



THE CREATION COLLECTION

HOUSE & LAND PACKAGES NOW AT COW PASTURE LEPPINGTON





Artist Impression



BUILDERS OF DISTINCTION FOR AUSTRALIA'S LEADING DEVELOPERS

Feast your eyes on the complete collection of exquisite new Creation Homes. The designer homes and townhouses that have set the benchmark for quality, style and value in Australia. Included are Creation Homes' most popular contemporary residences, created for living modern life to the full.

Creation Homes have raised the bar on 6-star rated designer homes and townhomes.

With a heritage going back decades, our Directors know precisely what new home buyers want and have the experience and resources to deliver.

A clear demonstration of our ongoing dedication to the improvement of internal management (quality) systems, this accreditation gives our clients even greater confidence in the services we provide.

Adherence to highest standards of quality - without compromise - are a running theme through Creation Homes' entire operation, not only our Workplace Health and Safety Policies.

Our quality control procedures are similarly exhaustive and regardless of a project's size or complexity, each individual dwelling is independently inspected, ensuring what's delivered to you is exactly as promised on paper.



Artist Impression

LOCATION



Leppington

This renowned growth region is set to benefit from significant infrastructure investment including the new Western Sydney Airport at Badgerys Creek. Future Amenities for the Area include:

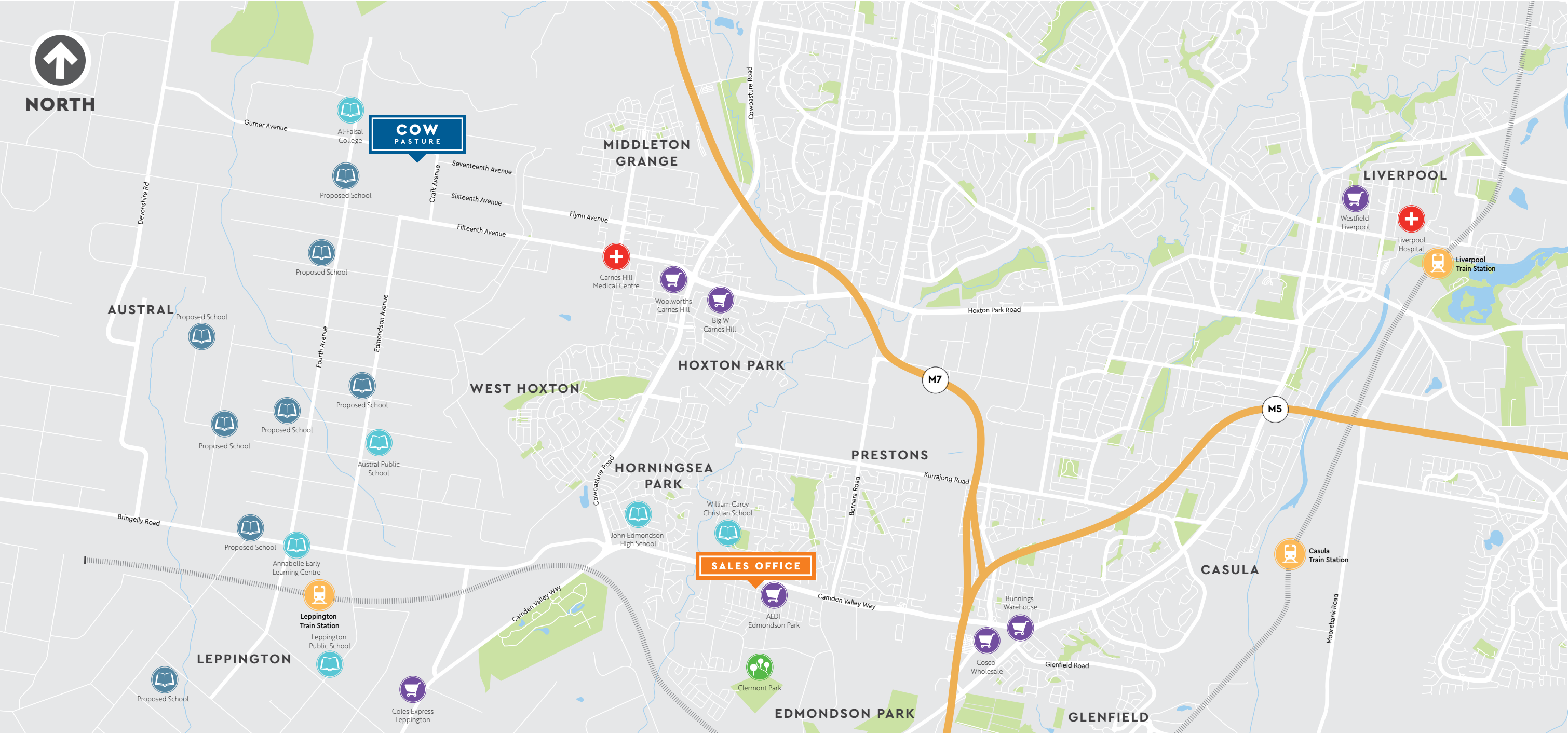
- Major Centre with regional shopping
- Cultural and community facilities
- New Leppington station – already open
- 3 local neighbourhood centres
- 135 hectares of open space and recreation areas
- Easy access to the Western Sydney Parklands
- Upgrades to major roads, with work already underway
- New primary school and K-12 school
- Plenty of green open space, parks and sporting fields

