



FEATURED AT



THE GABLES
BOX HILL



**Book a private tour of our display home today,
located within The Gables Community.**



Reasons why our clients choose to build with Creation Homes

Value

True value in construction is a result of outstanding quality, at an affordable price. That's why we offer premium inclusions and streamlined processes to increase efficiency that mean a lower bottom line for our clients.

Quality

Ultimately, the quality of any build is evident in the finished bricks and mortar - and in this respect our previous projects speak for themselves. Achieving high standards of execution, we combine our own rigorous, quality control processes, with the assessment and approval of independent quality assurance inspections, for every single one of our dwellings.

Timelines

Our aim is to offer you the freeing experience of working with expert builders who know the construction industry inside and out and can adhere to deadlines accordingly. Not only we will document everything meticulously, we will work collaboratively with you, to check and re-check every little detail.

Communication

At Creation Homes we engage in proactive, purposeful and consistent communication. This allows our clients to remain connected throughout the build process and establish an energy of collaborative engagement and trust.

Design

Our team has more than 70 years combined experience designing homes for Australians, so you can rely on our expertise to deliver cleverly conceived living environments that are innovative, to brief and on budget.

Award Winning

Creation Homes (NSW) Pty Ltd recently celebrated their success at the 2018 HIA-CSR NSW Housing and Kitchen & Bathroom Awards. The Baulkham Hills based company won the HIA NSW Townhouse / Villa of the Year partnered by NSW Fair Trading for their project.



WINNER 2018
HIA NSW Region
Townhouse/ Villa of the Year



The Location

Situated in the convenient Hills district, The Gables is well connected to key amenities and infrastructure. You're only a short drive to the M2 and M7 orbital, Norwest Business Park, Rouse Hill Town Centre and Castle Towers.

Plus, the Sydney Metro Northwest rail link, with a station at Rouse Hill, opens in 2019.

Your local Schools, Services and Transport Hubs

- M7 Motorway – 16 mins
- Sydney Metro Northwest Rouse Hill station – 8 mins
- Riverstone Train Station – 9 mins Rouse Hill Town Centre
- 8 mins Sydney Business Park – 15 mins
- Arndell Anglican College – 6 mins
- Rouse Hill High School – 8 mins
- Ironbark Ridge Public School – 8 mins
- William Clarke College – 16 mins
- Hills Adventist College – 25 mins
- The Hills Grammar – 13 mins

Creating a town - Building a community

Pick up your child from the local primary school. Do your weekly grocery shop at the local supermarket. Share a night out at a local restaurant. Watch your kids play soccer at a local playing field. Then return home to the home you've always aspired to call your own.

Central Vision

Just as your home is the beating heart for your family life, the town centre will provide a vibrant pulse for The Gables. A planned town centre with a primary school and sports-fields on one side and a proposed lake on the other will become Box Hill's community hub for shopping, dining, education and recreation.

Green Ribbons

The Gables has been expertly masterplanned to ensure that every resident is within walking distance of green space and a local park.

Throughout The Gables, ribbons of parkland will connect to a proposed central lake. So, whether you're kicking the footy with your kids, or you're heading out for a bike ride, you'll find green space and playgrounds just around the corner.

Masterplan



THE GABLES BOX HILL



Legend

- Emerald Neighbourhood
- Regent Neighbourhood
- Aurora Neighbourhood
- Juniper Neighbourhood
- Sapphire Neighbourhood (Town Centre)
- Brunswick Neighbourhood
- Jade Neighbourhood
- Future K-6 Public School
- Proposed Future Community Facility
- Indicative Street Trees
- Riparian Crossings
- Pedestrian and Cycle Network
- Local Parks
- Environmental Conservation
- Local Water Centre
- Future Zone Substation
- Future Residential not owned by Celestino
- Sales Centre

Please note that the masterplan is for general information purposes and is to be used as a guide only. Whilst every care is taken to ensure the plan is correct, it is indicative only and subject to change without notice. Purchasers must rely on their own enquiries and the Contract for Sale of Land. Printed September 2017.



Legend

- Regent Neighbourhood
- Aurora Neighbourhood
- Ancon - Lot 2202
- Creation Homes - Lot 2203-04
- Montgomery Homes - Lot 2205-06
- Mojo Homes - Lot 2207
- Ancon - Lot 2208
- (A) Easement for maintenance and repairs
- (B) Easement to drain water variable width
- Indicative street trees
- Footpaths
- Shared path/cycleway
- Lot number
- House number
- Lot size
- House footprint

Important note: this preliminary plan is prepared for the general information of prospective purchasers and is to be used as an indicative guide only. The plan is subject to change. Purchasers must rely on their own enquiries, the contract for sale of land and the residential building contract. To the extent permitted by law Celestino Realty Pty Limited and the land vendor disclaim any liability to a person acting or relying on this plan.



