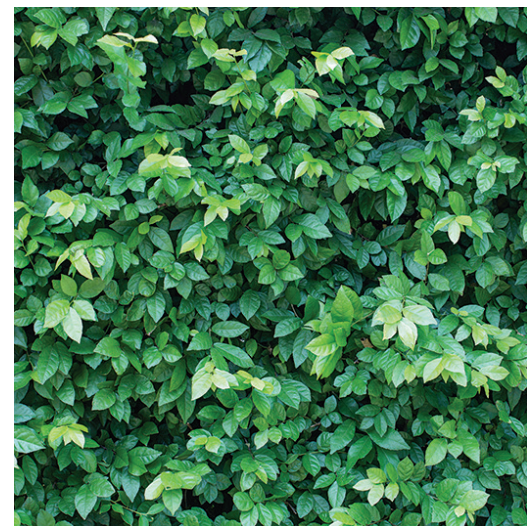


THE CREATION COLLECTION

HOUSE & LAND PACKAGES AT CLAYMORE





Artist Impression



BUILDERS OF DISTINCTION SETTING A NEW STANDARD

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.

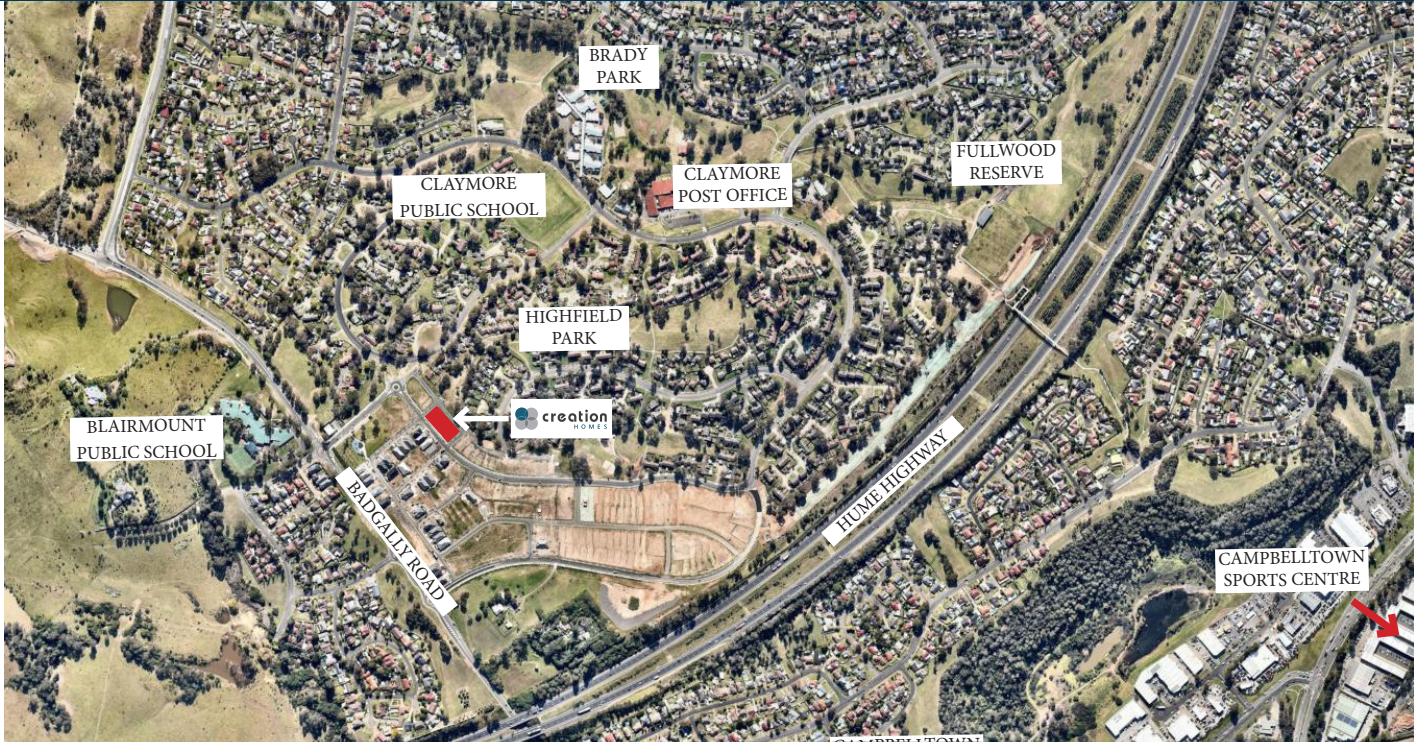
Adherence to highest standards of quality - without compromise - are a running theme through Creation Homes' entire operation, not only our Workplace Health and Safety Policies.