Location

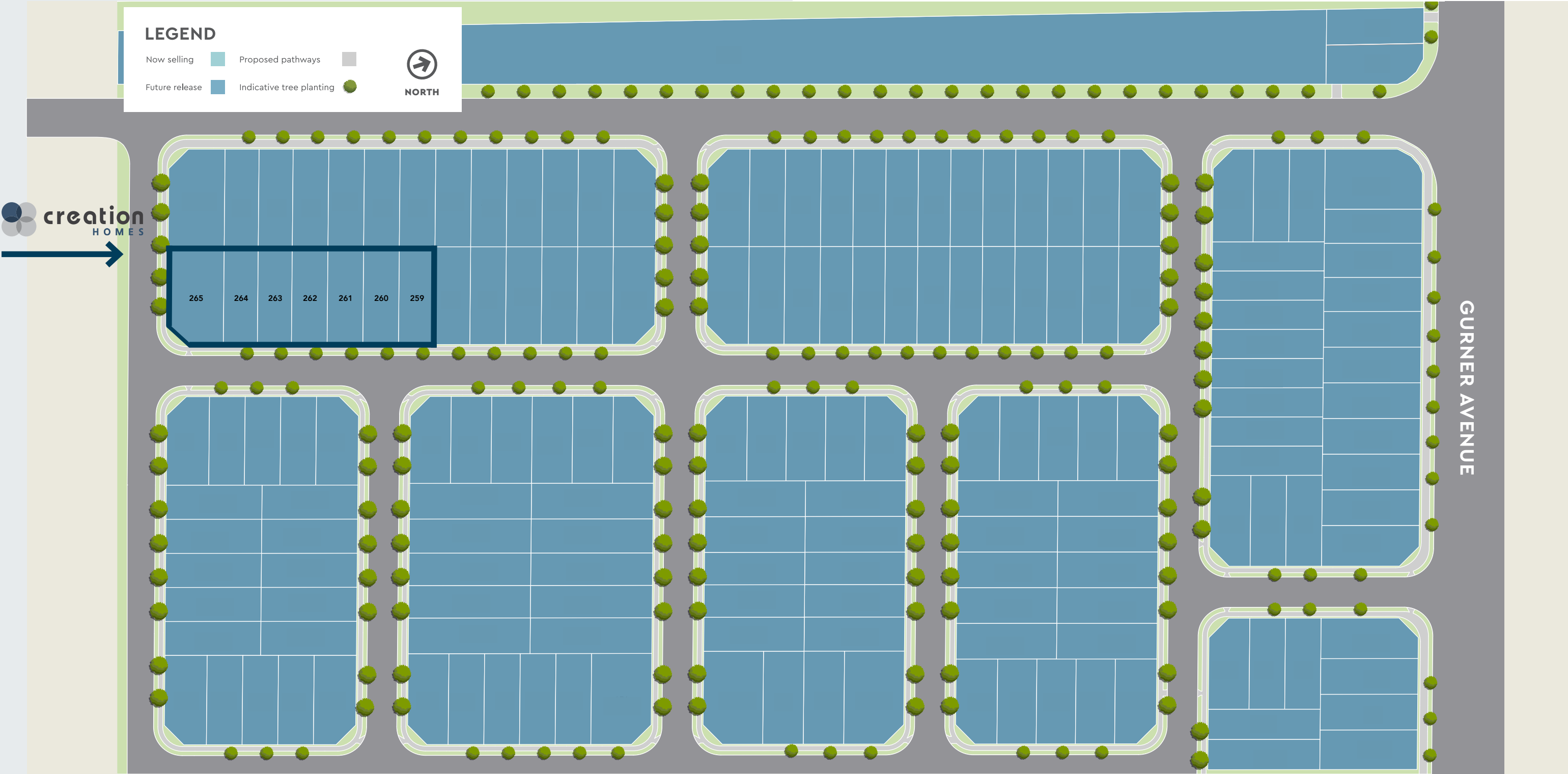
- Connected community in the south-east corner of Leppington
- Instant access to Camden Valley Way, the M5, M7 and the South West Rail link at Leppington Station
- 14.5km to Liverpool CBD
- Short walk / drive to Leppington Station (commuter parking available)
- 50km from Sydney CBD



