mm 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 and above bathtub

Paint	
Ceiling	Premium 2 coat wall & 2 coat ceiling 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)

Please note	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.
-------------	--

Where no recycled water is available in an estate, purchasers will be provided with an all electric home with no gas appliances. This includes an electric heat pump, electric oven, electric ceramic cooktop and no provision for gas connection.





# Interior styling that is easily accessible.

Your choice of three colour schemes.



## Mode.

A light and soothing sanctuary.



## Luxe.

A moody and dramatic space.







Coastal.

A calming retreat.



Peppercorn Hill  
is the place  
for you.





# Why choose Nostra Homes?

Motivated to deliver architecturally  
inspired design and craftsmanship.



Architecturally designed homes



Dedicated Customer Service Officer



12 Months RACV Home Assist



Carefully curated colour schemes



Trusted suppliers and construction method



Energy Efficient

NOTE All colours shown in this book are a guide only. Categories and colours are indicative and can be subject to change.

A strong partnership,  
delivering excellence  
together.



## BUILDER

Specialising in turn-key townhome living, Nostra Homes have been building homes across Melbourne since 2006. Nostra Homes maintains a focus on creating affordable homes using only quality products. With a high level of standard finishes, Nostra Homes’ Townhome options are a great choice for anyone looking for a modern, low maintenance living space with architectural appeal.



## DEVELOPER

The Dennis Family Corporation has a proud history of creating communities and homes where families can grow and prosper. We are active in land development, master planned communities, home building, and commercial property in Victoria and South East Queensland.

Since the company was founded in 1960 by Bert Dennis, the Dennis Family Corporation has continued to grow and diversify while maintaining a long-term focus. As a private family-owned and operated business, our values mean everything to us – Honesty & Integrity, Passion, Caring, Vision and Quality.

House and land sold separately. Buyers must enter into a separate contract with DFC (Peppercorn Hill Pty Ltd) for the land and Nostra Homes and Developments Pty Ltd for the build.



We're here to guide you on your  
journey to home ownership.



Ethan Playnsek  
Townhome Sales Consultant

0484 279 605  
ethanp@nostrahomes.com.au

Peppercorn Hill Land Sales Centre  
34a Albury Avenue, Donnybrook VIC 3064

P: 1300 266 291  
E: info@peppercornhill.com.au

Build with property  
experts you can trust.

Proudly built and developed by

**NOSTRA**  
HOMES



Disclaimer: Statements in relation to inclusions, specifications, pricing or other information relating to the construction of dwellings have been supplied by Nostra Homes. To the extent permitted by law, the Developer takes no responsibility for the accuracy, currency, reliability or correctness of such statements. This document is not a contract and is not binding. All land purchases at Peppercorn Hill must be made directly through the Land Sales Centre in person or via an online appointment. Offers to purchase any Peppercorn Hill land advertised by, or offered through, unauthorised third parties will not be accepted by the vendor. For the avoidance of doubt, the vendor will accept only contracts issued by the Peppercorn Hill Land Sales Centre to person(s) named on the Deposit Notification Form on terms acceptable to the vendor, and those contracts must have been signed by the purchaser in person at our Land Sales Centre or online via an e-contract. The vendor reserves the right to amend any offers to treat or to withdraw properties from sale at any time prior to contract execution. Prospective buyers should make and rely on their own enquiries and seek independent legal and financial advice. The information contained in this promotional material including statements, figures, images, and representations are indicative only, are current on the date of publication, and may change without notice. Actual lots, stages, facilities, amenities, infrastructure, and their configuration are subject to statutory approval and may change. Amenities may not be owned or managed by the Developer and outcomes may be subject to delays in implementation or statutory/development/planning approvals outside the Developer's control. DFC (Woodstock) Pty Ltd is the project manager for the Peppercorn Hill estate. The "Peppercorn Hill" name and logo are registered trademarks used under licence © 2024. Geographical restrictions apply CDB-U 48474.

House and land sold separately. Nostra Homes and Developments Pty Ltd acts as the builder of the home only. Buyers must enter into a separate contract with the land developer for the purchase and development of the land. Buyers should review the land and building contracts carefully, make their own inquiries and obtain independent advice before proceeding. Illustrations and information are intended to be indicative only and are believed to be correct at the time of publication. Nostra Homes and Developments Pty Ltd reserves the right to withdraw or alter any package at any time without notice at its absolute discretion. Estimated costs for the package 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. All imagery on this brochure is for illustrative purposes only. Artist impression is for illustrative purposes only. Items depicted in these images that are excluded from the standard inclusions are included but not limited to pendant lighting, frameless shower screen, freestanding bath, finger-pull cabinetry and fixtures. Final drawings are subject to developer and council approval; refer to the contract documentation for further details. Nostra Homes reserves the right to amend specification and price without notice. The First Home Owners Grant is a Government incentive and is subject to change. Nostra Homes and Developments Pty Ltd. Information and other content contained within this document is believed to be accurate as at October 2023 but may change at any time without notice. No warranty or representation (implied or express) is given as to the accuracy, reliability or completeness of the information or other content contained in this document.