



WILLOWDALE

THE CREATION COLLECTION

FEATURED AT WILLOWDALE, DENHAM COURT



WELL CONNECTED



MASTERPLANNED COMMUNITY

Thoughtfully designed Masterplanned Community

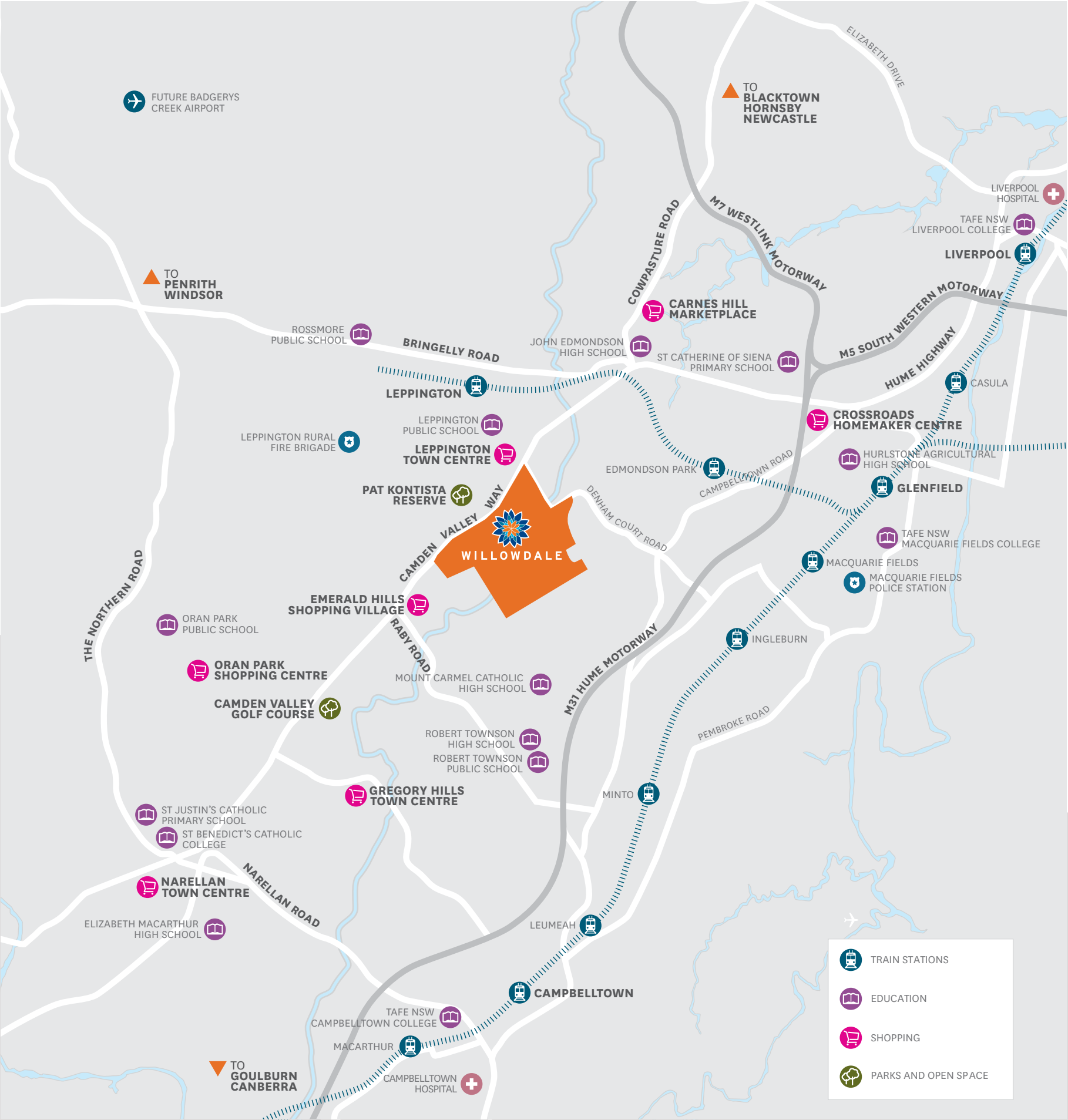
Willowdale is in a prime location in Denham Court in Sydney's thriving south-west. Spanning 350 hectares, its position also boasts easy access to the Sydney CBD, Liverpool, Camden, and Campbelltown.

Conveniently located on Camden Valley Way, adjacent to Denham Court Road, Willowdale has great connections.

It's close to the M5 and M7 Motorways and is well serviced by public transport links, including a frequent bus service connecting you to Narellan and Leppington train stations.

With the new Western Sydney Airport to the north, travelling further afar will be made easier in the future.

Nearby are excellent options for local schools and childcare facilities. There are options for private and public schools, as well as opportunities for further study at Western Sydney Institute – TAFE NSW, and Western Sydney University. Finding education is easier than ever with both a primary school and childcare centre planned in the Willowdale community.



LOCATION & LIFESTYLE



Local Amenity

Willowdale has everything you need close by, including the new Willowdale Shopping Centre, with a Coles and 12 specialty stores, as well as Willowdale Community Place, Willowdale Retirement Village, and thriving employment hubs, Willowdale strikes the perfect balance of community and convenience.



Access

Willowdale has benefitted from the upgrade to Camden Valley Way and the development of the South West Rail Link. The site is located less than 2km from Leppington train station.



Education

The community can also incorporate a public primary school and is in close proximity to local schools in surrounding areas.