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

MASTER PLAN



Creation Homes are proud to present 'The Creation' Collection at Claymore. 'The Creation Collection' is a limited selection of well-appointed double story, terrace residences, located centrally within the Claymore Community.

Our homes are well laid out, with value and quality inclusions – ready for you to move in. With ducted air conditioning, generous landscaping and timber flooring all as standard.

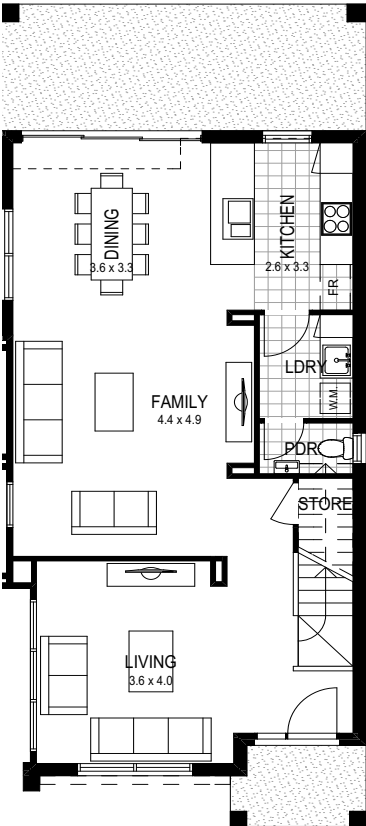
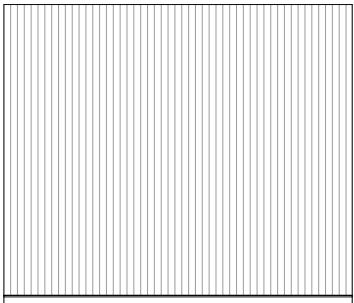
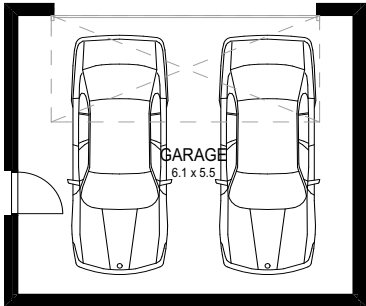
- Location**
- Claymore is located 2km directly north of Campbelltown Town Centre in Sydney's South West
 - Short distance to schools, shops and entertainment
 - 3.8km to Eagle Vale Market Place
 - Easy access to Campbelltown Train Station, the M5 & the Hume Highway
 - 56km from Sydney CBD



