



ORIGIN

ON FIFTH

START YOUR NEW ADVENTURE



FAIRFIELD HOSPITAL

M7

EDMONDSON AVE

SYDNEY CBD

DOMESTIC AIRPORT

LEPPINGTON STATION

FIFTH AVENUE

LIVERPOOL CBD

LOCAL
SHOPPING CENTRE

NURSERY

ANNABELLE EARLY
LEARNING CENTRE



BRINGELLY RD

FUTURE TOWN CENTRE

LEPPINGTON PUBLIC SCHOOL

EDMONDSON PARK

ORIGIN

ON FIFTH



EXPLORE THE SOCIAL SCENE



DELVE INTO WHAT'S NEARBY AND YOU'LL SOON DISCOVER THAT JUST ABOUT EVERYTHING YOU NEED IS WITHIN EASY REACH.



1. All your local needs
2. Sweet n' Savoury Cafe
3. Carnes Hill Marketplace
4. Take timeout at the shed
5. Austral Bowling Club
6. Indulge on local delights



South West Sydney is full of culinary delights, with places like Antico Woodfire Pizza, and OTIS Bar & Grill, both popular choices for a great dinner with family and friends. The Shed Café is a local favourite for many, serving up delicious coffee, freshly homemade treats, and hearty meals.



Leppington's exciting growth over recent years has brought with it a wide selection of amenity. Great schools and childcare are just moments away, as is the brand new Leppington Train Station with direct services to Parramatta and Sydney's CBD. Its proximity to the M5 and M7 means you can get to anywhere in Sydney with ease. And the upcoming Western Sydney Airport will make the longer journeys even simpler.



1.



2.

1. Camden Valley Way
2. Retail fix at Carnes Hill Marketplace
3. Leppington Train Station
4. Willowdale Shopping Centre
5. IGA Austral
6. Leppington Public School
7. The local Sweet n' Savoury Cafe



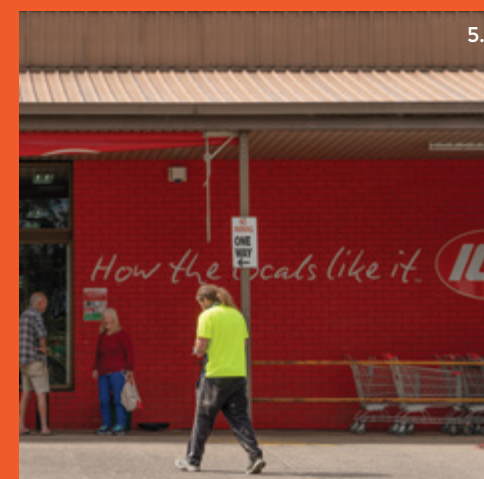
3.

A CONNECTED COMMUNITY



4.

HERE, YOU'RE CLOSE TO THE EVERYDAY CONVENIENCES THAT MAKE LIFE JUST THAT LITTLE BIT EASIER.



5.



6.

Carnes Hill Marketplace has all your retail and service needs covered - you'll find Woolworths, specialty retail and healthcare facilities, as well as a great selection of fresh food and dining options. ALDI, Willowdale Shopping Centre and Cross Roads Homemaker Centre are also just a few minutes' drive.



7.



EXPERIENCE EXCEPTIONAL LIVING

This release of 2, 3 and 4 bedroom terraces have been a considered design brought to life by the experienced teams at Crownland Developments and Creation Homes. Landscaped front gardens meet modern facades of bright tones and quality materials, to offer a home that you will love to live in.

Private terraces are perfect for the family to unwind in, and seamlessly connect to living spaces within the home, making them ideal for entertaining. Each terrace also has a rear access garage, with space for vehicles as well as additional storage.



Artist's Impression

THE FUTURE BEGINS HERE

Part of the Rose Grounds Masterplan, Origin on Fifth is the next exciting stage for this young and vibrant community. Leafy green streets and pathways connect this masterplan, to offer a close-knit neighbourhood, where village life really does ring true.

And as Sydney's Southwest continues to grow, this suburb is becoming one of the most sought-after Sydney regions to call home.