LOCATION



RELEASE PLAN





Artist Impression

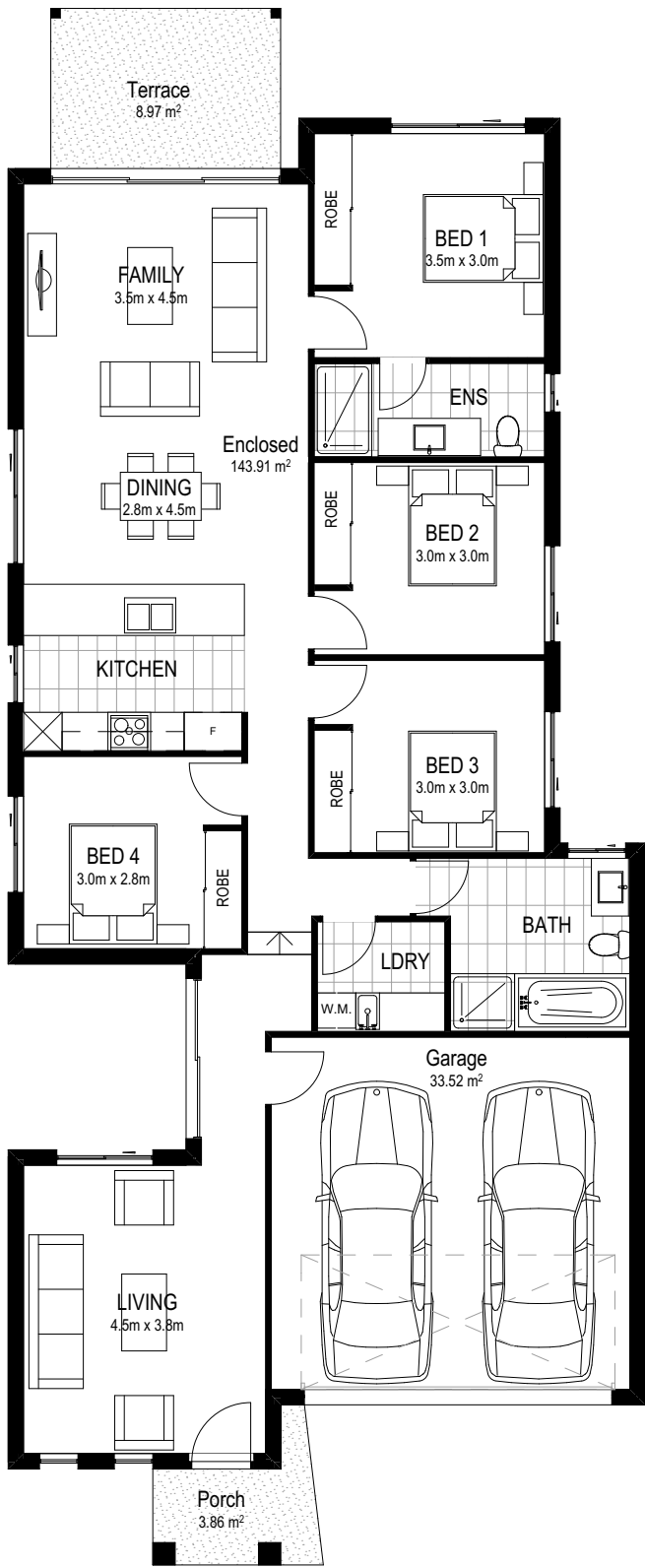
Inclusions

- Turnkey house & land package with fixed price contract
- Superior fixtures & fittings
- Stylish interiors offering three preselected colour schemes
- Laminated timber flooring or ceramic tiles to living, dining and kitchen. Carpet to remaining areas.
- Ducted reverse cycle air-conditioning
- Quality stainless steel appliances