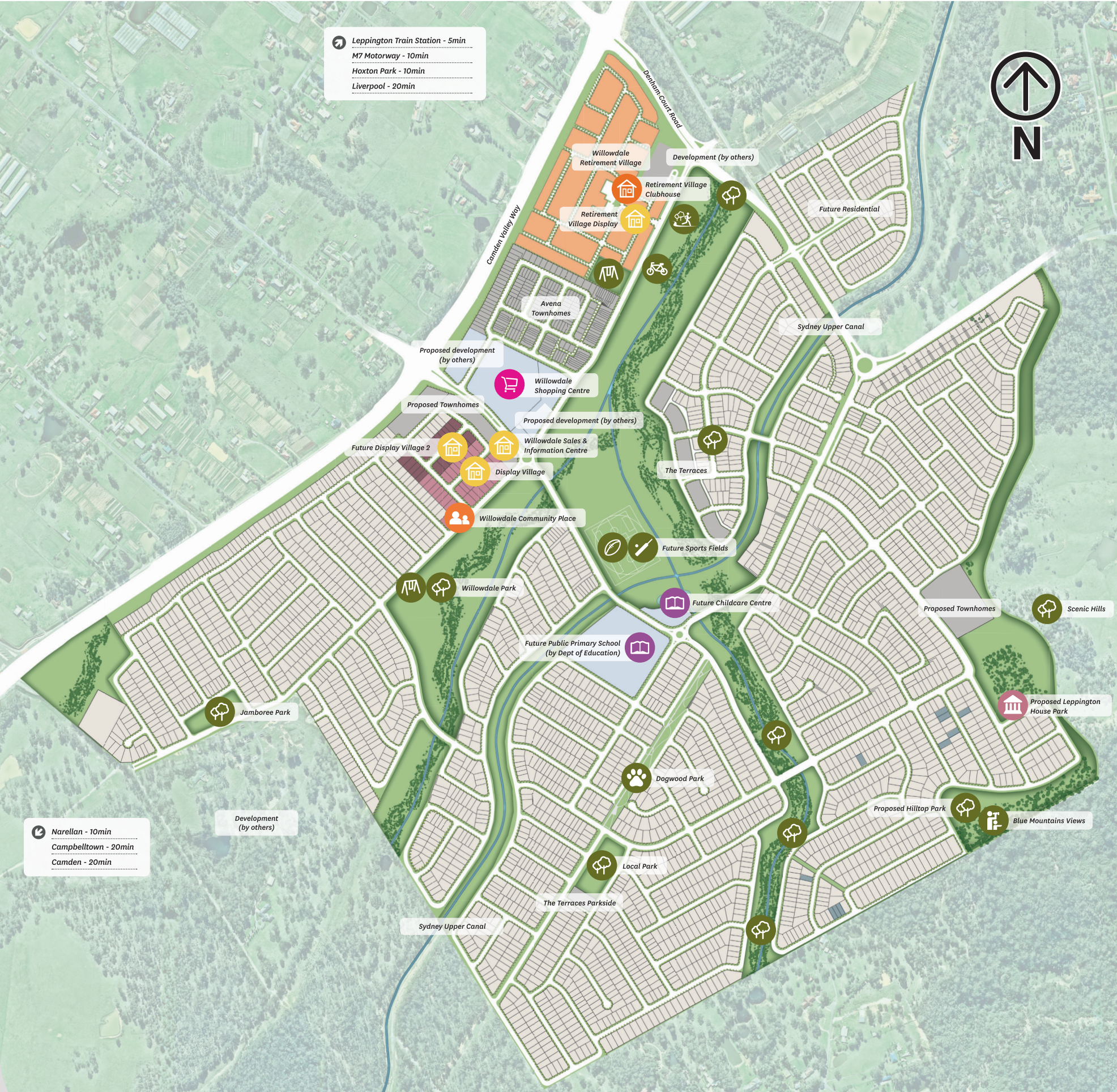


Leisure

As well as the amazing green spaces within Willowdale, nearby outdoor facilities are plentiful, with the Western Sydney Parklands, Camden Valley Golf Course, various leisure centres, swimming pools and sports clubs located nearby. A major sporting field is planned for the future, which will make walking to weekly practice even easier.



MASTERPLAN



SHOPPING

Willowdale shopping centre including Coles and 12 specialty stores

Carnes Hill Marketplace with Woolworths, specialty stores and cafes - 9 min

Crossroads Homemaker Centre - 12 min

Costco Casula - 14 min

Oran Park Shopping Centre - 15 min

PARKS AND OPEN SPACE

Camden Valley Golf Course Resort - 6 min

Pat Kontista Reserve - 2 min

Rossmore Park - 8 min

The Australian Botanic Gardens Mount Annan - 21 min

Western Sydney Parklands - 31 min

Scenic Hills with views to Sydney CBD

EDUCATION AND CHILDCARE

Proposed Primary School at Willowdale

Future childcare site at Willowdale

Leppington Public School - 3 min

Robert Townson High School - 6 min

Robert Townson Public School - 7 min

John Edmondson High School - 7 min

Mt Carmel Catholic College - 9 min

St Catherine of Siena Primary School - 9 min

St Benedict's Catholic College - 12 min

Rossmore Public School - 12 min

Elizabeth Macarthur Mt Annan High School - 14 min

TAFE NSW Campbelltown College - 19 min

TAFE NSW Macquarie Fields College - 19 min

HERITAGE

Leppington House

MEDICAL CENTRE AND HOSPITALS

West Hoxton Medical Centre - 10 min

St Andrews Medical Centre - 12 min

Ingleburn Medical Centre - 18 min

Camden Hospital - 19 min

Liverpool Hospital - 20 min

Campbelltown Hospital - 22 min

PUBLIC TRANSPORT AND ROADS

Leppington Train Station - 5 min

M7 Motorway - 10 min

Glenfield Train Station - 15 min

Liverpool Train Station - 19 min

Future Badgerys Creek Airport - 19 min

Sydney Kingsford Smith Airport - 36 min

DISPLAY VILLAGE

Willowdale Display Village featuring 30 display homes by leading NSW builders

AMENITIES AND COMMUNITY FACILITIES

Willowdale Community Place

Leppington Progress Hall - 4 min

Ingleburn Community Health Centre - 11 min

Campbelltown Fire Control Centre - 12 min

South West Multicultural and Community Centre - 16 min

Ingleburn Community Services Centre - 17 min

Glenquarie Library - 18 min

Ingleburn Fire and Police Station - 18 min

Macquarie Fields Ambulance, Fire and Police Station - 19 min

LEISURE AND ACTIVITIES CENTRE

Macquarie Fields Leisure Centre - 12 min

Michael Wenden Aquatic Leisure Centre - 14 min

Campbelltown Athletics Centre and Sport Stadium - 16 min

Wattle Grove Leisure Centre - 20 min

LEGEND

- Proposed Townhomes
- Retirement
- Display Village
- Future Display Village
- Non-Residential