RELEASE PLAN

■ Stage 1 ■ Future Stages

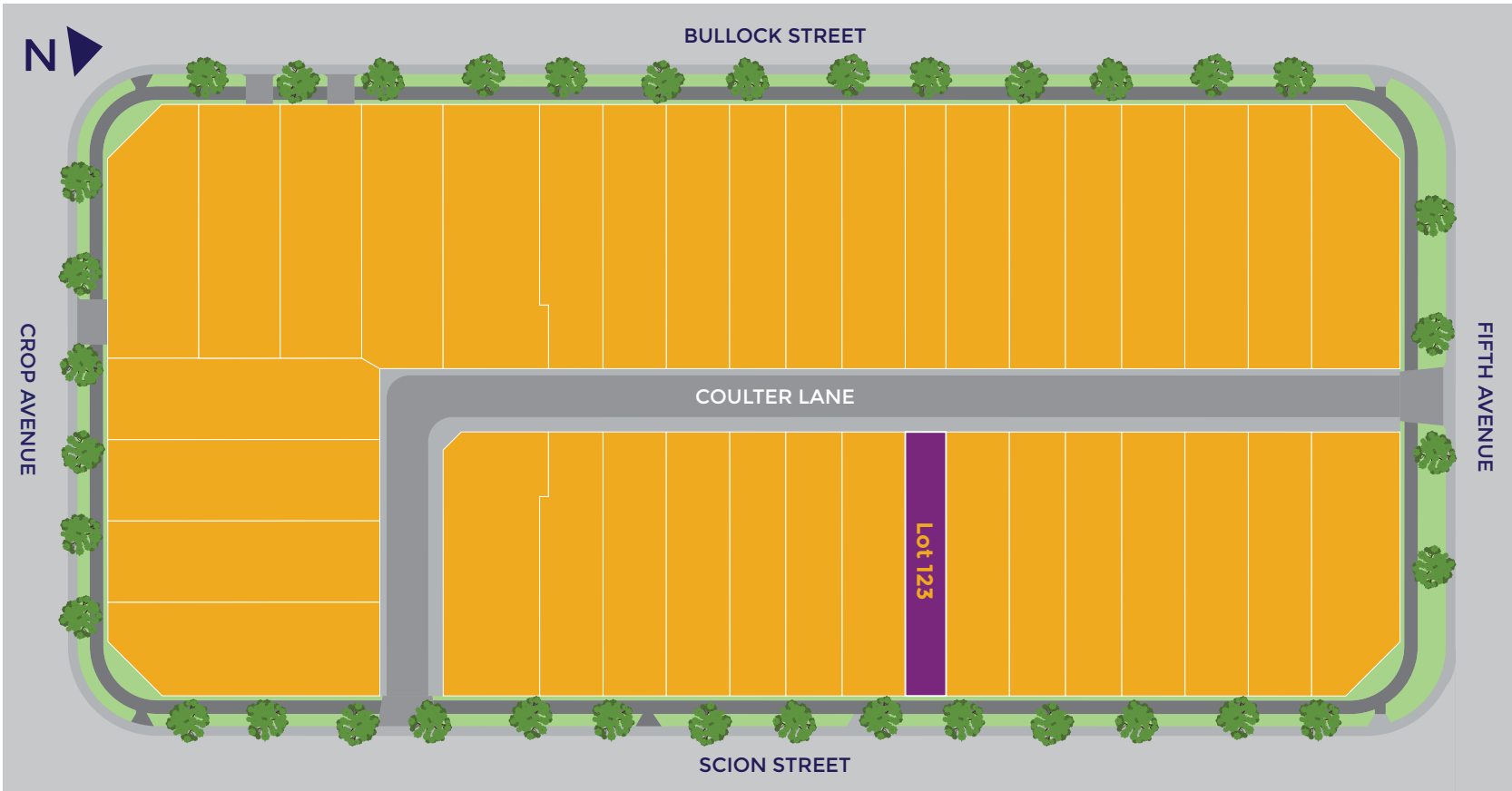


2 1.5 1

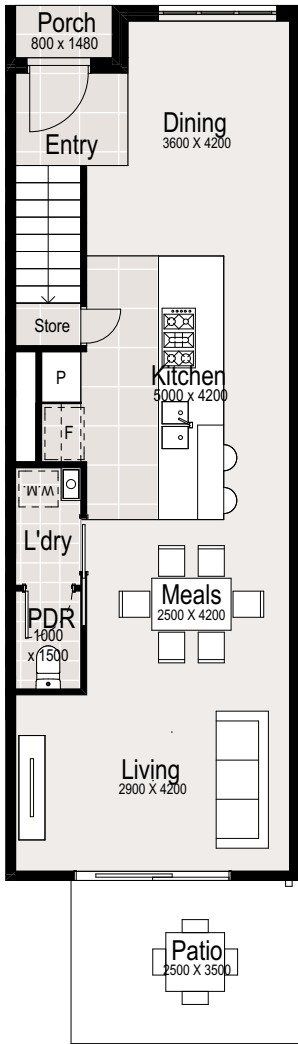
Total House Area 143.97m²



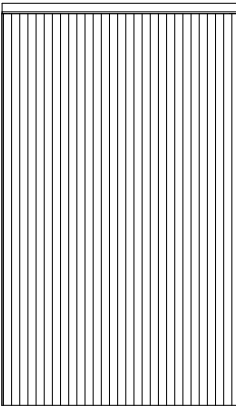
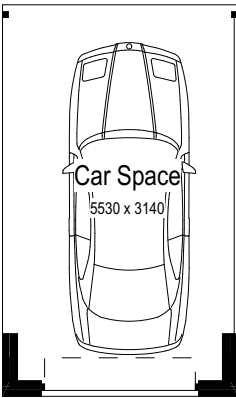
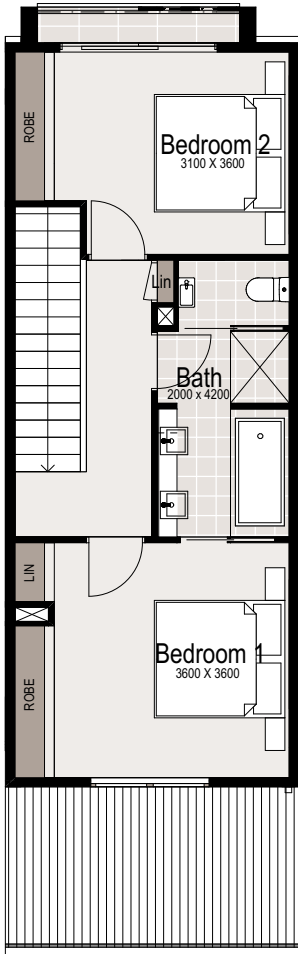
Artist's Impression