- Reconstituted stone bench top to kitchen, bathroom & ensuite
- Landscaping to front and rear yard
- Fully fenced

Details

Total house area
190.26sqm

Total land area
331.3sqm



GROUND FLOOR

Enclosed	143.91m ²
Garage	33.52m ²
Alfresco/Porch/Courtyard	12.83m ²
Total House Area	190.26m ²
Lot Size	331.3m ²



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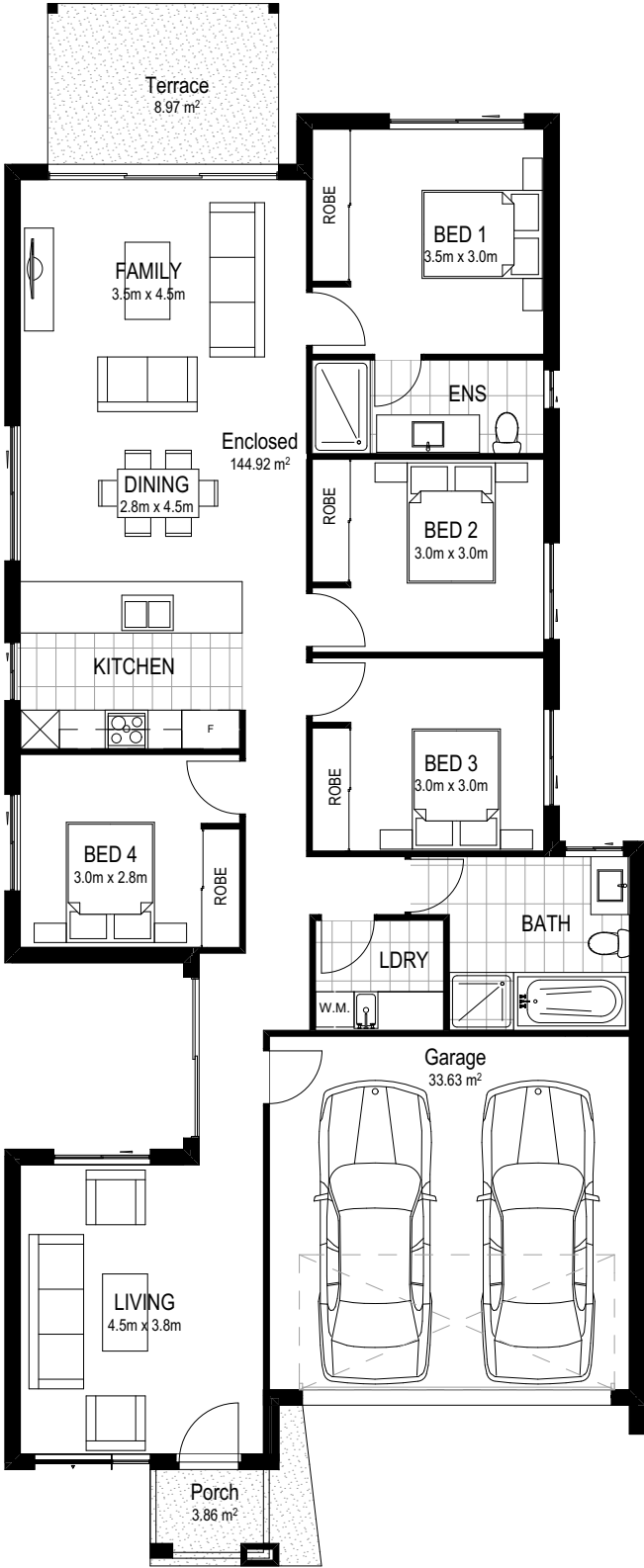
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Details