Your House & Land Package Inclusions

Package includes:

- 20mm reconstituted stone to kitchen benchtops with a waterfall edge
- Polyurethane cabinetry to kitchens
- Stainless steel appliances
- Downlights to kitchen and bathroom areas
- Tiles to living – Carpet to bedrooms
- Window coverings
- Air conditioning
- Full height wall tiling to all main bathrooms and ensuites
- Semi-frameless shower screens to bathrooms and ensuites
- Average 2,700mm ceiling height on ground floor
- Landscaping, driveway and remote-control garage door.

EXTERIOR FINISHES

Walls

Combination of any of the following, as nominated:

- Face brickwork
- Rendered masonry
- Rendered lightweight cladding
- Painted fibre cement sheet cladding
- Painted masonry
- Natural and / or reconstituted stone
- Timber

Roofing

- Colorbond® sheet roof cover

Windows

- Aluminium awning and / or sliding with keyed alike locks to each opening sash
- Décor 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

- Timber stained or painted finish 920 wide 2040 high hinged door with clear glazing, from the Corinthian Madison range

Front Door Frame

- Timber stained or painted finish with clear glazing to sidelight (where applicable)

Front Porch Ceiling

- Lined with FC Sheet

Front Garage Doors

- Sectional overhead Colorbond® door with auto opener, two hand held and one wall mounted transmitter

Fascia & Gutter

- Colorbond® gutters
- Colorbond® box gutters
- Colorbond® rain heads and PVC downpipes

Entry Porch

- External first quality ceramic tiles

Driveway

- Colour through concrete with broom finish

Fencing

Subject to estate guidelines

- Generally treated pine lapped and capped fencing to side and rear boundaries (1.8m)

Letterbox

- Brick pillar finish to match home

Rear Terrace / Alfresco

- External first quality ceramic tiles

Landscaping

- Landscaping to front and rear yards in accordance with estate guidelines

INTERIOR FINISHES

Floor coverings

- First quality ceramic tiles or laminated timber flooring to ground floor living, dining & kitchen and first quality ceramic tiles to all wet areas
- 100% nylon first grade quality carpet on superior grade foam underlay to all remaining areas

Walls

- Plasterboard with low sheen 2 coat paint finish

Ceilings

- Plasterboard with 2 coat paint finish

Wall Tiling

- Bath & Ensuite - All walls tiled to ceiling height with square set ceiling / walls at junction with feature wall tile
- Splashback in laundry
- Skirting tiles to laundry & powder room

Doors & Woodwork

- Gloss paint finish to flush panel internal doors, skirtings and architraves. Internal doors 2040mm high with cushion door stops to each

Stairs

- MDF treads & risers (carpet finish)
plasterboard dwarf wall with timber capping
where applicable

Cornice

- 90mm Cove cornices (excluding ensuite
and bathroom)

Thermal Insulation

- As required to meet thermal rating

Woodwork

- 68 x 19 DAR Pine architrave and 92 x 19 DAR
Pine skirting, both in gloss painted finish

Ceiling Height

- 2700mm (nominal) to ground floors
and 2400 (nominal) to first floors

FIXTURES & FITTINGS

Kitchen

Cabinets

- Polyurethane cabinetry to kitchens with
melamine interiors

Doors and Drawers

- Combination of polyurethane and laminated
finish with soft close drawers in accordance
with selected colour scheme

Benchtops

- Reconstituted stone – 20mm thick
with 20mm edges and waterfall ends
where applicable

Splashback

- Ceramic tile splashback in accordance
with selected colour scheme

Sink

- Stainless steel double bowl
under-mount sink

Tapware

- Chrome finish gooseneck sink mixer with
hand held spray attachment

Oven

- 2 x 600mm stainless steel electric ovens in
accordance with kitchen design OR
1 x 900mm stainless steel electric ovens
where applicable