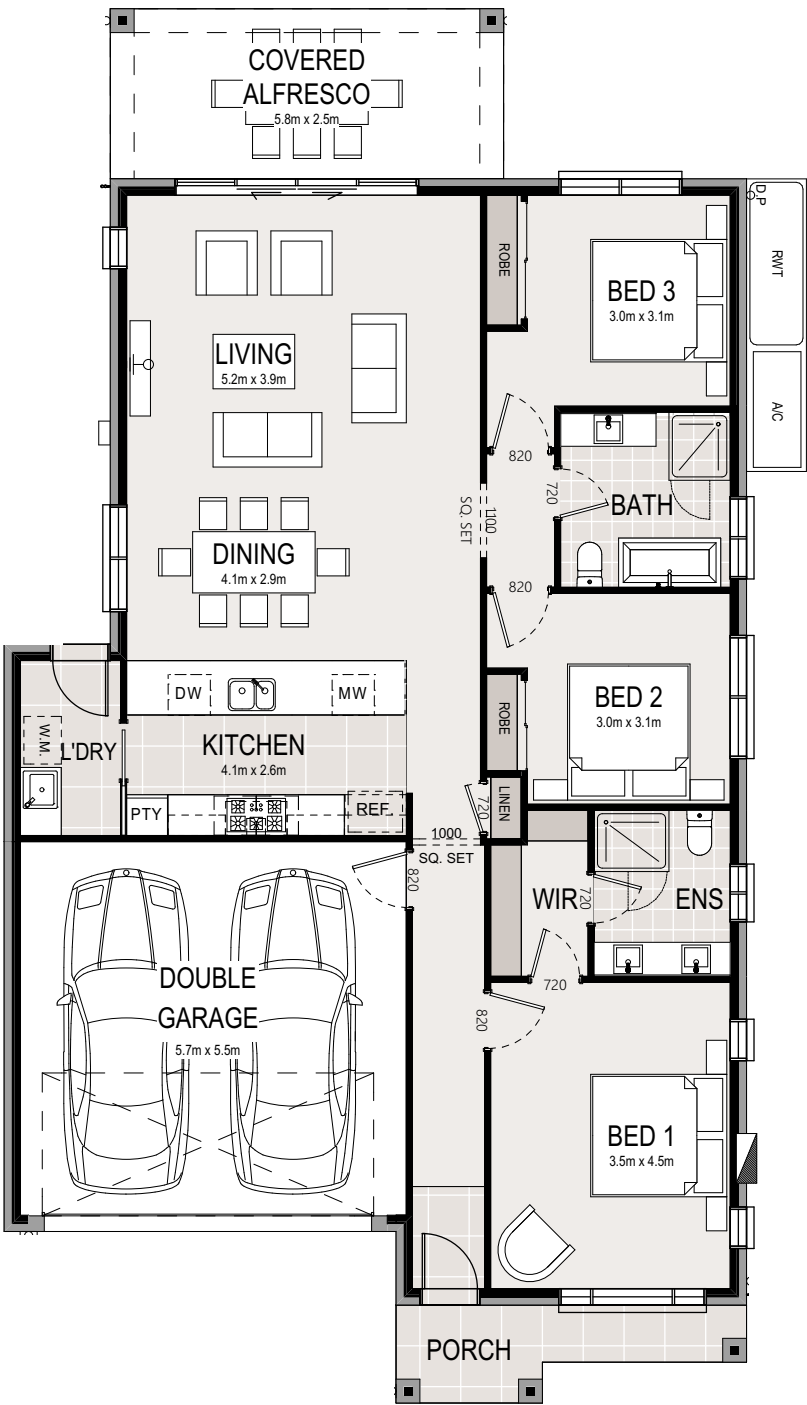
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3 2 2

Total House Area 183.74m²



GROUND FLOOR



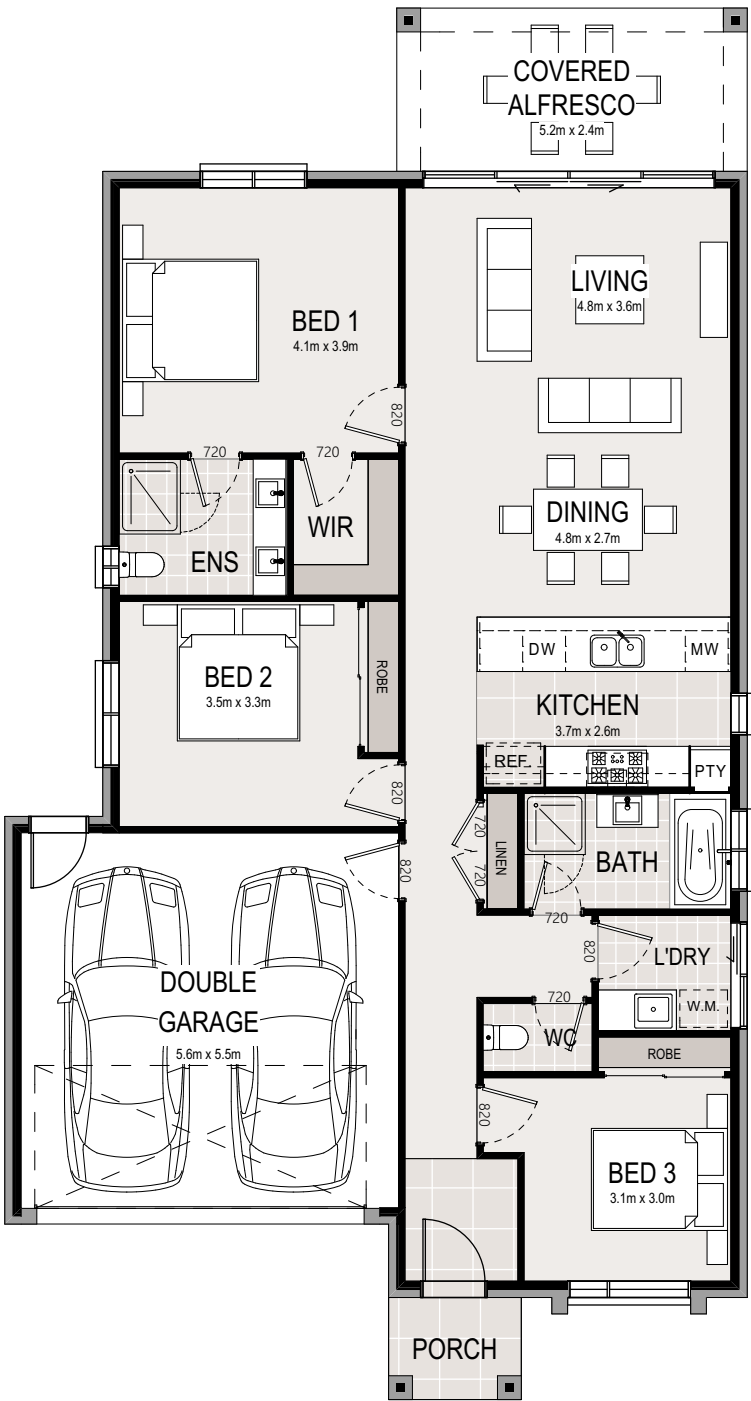
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3 2 2