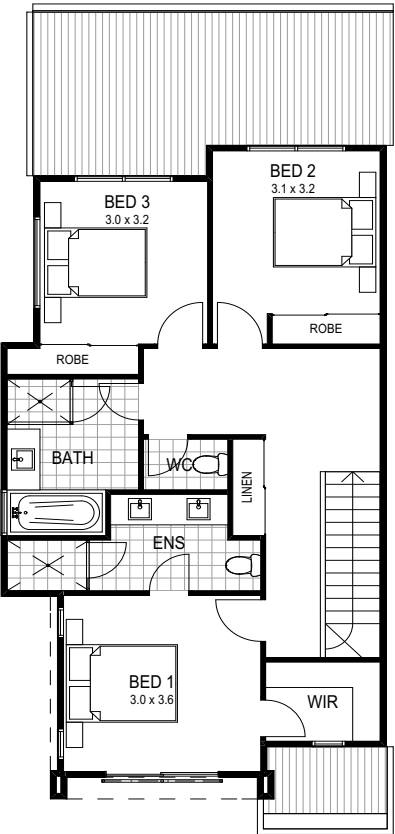
- Legend*
- | | |
|---|--|
| Sales Centre | Mixed Use |
| General Residential | Claymore Public School |
| Higher Density Residential | Private |
| Seniors Living | ADHC Site (NSW Ageing, Disability and Home Care) |
| Proposed Retail Centre and Community Facilities | |



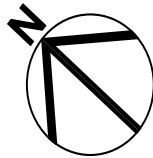
Ground	
Enclosed	81.18m ²
Garage	39.47m ²
Alfresco/Porch/Courtyard	3.79m ²
Terrace	16.73m ²
First	
Enclosed	75.08m ²
Total House Area	216.25m ²
Lot Size	281m ²

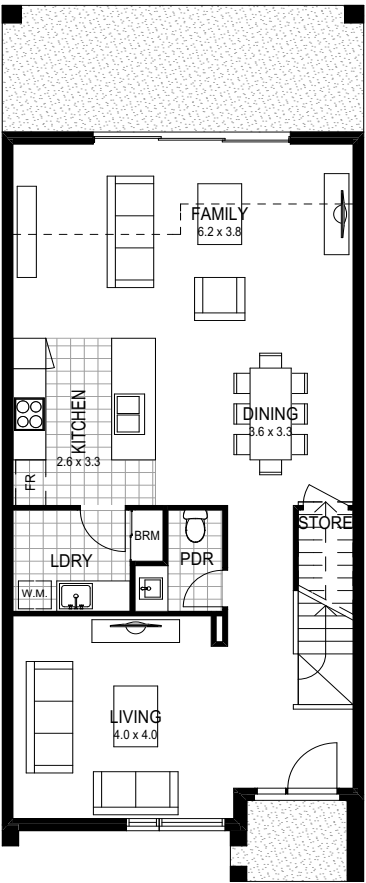
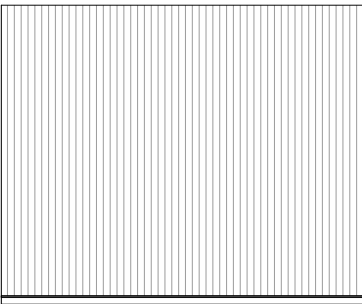
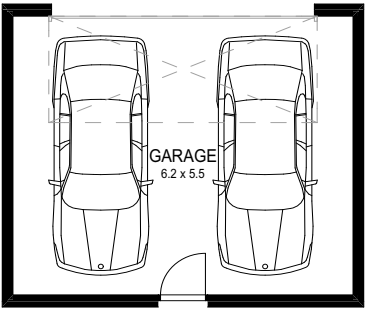


