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Introduction.

LOCATION.

Life at Leppington is all about convenient, community living.

Leppington is in Sydney's thriving south-west, bordering Hoxton Park and Oran Park. It is ideally connected by train, bus and road networks to key employment hubs including Sydney's CBD and will be 20 minutes to the new Badgerys Creek Airport.

Living is easy when you are within 5 minutes to Leppington Train Station, numerous nature reserves and playgrounds, new schools and transport. The exciting new town centre and major regional shopping centre will form the heart of retail and social activities within the region.

It's a relaxed lifestyle with everything you could want, all at your doorstep.

LIFESTYLE.

Rose Grounds is perfectly situated within one of Sydney's most vibrant new communities. The proposed new town centre will form the hub of village life with restaurants, entertainment, shopping, community services all within a master planned precinct.

Leisure options such as parklands and cycleways will offer great recreational options and the new Rail Link and Airport will not only drive jobs it will make travel; interstate and internationally a breeze.

There has never been a better time to escape the hustle and bustle with a move to the wide open spaces offering plenty of fresh air in lovely Leppington, it will be the best decision you've ever made.



1.5km to Leppington Train Station



450m to local school



2 mins to playing fields and park



5 mins to local shopping



PRODUCT.

Complete by McDonald Jones is proud to offer architecturally designed, stylish terrace living within the master planned development at Rose Grounds.

Our contemporary terraces are cleverly designed to maximise your living without the complications. Each home has its own distinct personality and complement each other to deliver cohesive street appeal.

All our homes are turnkey fixed price packages, so they come ready to live in from the moment you get the keys, with no surprises.

That means you walk into a fully completed home with some of life's

luxuries to enhance the way you live. Those luxuries include European appliances, waterfall benchtops, soft close drawers, high ceilings, free standing bath, slide out bins and many other well appointed features.

Your new home will be move-in ready, including all the fencing, driveway and landscaping.

With only 5% deposit until you receive the keys[^].

The only thing you'll need to do is unpack and start living. It's that simple.









Leppington Living

- PERFECT LOCATION-PERFECT LIVING
- FASTEST GROWING LOCAL GOVERNMENT AREA IN NSW
- TOTAL INFRASTRUCTURE INVESTMENT OF APPROX \$7.5B
- POPULATION OF 964,650 BY 2031
- 60,000 DIRECT JOBS CREATED BY 2036
- BADGERYS CREEK AIRPORT COMPLETION DUE 2026

Master plan.



LEGEND

Complete terrace homes available

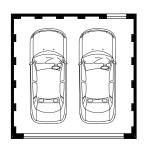




Brooklyn-Remsen Type C2_C



Living (Ground Floor) 74.74 m2 Living (First Floor) 83.74 m2 Balcony 1.62 m2 Patio 8.61 m2 11.76 m2 Porch 36.12 m2 Garage **TOTAL** 216.59 m2



garage (rear - loaded)







ground floor front facade first floor

Tripeca - Barclay Type D2_C



Living (Ground Floor) 82.76 m2 Living (First Floor) 79.75 m2 Balcony 1.24 m2 Patio 9.83 m2 1.71 m2 Porch 36.12 m2 Garage **TOTAL** 211.41 m2



garage (rear - loaded)



front facade



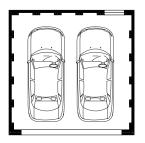


ground floor first floor

Tripeca - Barclay Type D2_C



Living (Ground Floor) 82.76 m2 Living (First Floor) 79.75 m2 Balcony 1.24 m2 Patio 9.83 m2 1.71 m2 Porch 36.12 m2 Garage **TOTAL** 211.41 m2



garage (rear - loaded)





entry

patio

dining

00

kitchen

living

lounge



front facade

Tripeca - Barclay Type D2_C



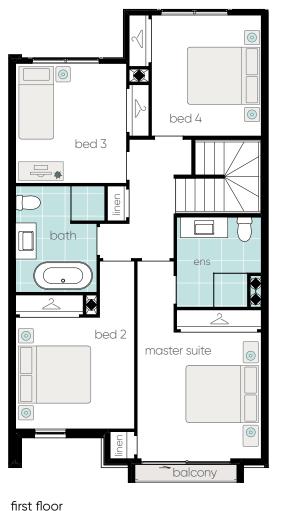
Living (Ground Floor) 82.76 m2 Living (First Floor) 79.75 m2 Balcony 1.24 m2 Patio 9.83 m2 1.71 m2 Porch 36.12 m2 Garage **TOTAL** 211.41 m2



garage (rear - loaded)