Total house area
191.38sqm

Total land area
331.3sqm



GROUND FLOOR

Enclosed	144.92m ²
Garage	33.63m ²
Alfresco/Porch/Courtyard	12.83m ²
Total House Area	191.38m ²
Lot Size	331.3m ²



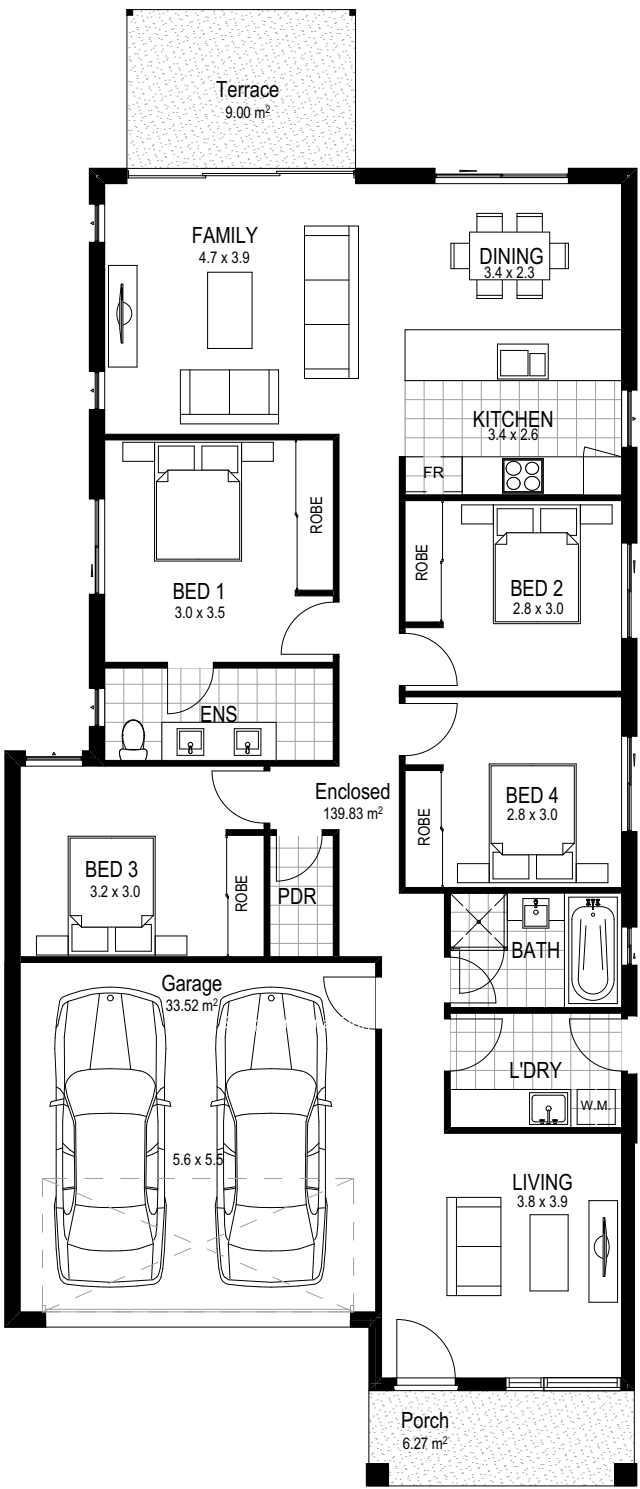
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Details

Total house area
189sqm

Total land area
331.4sqm



Enclosed	139.83m ²
Garage	33.52m ²
Alfresco/Porch/Courtyard	15.27m ²
Total House Area	189m ²
Lot Size	331.4m ²

GROUND FLOOR



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Details

Total house area
193.24sqm

Total land area
331.5sqm



Enclosed	143.91m ²
Garage	33.52m ²
Alfresco/Porch/Courtyard	15.81m ²
Total House Area	193.24m ²
Lot Size	331.35m ²