Cooktop

- 900mm gas stainless steel with wok-burner
& cast iron trivets

Rangehood

- 900mm wide externally ducted
canopy rangehood

Microwave space

- Integrated into cabinets

Laundry

House specific

Cupboards

- Laminated finish

Trough

- Stainless steel 45 litre inset trough or
- 45 litre laundry trough and cabinet

Doors and Drawers

- Laminated with 1.5mm edge

Benchtop

- Reconstituted stone 20mm thick to
match kitchen

Tapware

- Chrome finish sink mixer
- Chrome finish washing machine stops

Towel Ring

- Chrome finish

Powder Room

Toilet Suite

- Vitreous china back to wall pan with soft
close seat and close coupled cistern

Basin

House specific

- Vitreous china wall hung hand basin or fully
laminated vanity unit with semi recessed
basin and laminated doors

Tapware

- Chrome finish to basin mixer

Towel Ring

- Chrome finish

Mirror

- Polished edges

Exhaust Fan

- Ceiling mounted

Toilet roll holder

- Chrome finish

Bathroom

Shower Screen

- 2000mm high semi-frameless with
clear glass

Toilet

- Vitreous china back to wall pan with soft
close seat and close coupled cistern

Shower base

- Tiled with chrome floor to waste

Mirror

- 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

House specific

- Vitreous china inset basin

Bath

- Acrylic

Tapware

- Chrome finish mixer to basin and shower

Shower Rose

- Hand held adjustable shower on rail with
integrated soap dish

Towel Rail

- Double rail in chrome finish

Toilet roll holder

- Chrome finish

Shower Shelf

- Chrome finish

Ensuite

Shower Screen

- 2000mm high semi-frameless with
clear glass

Toilet

- Vitreous china back to wall pan with soft
close seat and close coupled cistern

Shower base

- Tiled with chrome floor waste

Mirror

- 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

Window Coverings

- Standard roller blinds to living areas and bedrooms

Door Bell

- Hard wired door bell

Entry Door Handle

- Lockwood Keyless Entry Lockset

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 to kitchen & bathroom areas, oyster lights to remainder 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
- Flow system requirements (sewer)

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



Artist Impression

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 August 2018.



How to purchase House & Land Packages at The Gables

With our house and land packages, there are two (2) contracts you need to sign. One is a land sale contract with the owner of the land. The other is a building contract with Creation Homes for the home to be built on the land. You can only proceed with both the land sale contract AND the building contract — you cannot choose one without the other.

Step 1:

Arrange an appointment with the sales team at The Gables to discuss the house and land packages available.

Step 2:

Choose your house and land package. Pay a \$1,000 non-refundable deposit to Creation Homes. The building contract will be issued directly to you or your conveyancer / solicitor.

Step 3:

Promptly pay a \$1,000 non-refundable administration fee for the land to The Gables Sales Representative. A land sale contract will be issued directly to your conveyancer / solicitor.

Step 4:

Exchange the land sale contract with Celestino (the land owner) within 20 business days of issue of the land sale contract and pay 5% of the land sale price.
(The \$1,000 administration fee will be credited to this 5% deposit)

Step 5:

Exchange the building contract with Creation Homes within 10 business days of issue of the contract and pay 5% of the value of the build contract.

The building contract will be subject to a five-business day cooling off period.

(The \$1,000 non-refundable deposit will be credited to this 5% deposit)

Note: You must exchange the building contract within 10 business days of exchanging the land sale contract.

Step 6:

Settle on your block of land in accordance with your land sale contract by paying the balance of the purchase price (i.e. 95% of the purchase price – you will have already paid a 5% deposit)

Step 7:

Your building contract with Creation Homes will provide details of when progress payments for construction of the home are required. The payments are made directly to Creation Homes.

Disclaimer: Photographs and illustrations in the brochure are artistic representations 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.

House & Land Packages are split contracts. Separate legal contracts apply for the house and land. Celestino Realty Pty Limited (trading as Ray White (Box Hill)) is the agent for the seller of the land. The land sale price does not include stamp duty or other fees (payable by purchaser). Fixed price House & Land Packages are subject to council final approval. Creation Homes reserves the right to change prices without notice where a security payment has not been received from a purchaser. Purchasers must rely on their own enquiries and the Contract for Sale of Land. For more details about the inclusions, colours and external finishes included in the House & Land Packages, please speak to Creation Homes directly.



1300 785 070



Sales Centre: 121 Old Pitt Town Road, Box Hill
Celestino.net.au/TheGables 02 9188 5222

The agent for the sale is Celestino Realty Pty Limited trading as Ray White Box Hill. Printed November 2018. CEL0407