Total House Area 176.11m²



GROUND FLOOR



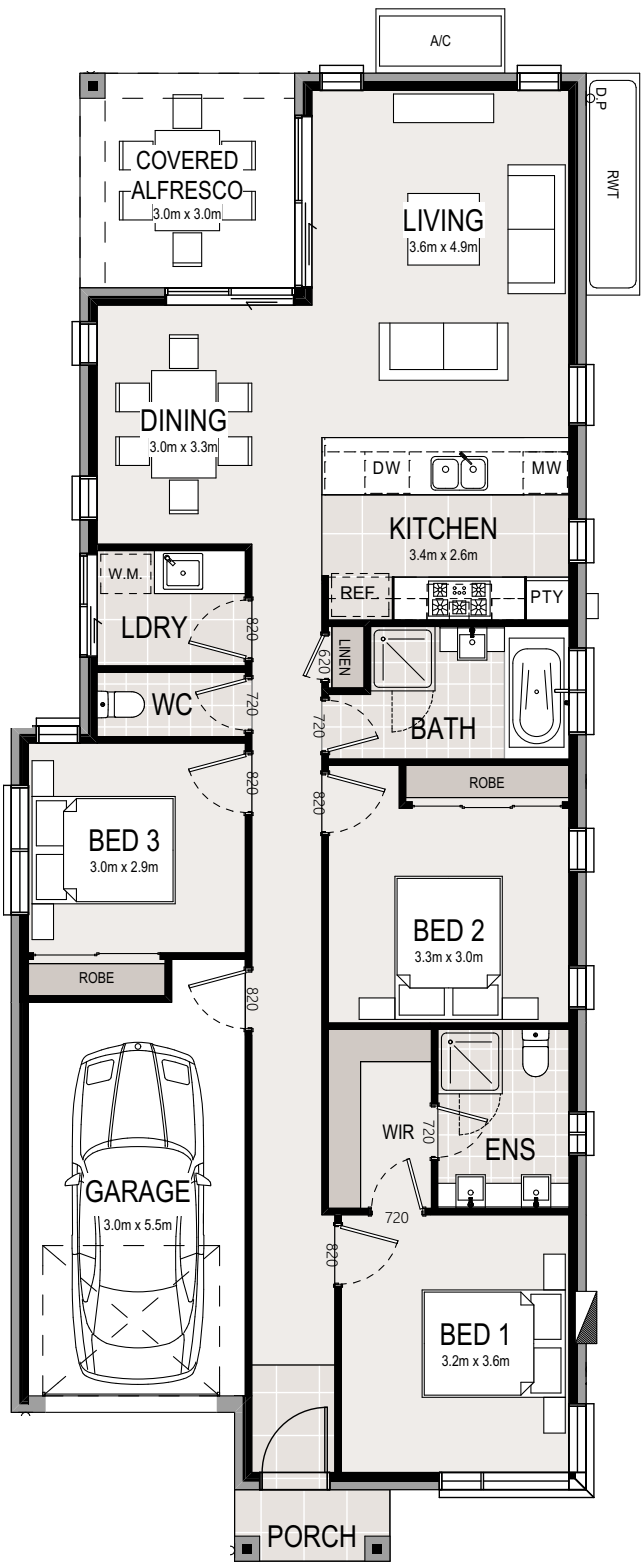
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3 2 1

Total House Area 148.96m²



GROUND FLOOR



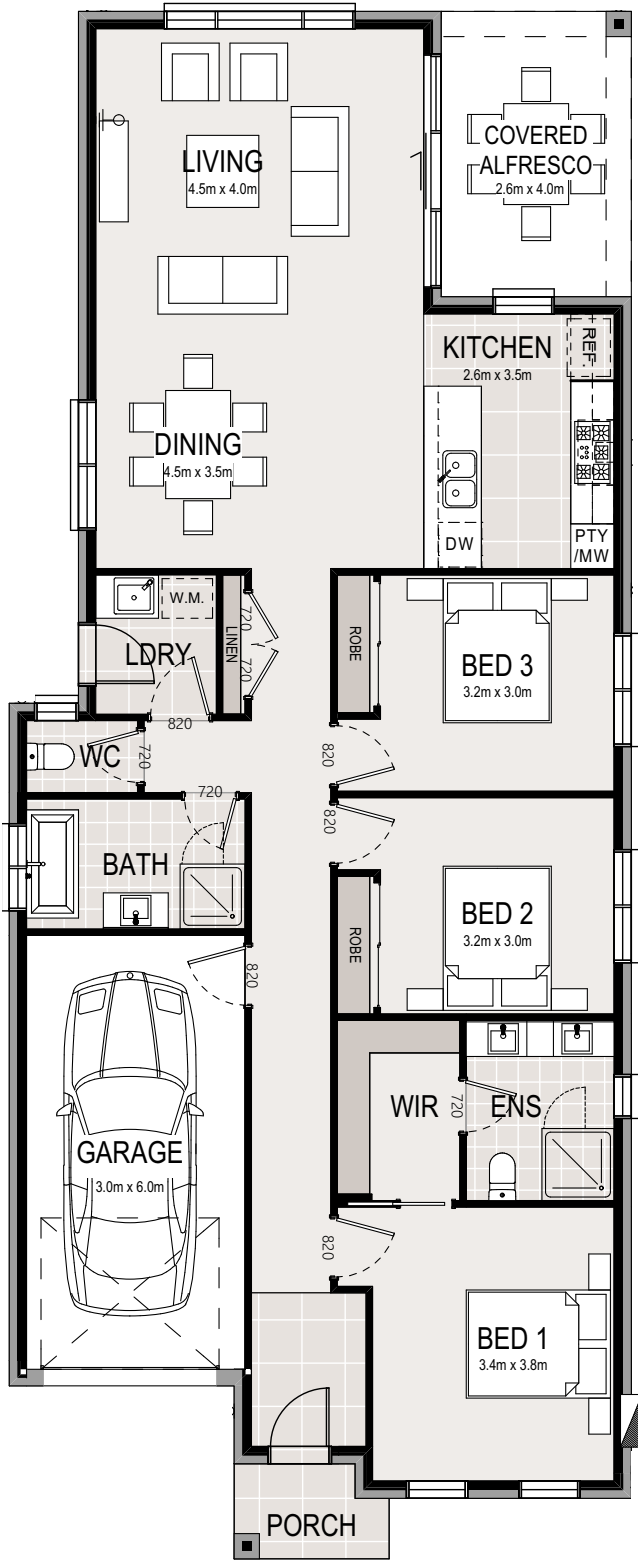
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3 2 1