GROUND FLOOR



Artist Impression

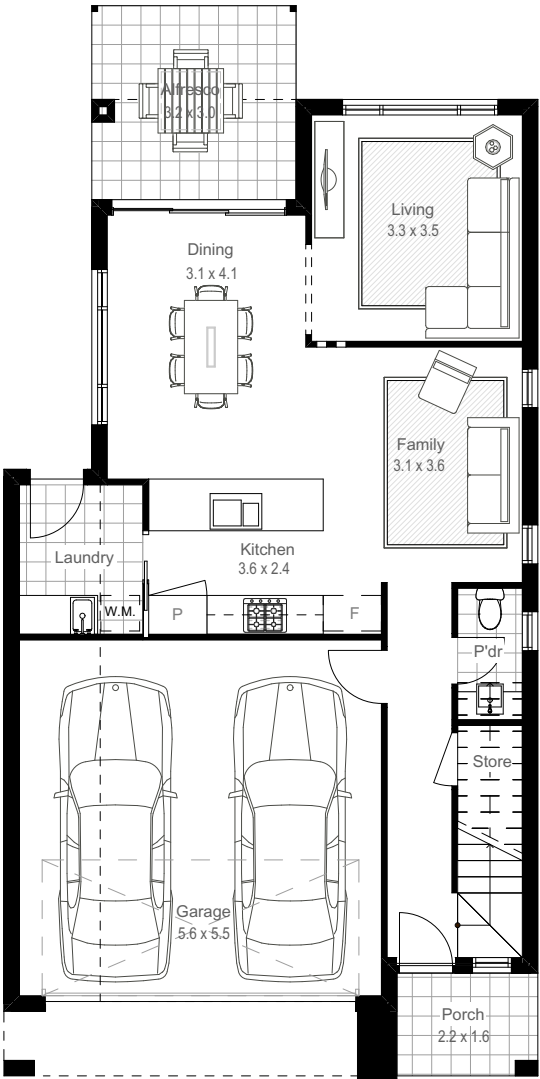
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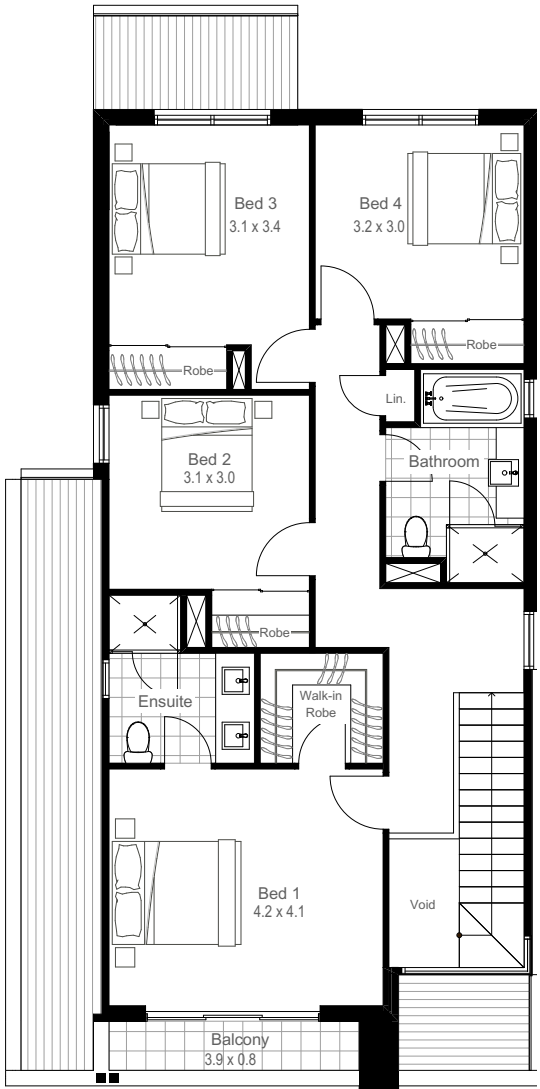
Details

Total house area
207.17sqm

Total land area
316.4sqm



GROUND FLOOR



FIRST FLOOR

Ground Floor	
Enclosed	68.85m ²
Garage	33.66m ²
Alfresco/Porch/Courtyard	12.98m ²
First Floor	
Enclosed	87.60m ²
Balcony	4.11m ²
Total House Area	207.17m ²
Lot Size	316.4m ²