GROUND FLOOR



UPPER FLOOR



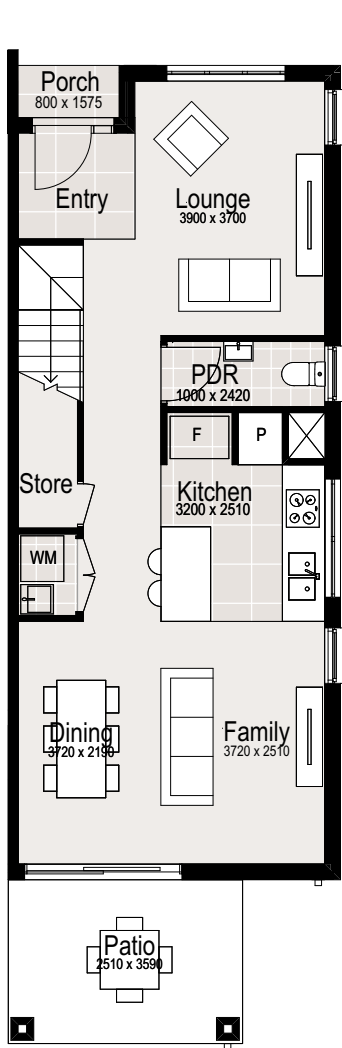
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Total House Area Lot 111 & 126 184.65m²
Lot 120, 121 & 125 184.46m²

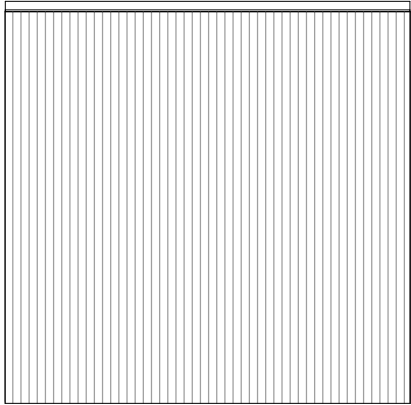
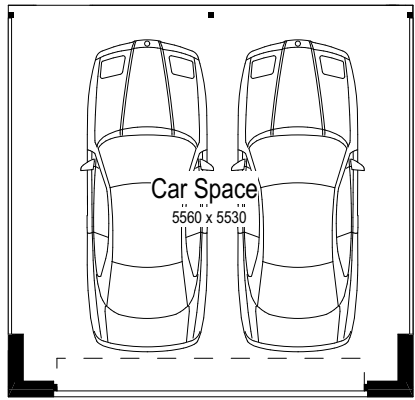
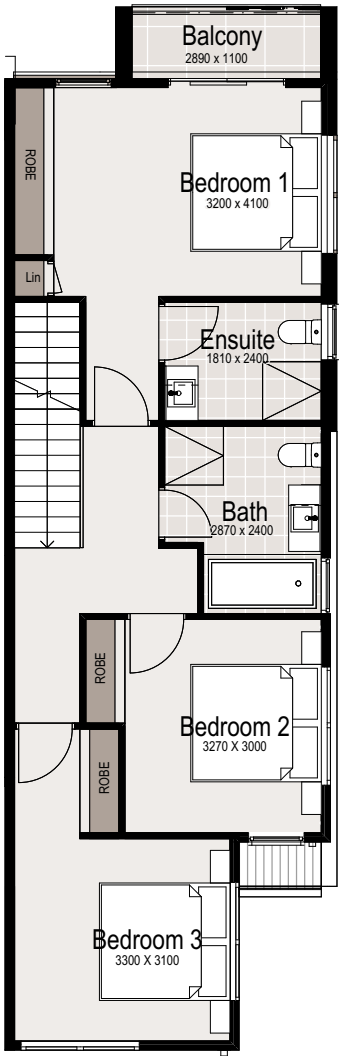
3 2.5 2



GROUND FLOOR



UPPER FLOOR



SAMPLE FLOORPLAN LOT 121

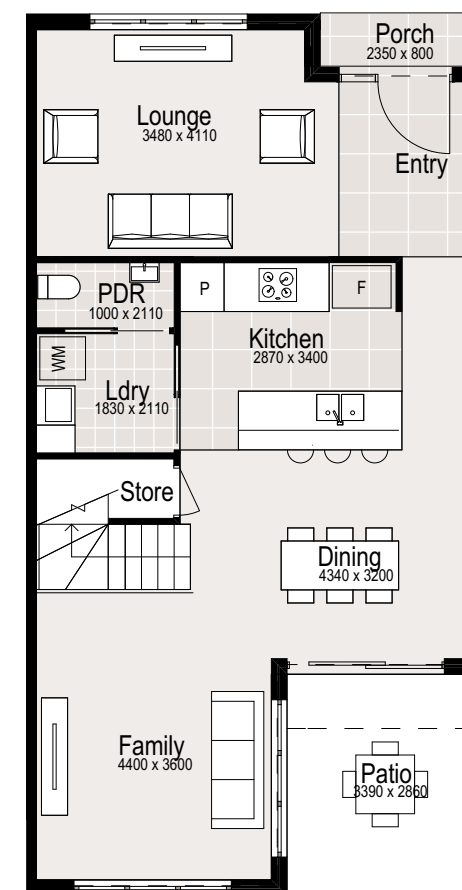
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4 2.5 2