Total House Area 165.75m²



GROUND FLOOR



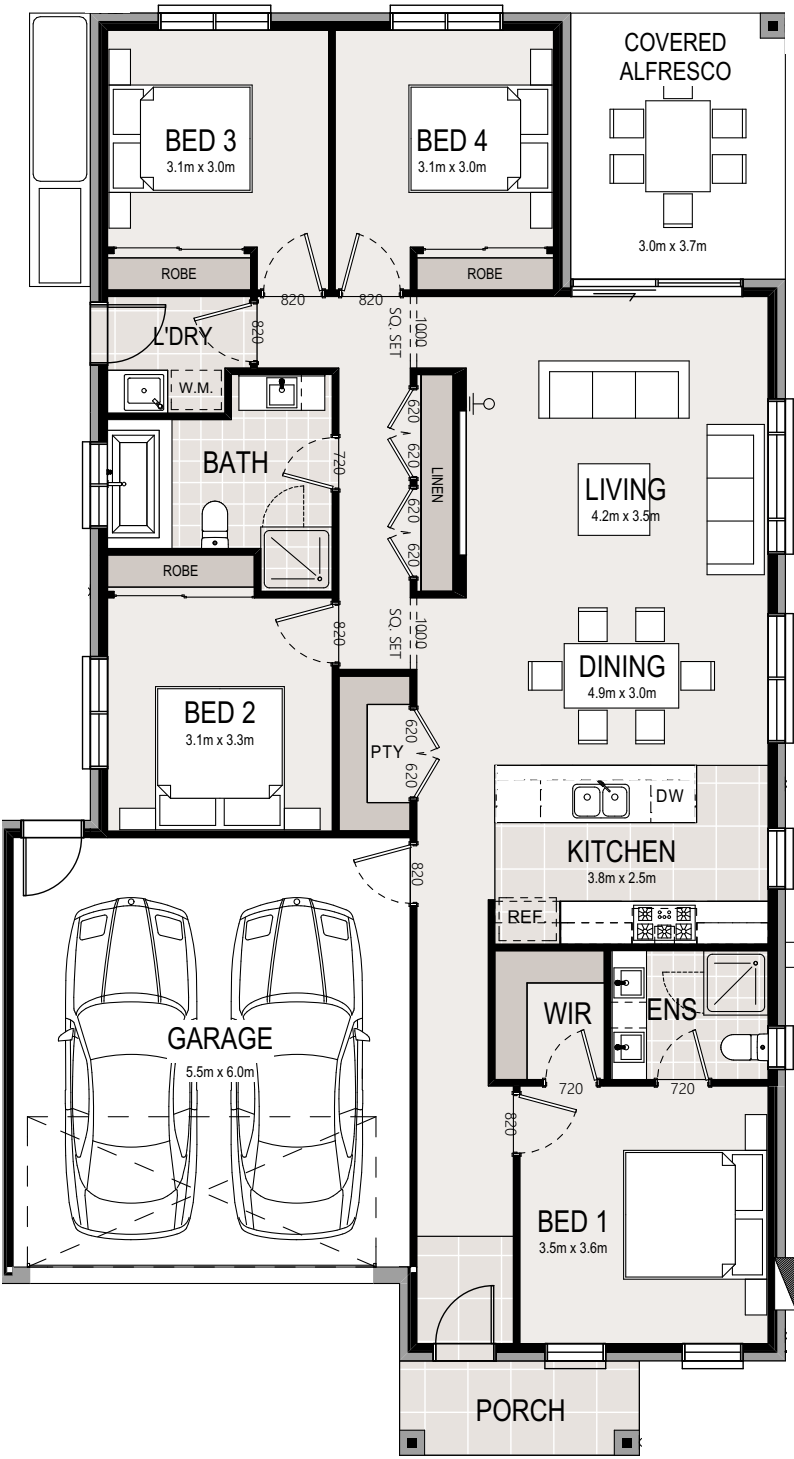
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4 2 2

Total House Area 191.13m²



GROUND FLOOR



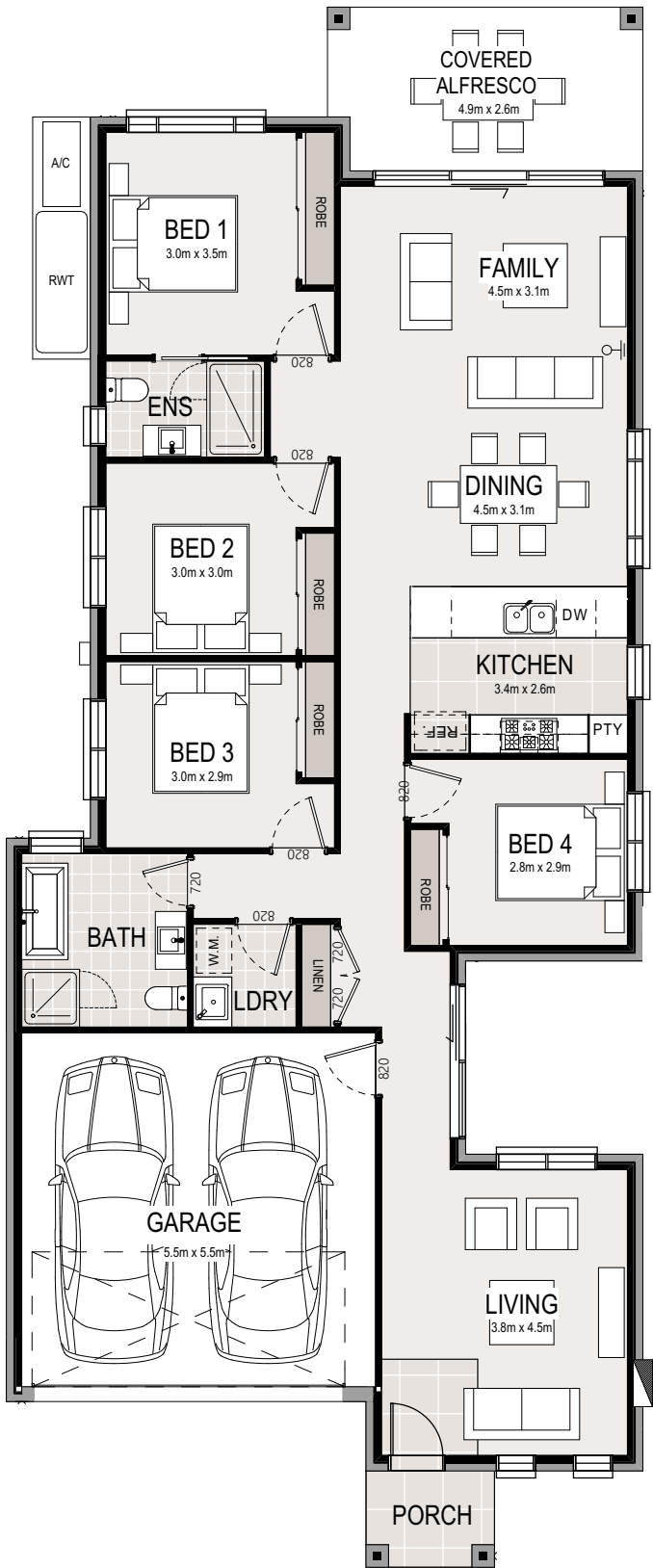
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4 2 2