GROUND FLOOR

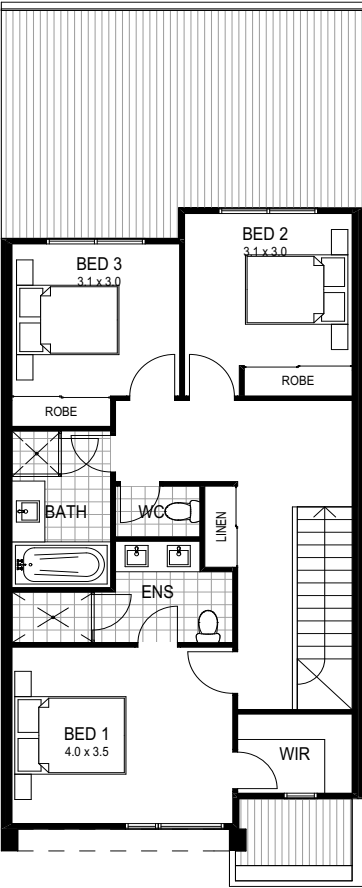


FIRST FLOOR



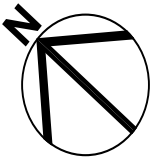


GROUND FLOOR



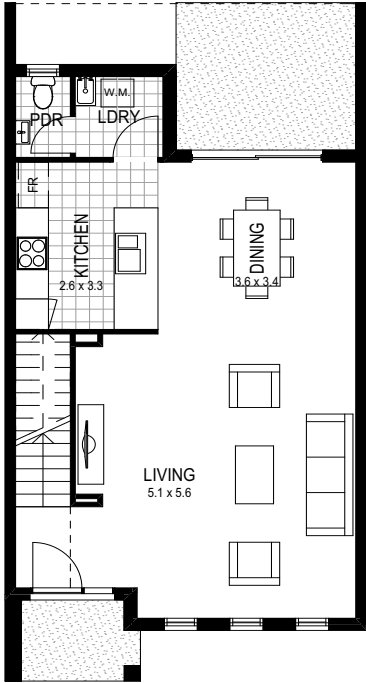
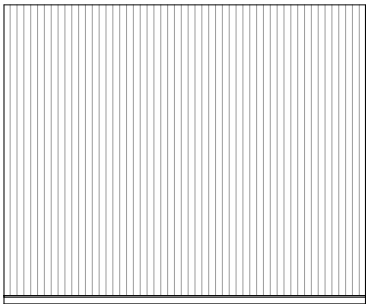
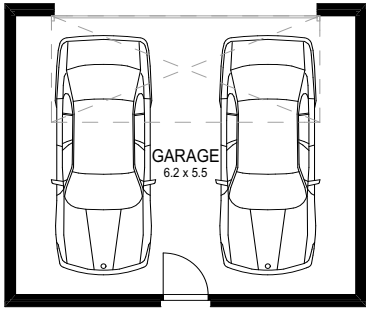
FIRST FLOOR

Ground	
Enclosed	89.73m ²
Garage	39.47m ²
Alfresco/Porch/Courtyard	3.72m ²
Terrace	16.50m ²
First	
Enclosed	73.54m ²
Total House Area	222.96m ²
Lot Size	200m ²

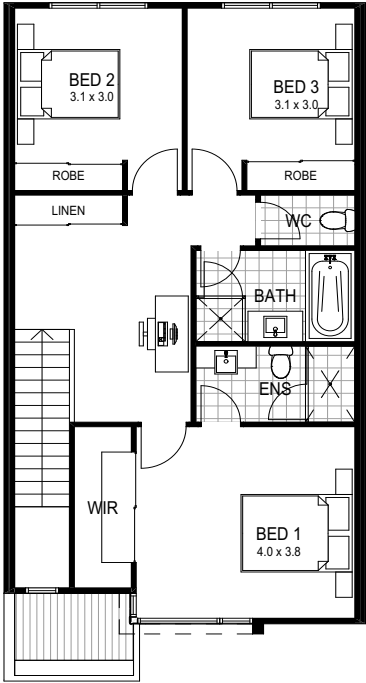




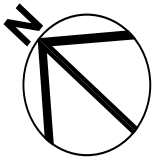
Ground	
Enclosed	67.59m ²
Garage	39.47m ²
Alfresco/Porch/Courtyard	3.78m ²
Terrace	9.54m ²
First	
Enclosed	74.43m ²
Total House Area	194.81m ²
Lot Size	200m ²