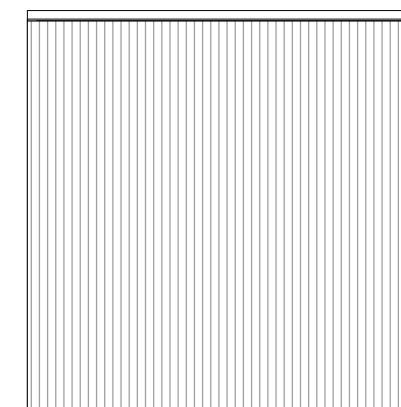
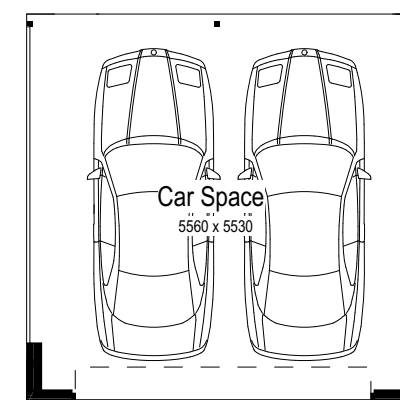
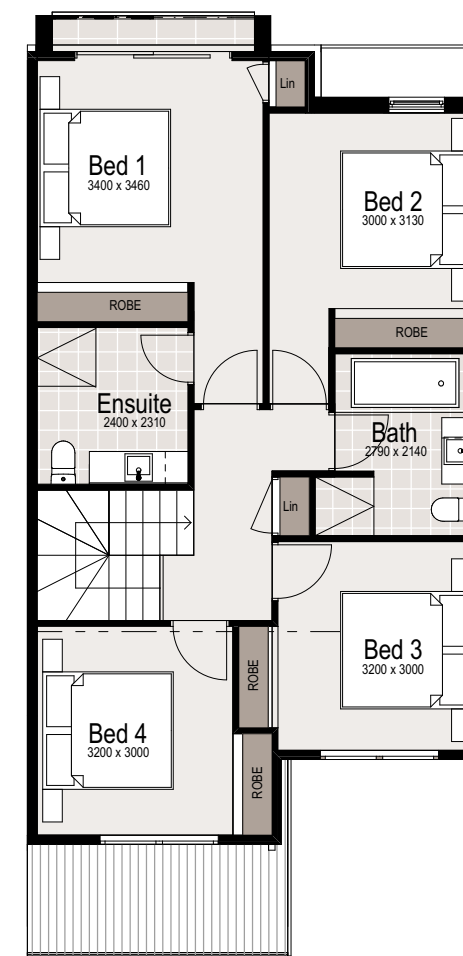
Total House Area 211.77m²



GROUND FLOOR



UPPER FLOOR



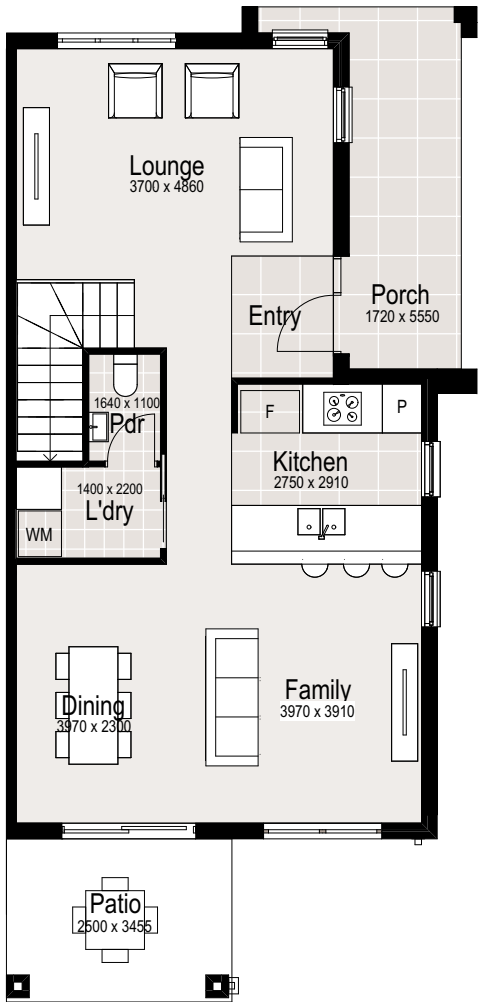
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4 3.5 3