Total House Area 191.23m²



GROUND FLOOR



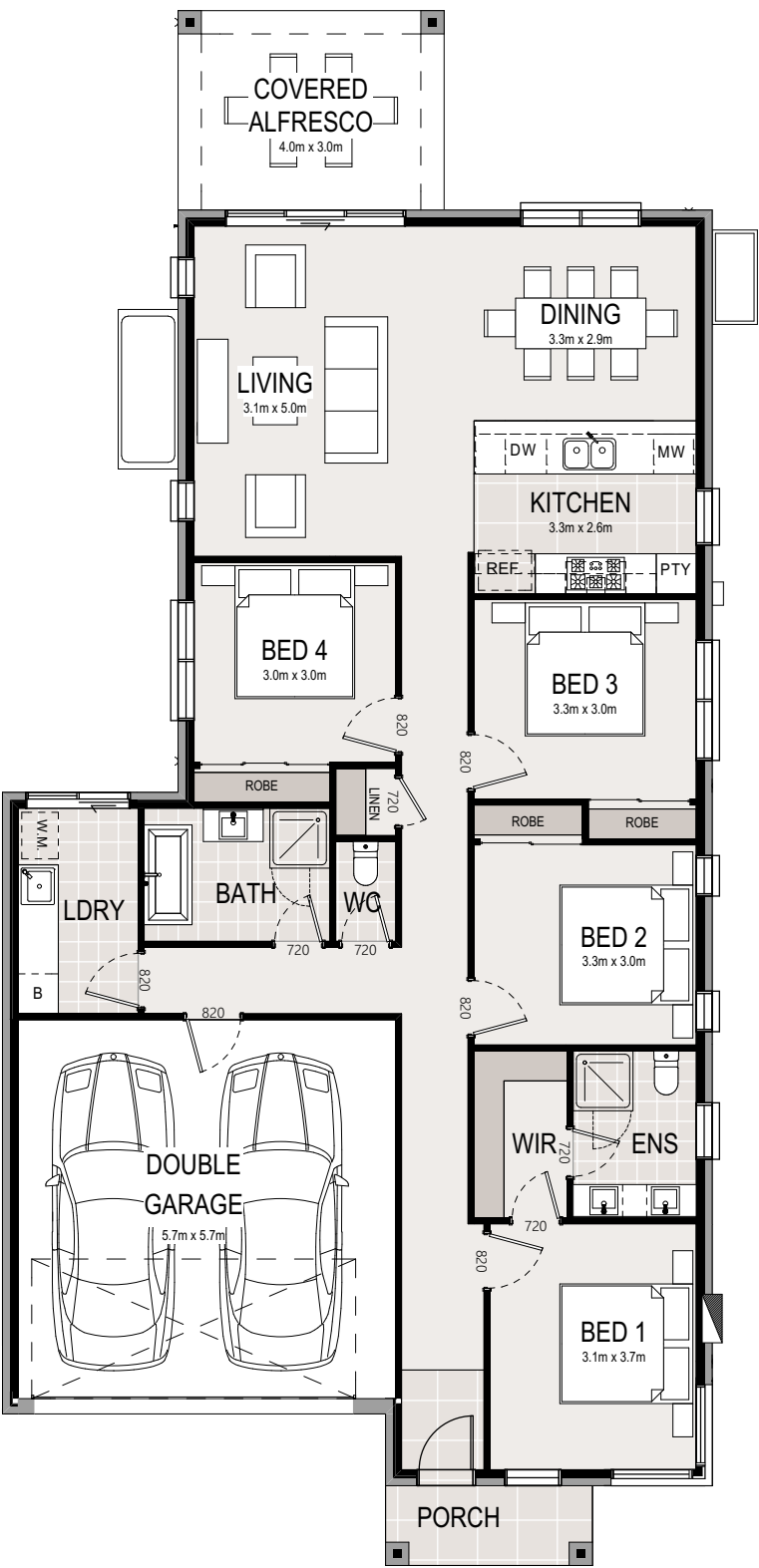
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4 2 2