GROUND FLOOR

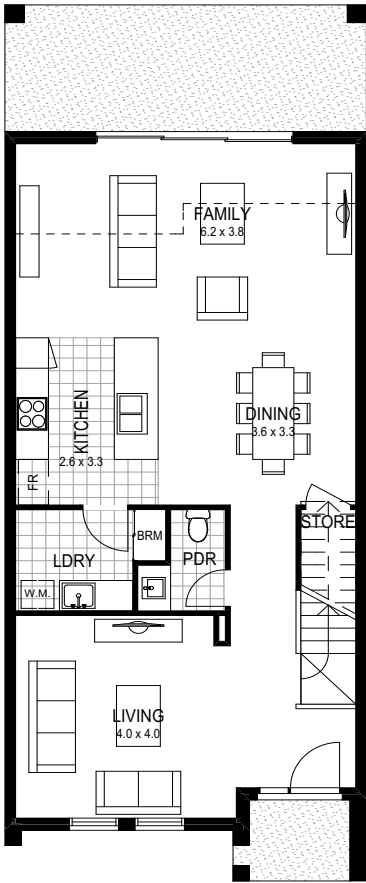
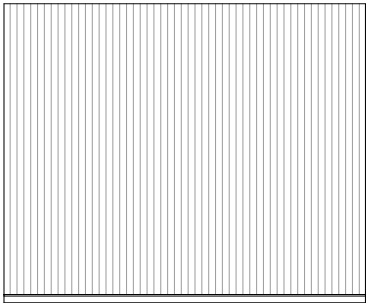
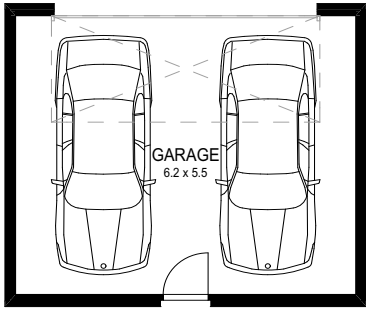


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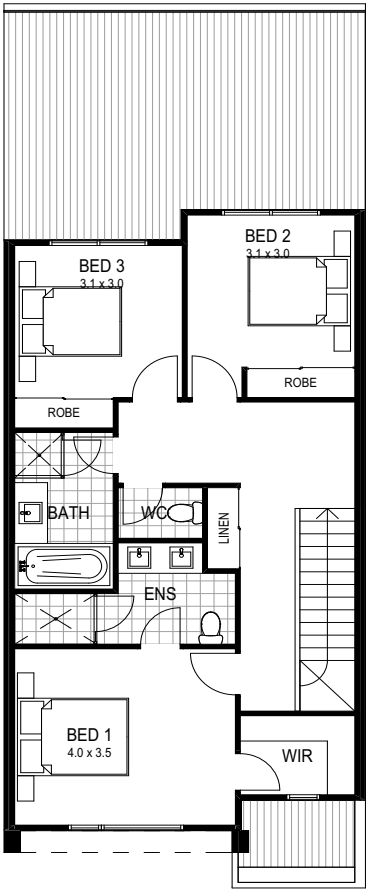




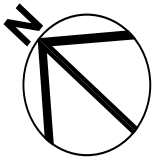
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First	
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Total House Area	223.03m ²
Lot Size	200m ²

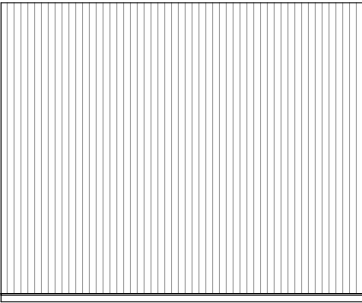
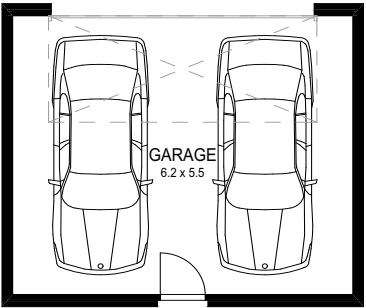