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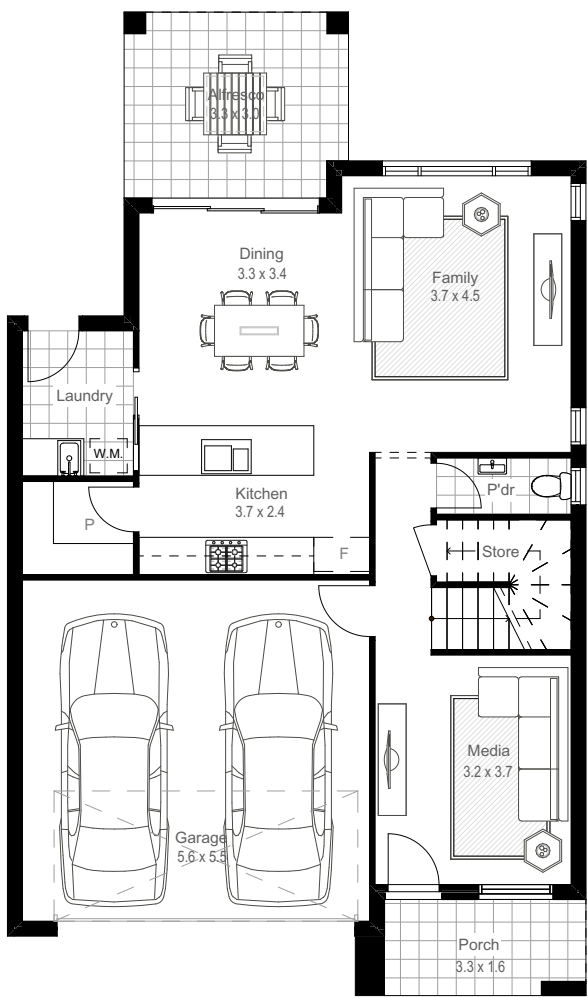
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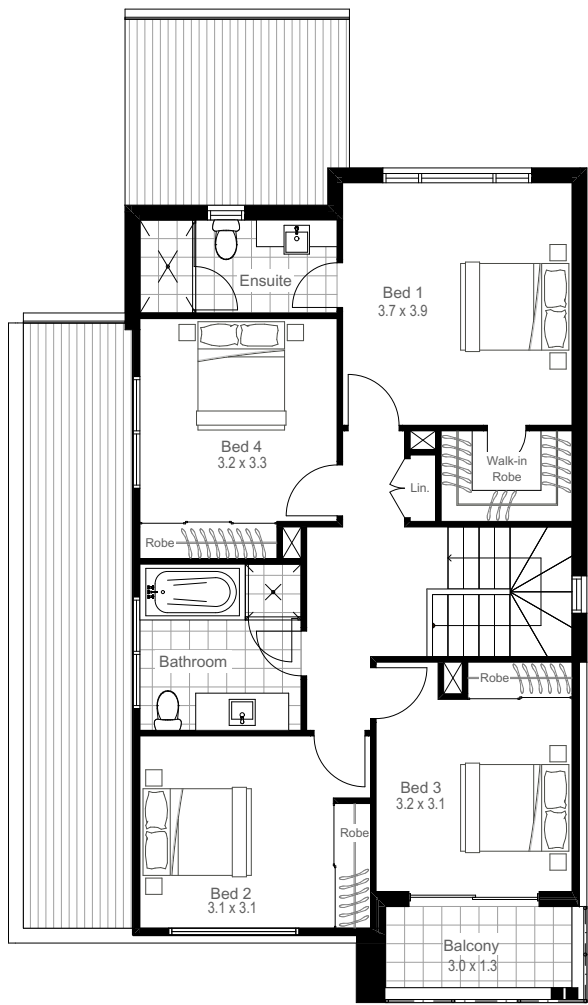
Details

Total house area
211.47sqm

Total land area
316.5sqm



GROUND FLOOR



FIRST FLOOR

Ground Floor	
Enclosed	74.38m ²
Garage	33.46m ²
Alfresco/Porch/Courtyard	16.09m ²
First Floor	
Enclosed	82.50m ²
Balcony	5.04m ²
Total House Area	211.47m ²
Lot Size	316.5m ²



Artist Impression



Sample Internal Only



Sample Internal Only

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- Landscaping to front and rear yard
- Fully fenced

Details

Total house area
247.76sqm

Total land area
503sqm



Enclosed	181.51m ²
Garage	32.22m ²
Alfresco/Porch/Courtyard	34.03m ²
Total House Area	247.76m ²
Lot Size	503m ²