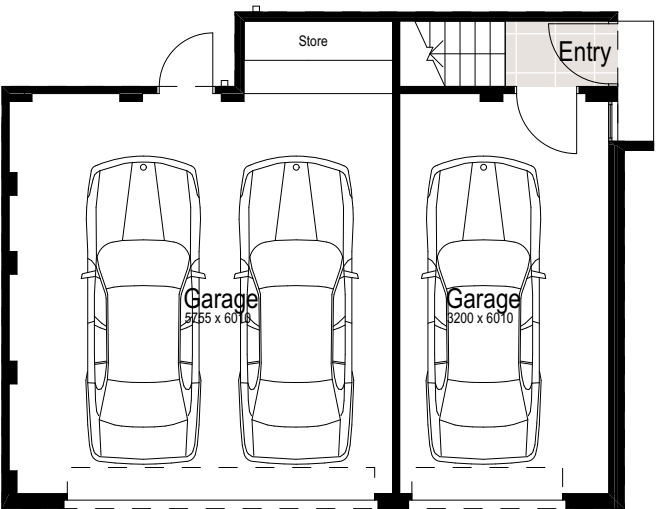
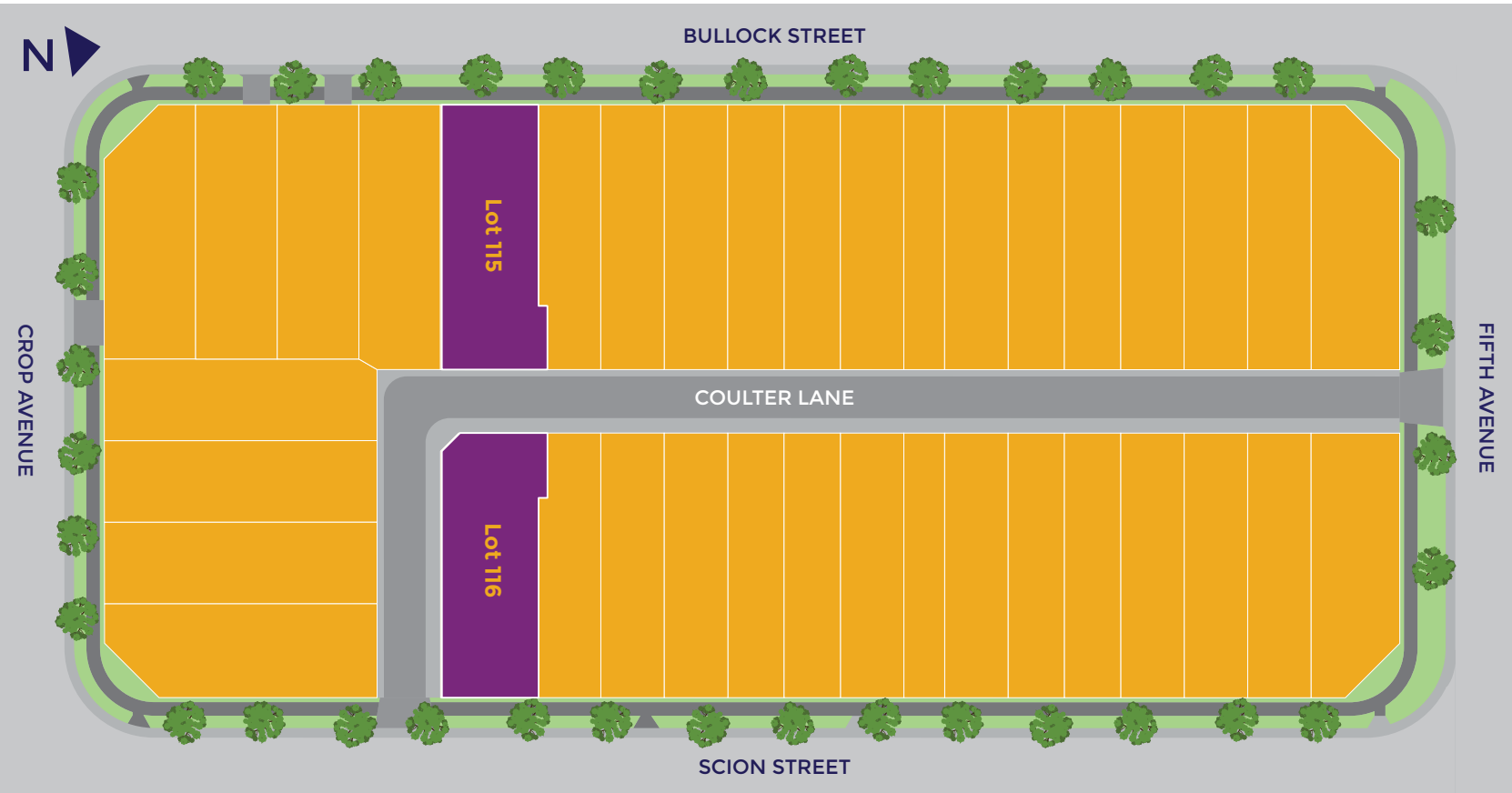
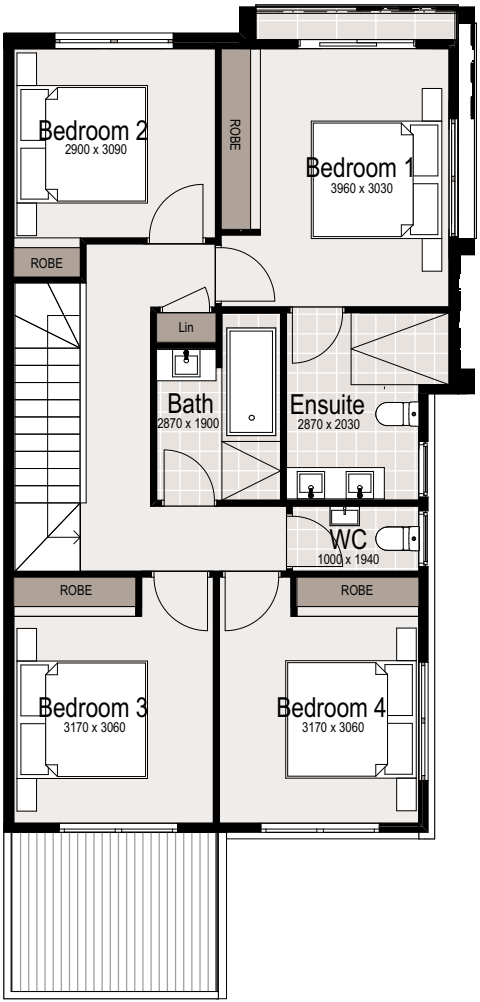
Total House Area	Lot 115	MAIN DWELLING	STUDIO
	Lot 116	221.78m ²	97.37m ²