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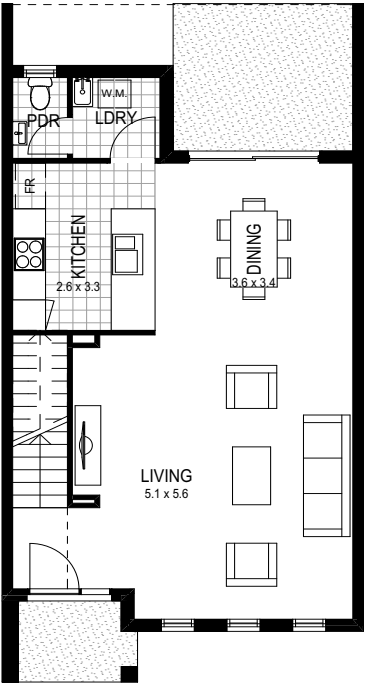


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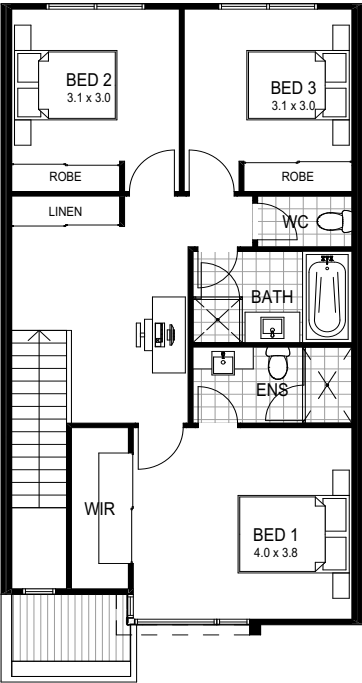




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Total House Area	194.81m ²
Lot Size	200m ²



GROUND FLOOR



FIRST FLOOR





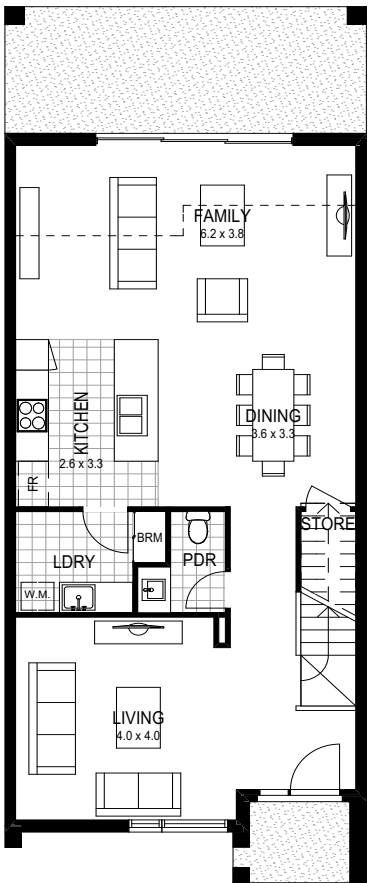
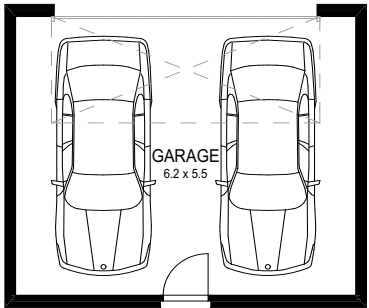
Artist Impression



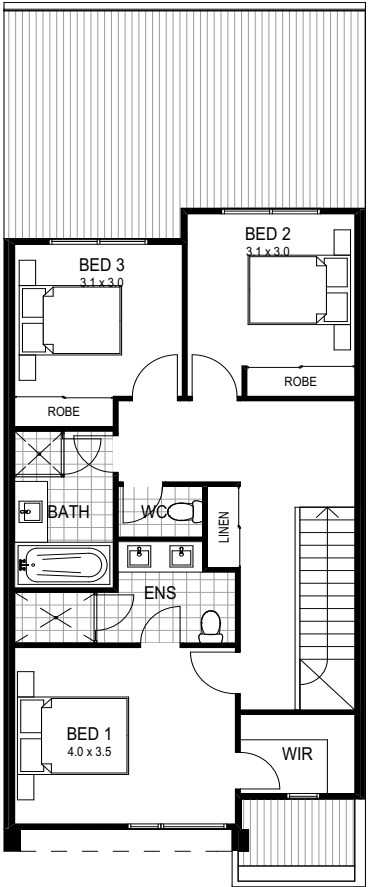
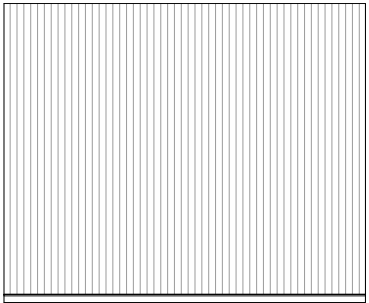
Artist Impression - Sample Only