GROUND FLOOR

SCHEDULE OF FINISHES

<u>EXTERIOR FINISHES</u>	
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">Timber stained or 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">Timber stained or painted finish with clear glazing to sidelight (where applicable)	
Front Porch Ceiling	
<ul style="list-style-type: none">Lined with FC Sheet	
Front Garage Doors	
<ul style="list-style-type: none">Sectional overhead 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	
<div>**Subject to estate guidelines**</div> <ul style="list-style-type: none">Generally treated pine lapped and capped fencing to side and rear boundaries (1.8m)	
Letterbox	
<ul style="list-style-type: none">Brick pillar finish to match home	
Rear Terrace / Alfresco	
<ul style="list-style-type: none">External first quality ceramic tiles	
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)	

<u>INTERIOR FINISHES</u>	
Floor coverings	
<ul style="list-style-type: none">First quality ceramic tiles or laminated timber flooring to ground floor living, dining & kitchen and first quality ceramic tiles 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 ceiling height with square set ceiling/ walls at junction with feature wall tileSplashback 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">2400mm (nominal) to ground floors and 2440 (nominal) to first floors	
<u>FIXTURES & FITTINGS</u>	
<u>Kitchen</u>	
Cabinets	
<ul style="list-style-type: none">Fully lined melamine carcass	
Doors and Drawers	
<ul style="list-style-type: none">Laminated finish with soft close drawers in accordance with selected colour scheme	
Benchtops	
<ul style="list-style-type: none">Reconstituted stone – 20mm thick with 20mm edges and waterfall ends where applicable	
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	<ul style="list-style-type: none">600mm wide stainless steel freestanding 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
Microwave space	<ul style="list-style-type: none">Integrated into cabinets
<u>Laundry (House specific)</u>	
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">Reconstituted stone 20mm thick to match kitchen	
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
<u>Powder Room</u>	
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">Fan/light/heater combination unit

Toilet roll holder	<ul style="list-style-type: none">Chrome finish
<u>Bathroom</u>	
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 soft close drawers in accordance with selected colour scheme	
Benchtops	
<ul style="list-style-type: none">Reconstituted stone – 20mm thick with square edge	
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	
<u>Ensuite</u>	
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
- Laminated finish with soft close drawers in accordance with selected colour scheme

- Benchtops
- Reconstituted stone – 20mm thick with square edge

- 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
 - 450mm wide melamine tower with 4 drawers & 3 open shelves to each robe

- Main Bedroom
- Walk in Robe – where applicable
 - Melamine shelf with hanging rail
 - Two x 450mm wide melamine towers with 4 drawers and 3 open shelves to each walk in robe (where applicable)

GENERAL

- Heating Cooling
- Dual Zone Actron ducted reverse cycle heating/cooling system

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

- Flyscreens
- Black Fibreglass mesh to all openable windows only

- Door Bell
- Hard wired door bell

- Entry Door Handle
- Lockwood keyless entry lock set

- External sliding doors
- Latch and deadlock

- Internal door furniture
- Chrome finish lever passage set

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

- Optical Smart Wire System
- Installation of 1 x 25mm comms conduit and drawstring from external Communications cabinet to Hub location (Usually garage or WIR).
 - Supply and install Hills Home hub 420w x 600h.
 - Including 1 x Telephone patch, 1 x Data patch. (Router, switcher, modem or fly leads are not included)
 - Install 1 x RG6 TV cable from Hills Hub into roof including 4 way splitter in roof
 - Install of Phone points in Cat 6 x 2.
 - Installation of Data points in Cat 6 x 2.
 - Installation of TV points in RG6 x 2.
 - Provide Double power point in hub.
 - Install P20 Communications conduit for NBN/Opticom.
 - Note: Pay TV connection not part of this system.

- Internal Light Fittings
- LED downlights throughout in white finish
 - 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

- Alarm system
- Polyurethane to kitchen cupboards and drawers
- Glass splashback to kitchen
- Tiled shower niche
- Sliding screen doors to external sliding doors
- Solid timber floor to living area
- Water point to fridge space
- Additional power and light points
- Additional gas point



Please note: Photographs and illustrations are artistic impressions only. Final product may differ from that illustrated. While care has been taken to ensure that all representations are accurate as at the date of publication Creation Homes does not warrant their accuracy. Purchasers should make their own enquiries and, where applicable, obtain appropriate professional advice relevant to their particular circumstances. All information is subject to change without notice.