GROUND FLOOR



UPPER FLOOR



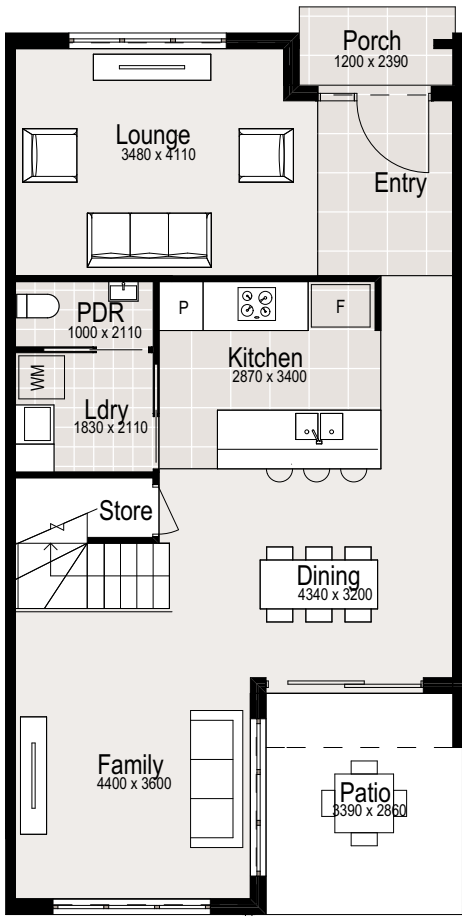
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Total House Area **Lot 112** 212.19m²
 Lot 113, 114, 127, 128 & 129 211.11m²

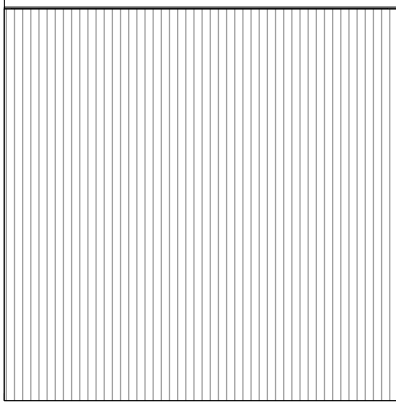
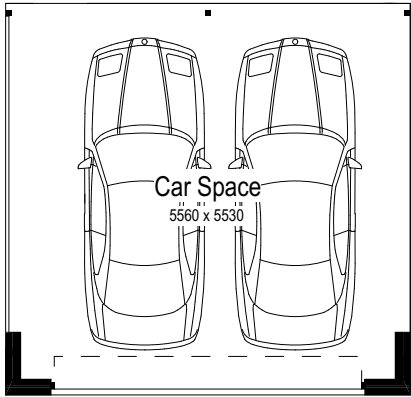
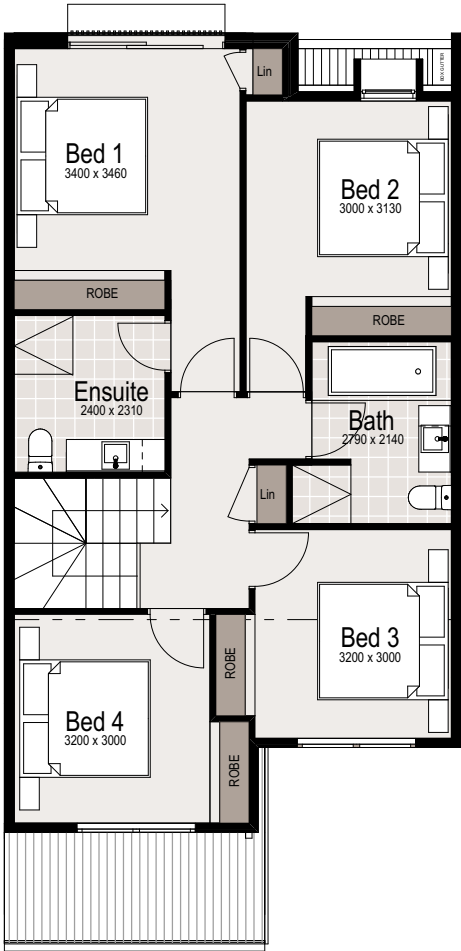
4 2.5 2