Total House Area 191.14m²



GROUND FLOOR



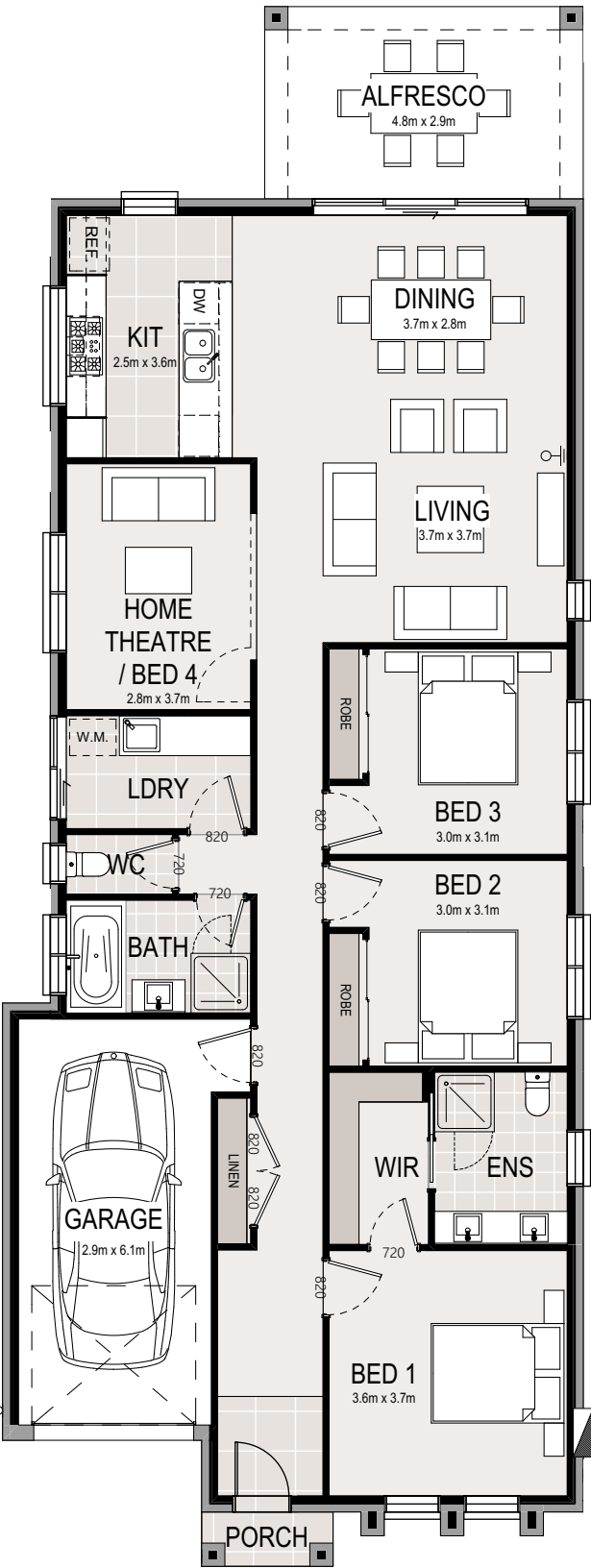
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4 2 1

Total House Area 176.73m²



GROUND FLOOR



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SCHEDULE OF FINISHES

EXTERIOR FINISHES

Walls
Combination of any of the following, as nominated:
<ul style="list-style-type: none">Face brickworkRendered masonryRendered lightweight claddingPainted fibre cement sheet claddingPainted masonryNatural and / or reconstituted stoneTimber
Roofing
<ul style="list-style-type: none">Colorbond® sheet roof cover
Windows
<ul style="list-style-type: none">Aluminium awning and/or sliding with keyed alike locks to each opening sashDécor satin (obscure glaze) to ensuite, bathroom & WC windows and clear glazing to the balance unless specified otherwise by local authorities or planning requirements
Front Door
<ul style="list-style-type: none">Painted finish 920 wide 2040 high hinged door with clear glazing, from the Corinthian Madison range
Front Door Frame
<ul style="list-style-type: none">Painted finish with clear glazing to sidelight (where applicable)
Front Porch Ceiling
<ul style="list-style-type: none">Lined with FC Sheet
Garage Doors
<ul style="list-style-type: none">Roller Colorbond® door with auto opener, two hand held and one wall mounted transmitter
Fascia & Gutter
<ul style="list-style-type: none">Colorbond® guttersColorbond® box guttersColorbond® rain heads and PVC downpipes
Entry Porch
<ul style="list-style-type: none">External first quality ceramic tiles
Driveway
<ul style="list-style-type: none">Colour through concrete with broom finish
Fencing
<ul style="list-style-type: none">Boundary Fence Colorbond®
Letterbox
<ul style="list-style-type: none">Brick pillar finish to match home

Rear Terrace / Alfresco
<ul style="list-style-type: none">Concrete (broom finished)
Landscaping
<ul style="list-style-type: none">Landscaping to front and rear yards including a combination of turf and shaped & mulched garden beds with planting including trees, ground covers and shrubs. (plant species is season dependent)
INTERIOR FINISHES
Floor coverings
<ul style="list-style-type: none">First quality ceramic tiles to entry, kitchen and to all wet areas100% nylon first grade quality carpet on superior grade foam underlay to all remaining areas
Walls
<ul style="list-style-type: none">Plasterboard with low sheen 3 coat paint finish
Ceilings
<ul style="list-style-type: none">Plasterboard with 3 coast paint finish
Wall Tiling
<ul style="list-style-type: none">Bath & Ensuite - All walls tiled to 1200mm with 2100mm in showersSplashback in laundrySkirting tiles to laundry & powder room
Doors & Woodwork
<ul style="list-style-type: none">Gloss paint finish to flush panel internal doors, skirtings and architraves. Internal doors 2040mm high with cushion door stops to each
Stairs
<ul style="list-style-type: none">MDF treads & risers (carpet finish) plasterboard dwarf wall with timber capping where applicable
Cornice
<ul style="list-style-type: none">90mm Cove cornices (excluding ensuite and bathroom)
Thermal Insulation
<ul style="list-style-type: none">As required to meet thermal rating
Woodwork
<ul style="list-style-type: none">68 x 19 DAR Pine architrave and 92 x 19 DAR Pine skirting, both in gloss painted finish
Ceiling Height
<ul style="list-style-type: none">2740mm (nominal) to ground floors and 2440 (nominal) to first floors
FIXTURES & FITTINGS
Kitchen
Cabinets
<ul style="list-style-type: none">Fully lined melamine carcass
Doors and Drawers
<ul style="list-style-type: none">Laminated finish in accordance with selected colour scheme
Benchtops
<ul style="list-style-type: none">Laminate finish
Splashback
<ul style="list-style-type: none">Ceramic tile splashback in accordance with selected colour scheme

Sink
<ul style="list-style-type: none">Stainless steel double bowl under-mount sink
Tapware
<ul style="list-style-type: none">Chrome finish gooseneck sink mixer with hand held spray attachment
Dishwasher Space
<ul style="list-style-type: none">650mm wide space provided for dishwasher
Oven
<ul style="list-style-type: none">2 x 600mm stainless steel electric ovens in accordance with kitchen design or1 x 900mm stainless steel electric oven where applicable
Cooktop
<ul style="list-style-type: none">900mm gas stainless steel with wok-burner & cast iron trivets
Rangehood
<ul style="list-style-type: none">900mm wide externally ducted canopy rangehood
Laundry (House specific)
Trough
<ul style="list-style-type: none">Stainless steel 45 litre inset trough or45 litre laundry trough and cabinet
Cupboard
<ul style="list-style-type: none">Fully lined melamine carcass
Doors and Drawers
<ul style="list-style-type: none">Laminated with 1.5mm edge
Benchtop
<ul style="list-style-type: none">Laminate finish
Tapware
<ul style="list-style-type: none">Chrome finish sink mixerChrome finish washing machine stops
Towel Ring
<ul style="list-style-type: none">Chrome finish
Powder Room
Toilet Suite
<ul style="list-style-type: none">Vitreous china back to wall pan with soft close seat and close coupled cistern
Basin (House specific)
<ul style="list-style-type: none">Vitreous china wall hung hand basin or fully laminated vanity unit with semi recessed basin and laminated doors
Tapware
<ul style="list-style-type: none">Chrome finish to basin mixer
Towel Ring
<ul style="list-style-type: none">Chrome finish
Mirror
<ul style="list-style-type: none">Polished edges
Exhaust Fan
<ul style="list-style-type: none">Ceiling mounted