Artist Impression - Sample Only



GROUND FLOOR



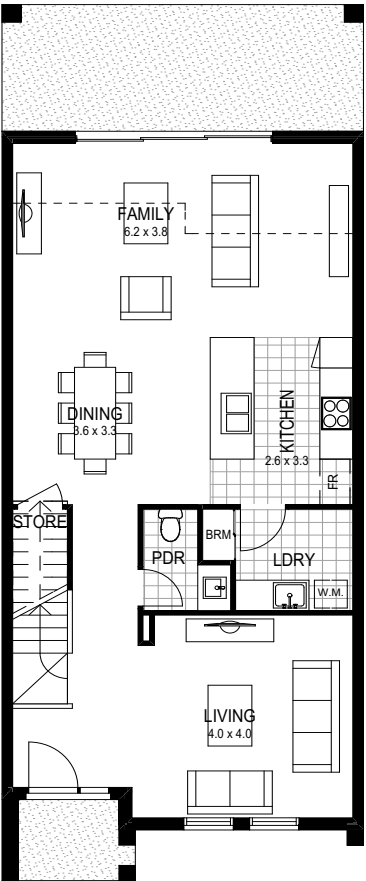
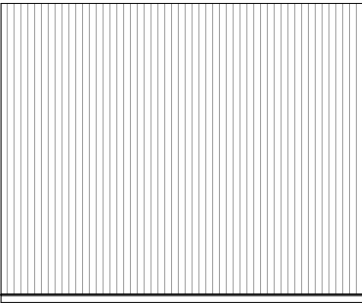
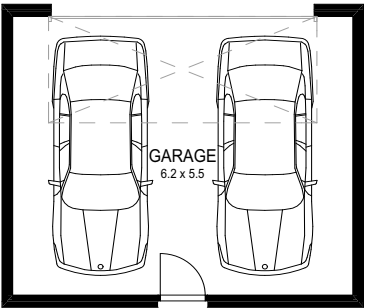
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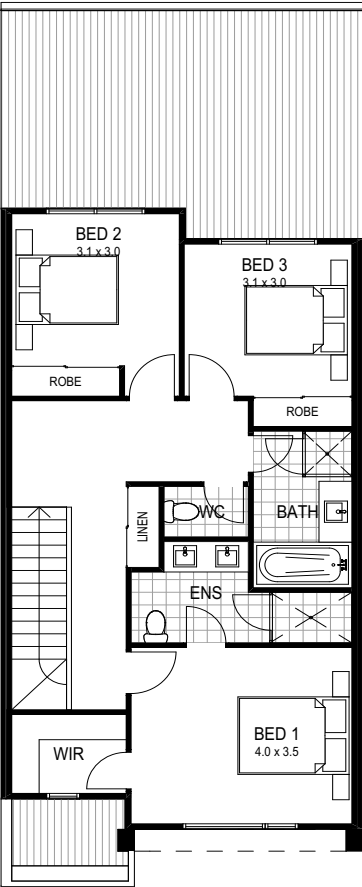




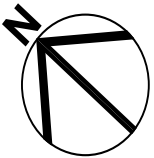
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Lot Size	200m ²