GROUND FLOOR



UPPER FLOOR

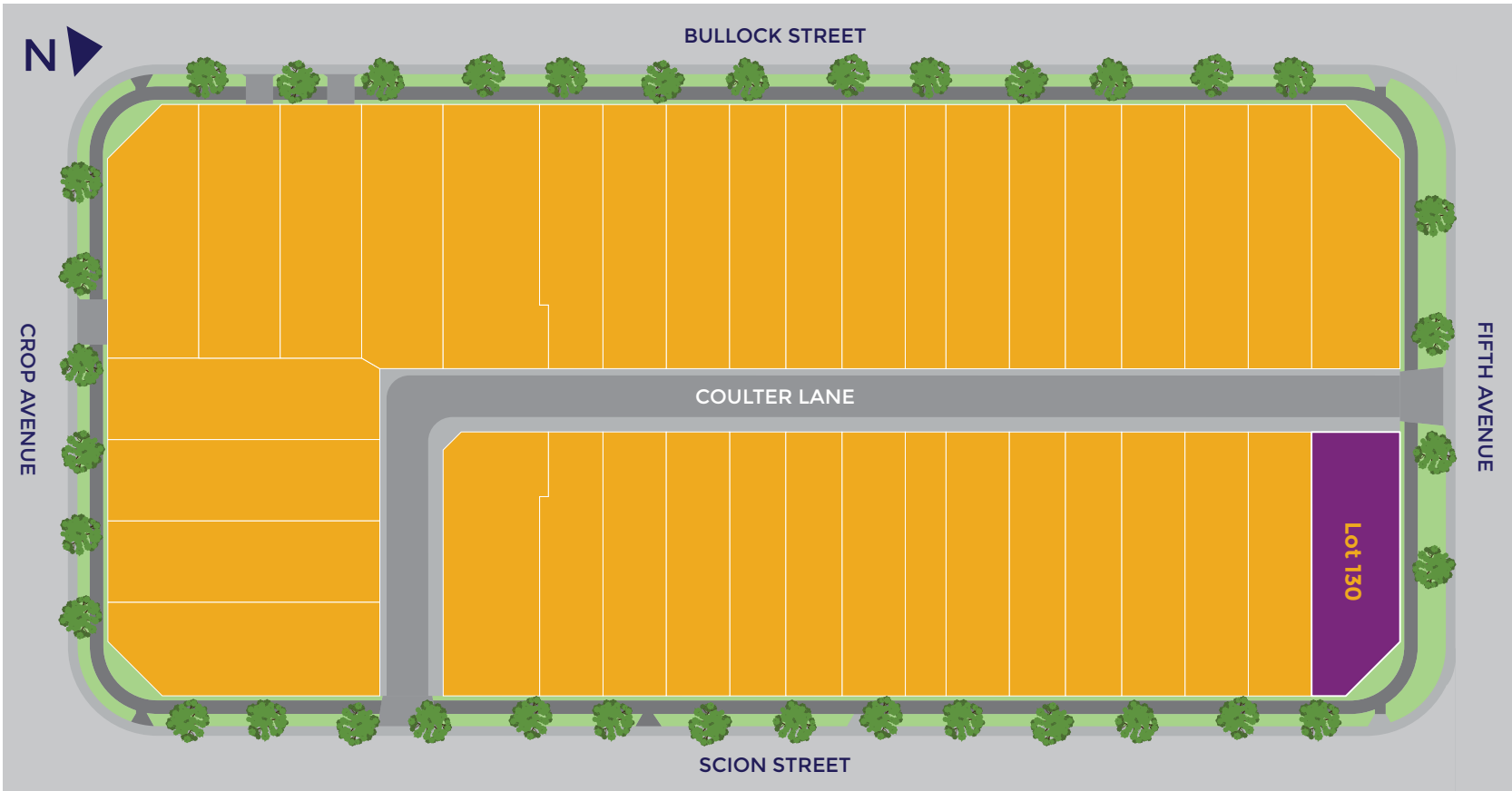


SAMPLE FLOORPLAN LOT 112

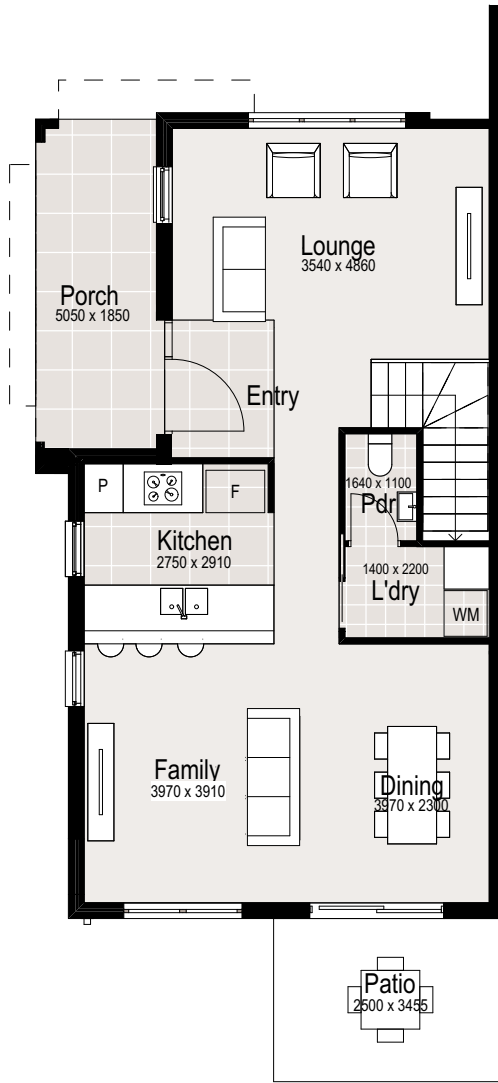
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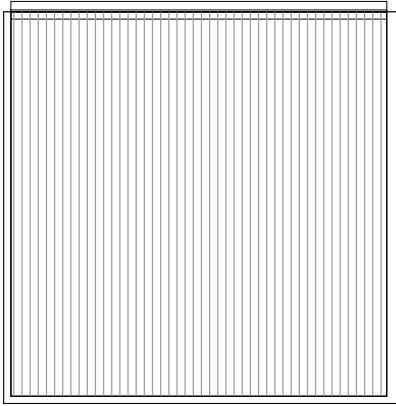
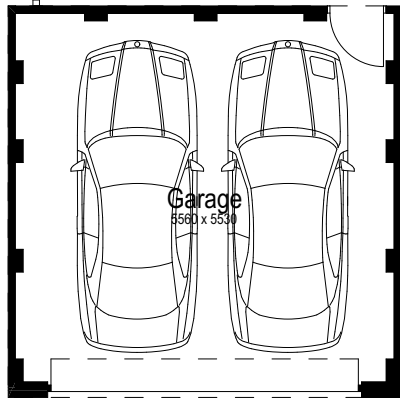
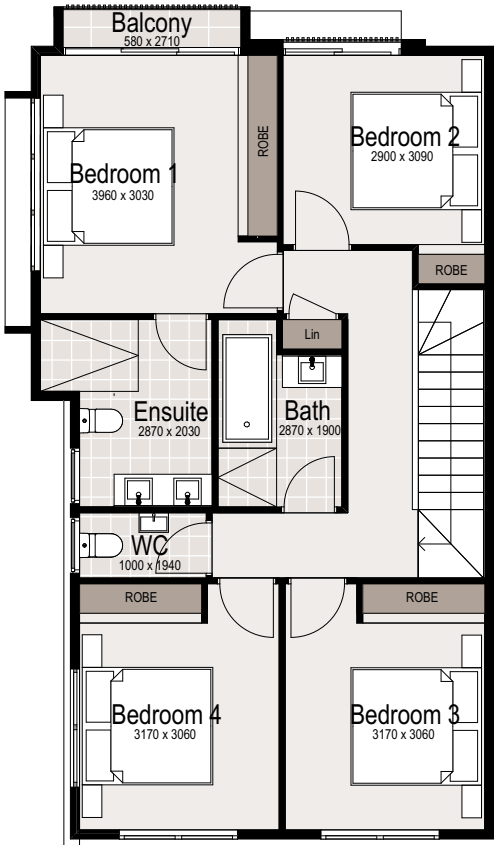
Total House Area 214.09m²