Toilet roll holder
<ul style="list-style-type: none">Chrome finish
Bathroom
Shower Screen
<ul style="list-style-type: none">2000mm high semi-frameless with clear glass
Toilet
<ul style="list-style-type: none">Vitreous china back to wall pan with soft close seat and close coupled cistern
Shower base
<ul style="list-style-type: none">Tiled with chrome floor to waste
Mirror
<ul style="list-style-type: none">Polished edges
Exhaust Fan
<ul style="list-style-type: none">Fan/light/heater combination unit
Vanity
<ul style="list-style-type: none">Fully lined melamine carcass
Doors and Drawers
<ul style="list-style-type: none">Laminated finish with in accordance with selected colour scheme
Benchtops
<ul style="list-style-type: none">Laminate finish
Basin (House specific)
<ul style="list-style-type: none">Vitreous china inset basin
Bath
<ul style="list-style-type: none">Acrylic
Tapware
<ul style="list-style-type: none">Chrome finish mixer to basin and shower
Shower Rose
<ul style="list-style-type: none">Hand held adjustable shower on rail with integrated soap dish
Towel Rail
<ul style="list-style-type: none">Double rail in chrome finish
Toilet roll holder
<ul style="list-style-type: none">Chrome finish
Shower Shelf
<ul style="list-style-type: none">Chrome finish
Ensuite
Shower Screen
<ul style="list-style-type: none">2000mm high semi-frameless with clear glass
Toilet
<ul style="list-style-type: none">Vitreous china back to wall pan with soft close seat and close coupled cistern
Shower base
<ul style="list-style-type: none">Tiled with chrome floor to waste
Mirror
<ul style="list-style-type: none">Polished edges

- Exhaust Fan
- Fan/light/heater combination unit

- Vanity
- Fully lined melamine carcass

- Doors and Drawers
- Laminate finish

- Benchtops
- Laminate finish

- Basin
- Vitreous china inset basin

- Bath
- Acrylic (where applicable)

- Tapware
- Chrome finish mixer to basin and shower

- Shower Rose
- Shower with hand held adjustable shower on rail and integrated soap dish

- Towel Rail
- Double in chrome finish

- Toilet roll holder
- Chrome finish

- Shower shelf
- Chrome finish

- Bedrooms
- Wardrobe
- Mirrored sliding robe doors
 - Melamine shelf with hanging rail

- Main Bedroom
- Walk in Robe – where applicable
 - Melamine shelf with hanging rail

GENERAL

- Clothes Line
- Wall or ground mounted folding clothes line including concrete pad

- Door Bell
- Hard wired door bell

- Entry Door Handle
- Lockwood Mechanical Key Lockset

- External sliding doors
- Latch and deadlock

- Internal door furniture
- Chrome finish lever passage set

- Bathroom, Ensuite & Powder Room
- Passage set with privacy latches

- Internal Light Fittings
- LED downlights to kitchen in white finish, oyster light fittings to remaining areas
 - 2 x Fluorescent light fitting to Garage

- Electrical Switch Plates
- Clipsal Slimline SC2000 in white finish or similar

- Hot Water Unit
- Instantaneous gas hot water system

- Preliminary Works
- Building Permit application fees
 - Drafting of standard customer construction drawings
 - Temporary fencing and scaffolding during construction as required
 - Geo-fabric sediment control & waste receptacle as required by local council during construction

- Site Works
- Earthworks including levelling of building platform over home area
 - Retaining walls to base of site cut/fill if required
 - Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively
 - Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction
 - Connection of underground gas and water supply including metering

- Features
- Energy rating to comply with BASIX standard
 - Professionally prepared interior and exterior colour schemes
 - Three months maintenance warranty
 - Engineer certified concrete slab
 - Prefabricated wall frames and engineer designed roof trusses

STANDARD UPGRADE OPTION – PRICE ON APPLICATION

- Dual Zone Actron ducted reverse cycle heating / cooling system or split system air-conditioning to living area and main bedroom
- Reconstituted stone – 20mm thick with 20mm edges with square ends to kitchen benchtop
- Reconstituted stone – 20mm thick with square edges to main bathroom & ensuite vanities
- Reconstituted stone – 20mm thick with square edges to laundry
- LED downlights throughout
- Optical smart wire system
- First quality ceramic tiles, solid timber floor or laminate timber flooring to ground floor living, dining and kitchen
- First quality ceramic tiles to rear terraces / alfresco
- 600mm wide stainless-steel freestanding dishwasher
- Soft close drawers to kitchen and main bathroom and ensuite vanities
- Main bathroom and ensuite – all walls tiled to ceiling height with square set ceiling / walls at junction with feature wall tile
- Alarm system
- Polyurethane kitchen cupboards and drawers
- Glass splashback to kitchen
- Flyscreens black fibreglass mesh to all openable windows
- Sliding screen doors and external sliding doors
- Water point to fridge
- Additional power and light points
- Additional gas points

Inclusions may vary depending on house design, site conditions and are not redeemable for cash or credit at contract. Credits will not be given for the deletion of any inclusion. Creation Homes inclusions specification is subject to change without notice and we reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the contract. Creation Homes (NSW) Pty Ltd Builder License No:286729C;Version May 2019.



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AWARD-WINNER CREATION HOMES
IS AUSTRALIA'S PREMIER WHOLESALE
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DEVELOPERS, WITH A PRESENCE IN
VICTORIA, QUEENSLAND &
NEW SOUTH WALES.

They deliver a diverse mix of turnkey
projects, from 6-star townhomes to detached
house and land packages.
Since 2010, Creation's strategic business model
has set new benchmarks for quality and
timeliness, resulting in a rapid expansion that
was recognised in 2013 with a 7th Fastest
Growing Business award from BRW Australia.



WINNER 2018
HIA NSW Region
Townhouse/Villa of the Year





www.creationhomes.com.au

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