GROUND FLOOR

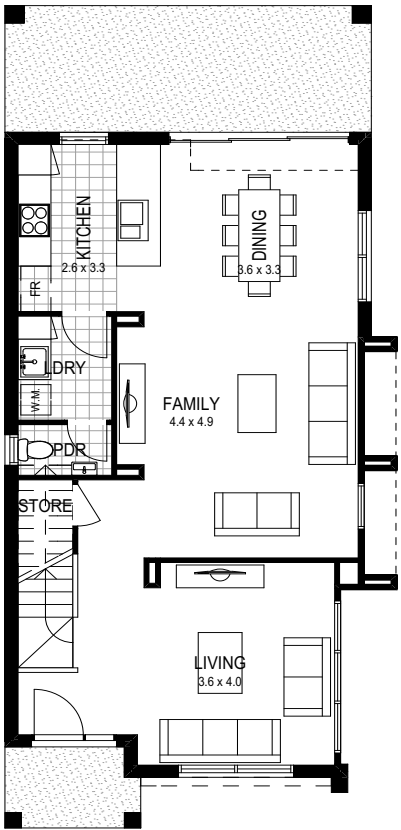
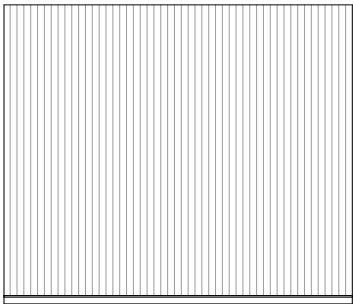
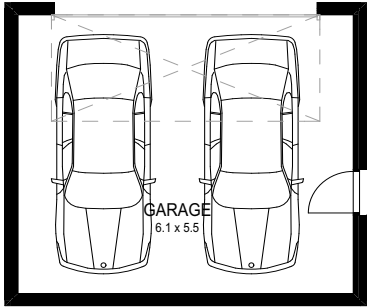


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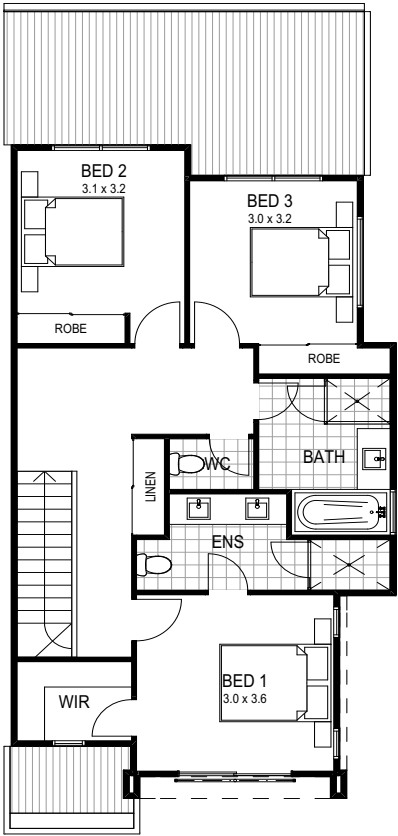




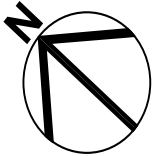
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Alfresco/Porch/Courtyard	3.79m ²
Terrace	16.73m ²
First	
Enclosed	75.08m ²
Total House Area	216.25m ²
Lot Size	305.4m ²



GROUND FLOOR



FIRST FLOOR



SCHEDULE OF FINISHES

<u>EXTERIOR FINISHES</u>	
Walls	
Combination of any of the following, as nominated:	
<ul style="list-style-type: none">Rendered masonryRendered lightweight claddingPainted fibre cement sheet claddingPainted masonryTimber	
Roofing	
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	
Fencing **Subject to estate guidelines**	
<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 areas	

<ul style="list-style-type: none">100% 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 2 coat paint finish	
Ceilings	
<ul style="list-style-type: none">Plasterboard with 2 coat 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">2440mm (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	
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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	

- 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





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.