GROUND FLOOR



UPPER FLOOR



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SCHEDULE OF FINISHES

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

- Painted finish 920 wide 2040 high hinged door with clear glazing, from the Corinthian Madison range

Front Door Frame

- Painted finish with clear glazing to sidelight (where applicable)

Front Porch Ceiling

- Lined with FC Sheet

Garage Doors

- Roller 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

- Boundary Fence Colorbond®

Letterbox

- Brick pillar finish to match home

Rear Terrace/Alfresco

- Concrete (broom finished)

Landscaping

- 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

- First quality ceramic tiles to entry, kitchen and to all wet areas
- 100% nylon first grade quality carpet on superior grade foam underlay to all remaining areas

Walls

- Plasterboard with low sheen 3 coat paint finish

Ceilings

- Plasterboard with 3 coast paint finish

Wall Tiling

- Bath & Ensuite - All walls tiled to 1200mm with 2100mm in showers
- 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

- 2740mm (nominal) to ground floors and 2440 (nominal) to first floors

FIXTURES & FITTINGS

Kitchen

Cabinets

- Fully lined melamine carcass

Doors and Drawers

- Laminated finish in accordance with selected colour scheme

Benchtops

- Laminate finish

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

Dishwasher space

- 650mm wide space provided for dishwasher

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

Laundry

House specific

Trough

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

Cupboard

- Fully lined melamine carcass

Doors and Drawers

- Laminated with 1.5mm edge

Benchtop

- Laminate finish

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

Bathroom (continued)

- Doors and Drawers
- Laminated finish with in accordance with selected colour scheme

- Benchtops
- Laminate finish

- 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 in accordance with selected colour scheme

- 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.

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HOMES

ORIGIN PRESENTS A PERFECT OPPORTUNITY FOR FAMILIES AND FIRST HOMEOWNERS TO REALISE THEIR DREAM OF OWNING A BRAND NEW HOME.

Builder, Creation Homes is highly regarded for their exceptional; calibre of design, construction and service. They have carefully selected quality features and finishes to complete each residence, creating an air of enduring style.



TRUSTED TEAM

HOUSING INDUSTRY ASSOCIATION
AWARD-WINNER CREATION HOMES
IS AUSTRALIA’S PREMIER WHOLESALE
BUILDER TO THE INDUSTRY’S LEADING
DEVELOPERS, WITH A PRESENCE IN
VICTORIA, QUEENSLAND AND NSW.



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.

CROWNLAND DEVELOPMENTS

Founded in 1994 by Andrew Wiesener, Crownland Developments has become an industry leader in the Western Sydney residential development market, being one of Sydney’s largest private residential development groups, producing thousands of housing lots and hundreds of residential apartments. Crownland are passionate about creating functional communities by way of innovative thinking and commitment to quality outcomes - creating communities where people can live, play and enjoy family life.

CROWNLAND DEVELOPMENTS ARE A
SPECIALIST RESIDENTIAL DEVELOPER
BASED IN THE SYDNEY BASIN. IN RECENT
YEARS IT HAS ALSO VENTURED INTO
SIGNIFICANT RETAIL PROJECTS SUCH
AS VILLAGE SQUARE COMMERCIAL.



ORIGIN



ON FIFTH

Crownland’s track record includes a number of outstanding projects such as Twin Creeks, Camden Acres, The Lanes, Grey Oaks, Glenfield Rise, Glenfield Chase, Village Square, Burawa Rise, Oaklands Schofields, Andean Apartments, Lagoon and Waitara Gardens just to name a few.

In addition to projects undertaken in its own right Crownland Developments have completed successful joint ventures with Macquarie Bank, Capital Finance, Walter Construction Group, Marsim Group and Citi Centre Group.



originonfifth.com.au



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