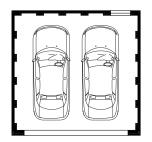
front facade ground floor

15

Staten-Chartton Type B1_C



Living (Ground Floor) 64.48 m2 Living (First Floor) 71.93 m2 Balcony 3.05 m2 Patio 8.41 m2 1.48 m2 Porch 37.08 m2 Garage **TOTAL** 186.43 m2



garage (rear - loaded)









ground floor

Staten-Clarkson

Type B1_B



 Living (Ground Floor)
 64.48 m2

 Living (First Floor)
 71.93 m2

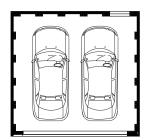
 Balcony
 2.17 m2

 Patio
 8.41 m2

 Porch
 1.48 m2

 Garage
 37.08 m2

 TOTAL
 185.55 m2



garage (rear - loaded)



front facade





bed 3

ground floor

first floor

Lot 107 ___

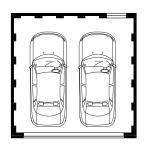
Tripeca-Carmine Type D2_A

210.90 m2

TOTAL



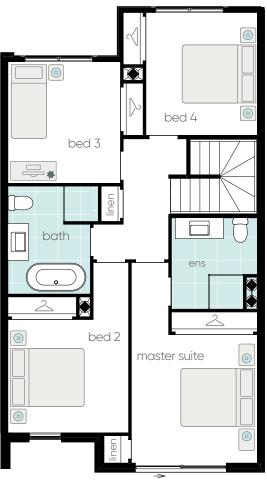
Living (Ground Floor) 82.81 m2 Living (First Floor) 79.47 m2 Patio 9.83 m2 Porch 2.67 m2 36.12 m2 Garage



garage (rear - loaded)







front facade ground floor first floor

Broadway-Morton

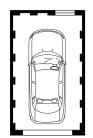
Type A2_A



Living (Ground Floor) 59.10 m2
Living (First Floor) 51.05 m2
Patio 11.20 m2
Porch 1.23 m2
Garage 21.48 m2

TOTAL

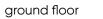
front facade



garage (rear - loaded)



144.06 m2





nd floor

entry

patio

WC

living

Tripeca-Vandam

211.17 m2

Type D2_B



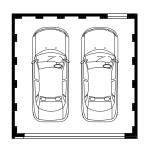
 Living (Ground Floor)
 82.76 m2

 Living (First Floor)
 79.75 m2

 Patio
 9.83 m2

 Porch
 2.71 m2

 Garage
 36.12 m2



garage (rear - loaded)







front facade

TOTAL

ground floor

first floor

Staten-Hudson

Type B1_A1



 Living (Ground Floor)
 64.48 m2

 Living (First Floor)
 71.93 m2

 Balcony
 2.17 m2

 Patio
 8.41 m2

 Porch
 1.48 m2

 Garage
 37.08 m2

 TOTAL
 185.55 m2



garage (rear - loaded)



front facade





ground floor



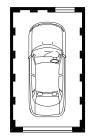
Broadway-Morton

Type A2_A



Living (Ground Floor) 59.10 m2
Living (First Floor) 51.05 m2
Patio 11.20 m2
Porch 1.23 m2
Garage 21.48 m2

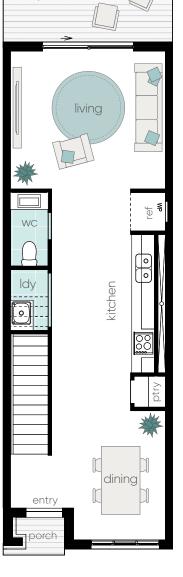
TOTAL 144.06 m2



garage (rear - loaded)



front facade



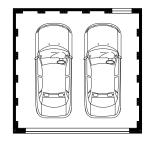


ground floor first floor

Staten-Cyrove Type B1_A



Living (Ground Floor) 64.48 m2 Living (First Floor) 71.93 m2 Balcony 2.17 m2 8.41 m2 Patio 1.48 m2 Porch 37.08 m2 Garage **TOTAL** 185.55 m2



garage (rear - loaded)



front facade





first floor

entry

porch

patio

lounge

kitchen

Staten-Chartton

Type B1_C



 Living (Ground Floor)
 64.48 m2

 Living (First Floor)
 71.93 m2

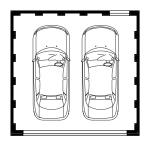
 Balcony
 3.05 m2

 Patio
 8.41 m2

 Porch
 1.48 m2

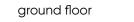
 Garage
 37.08 m2

 TOTAL
 186.43 m2



garage (rear - loaded)



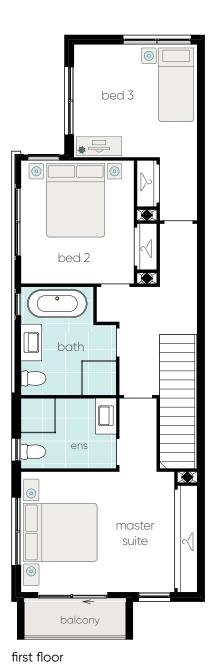


dining

WC

lounge

entry



front facade

Broadway-Tyrdall

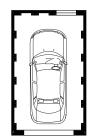
Type A2_C

TOTAL

front facade



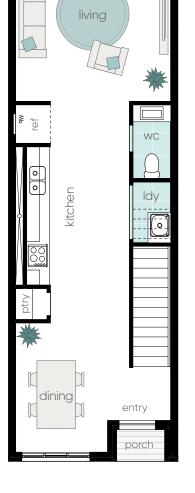
Living (Ground Floor) 59.01 m2 Living (First Floor) 50.83 m2 Balcony 1.71 m2 Patio 8.70 m2 1.07 m2 Porch 21.48 m2 Garage



garage (rear - loaded)



142.80 m2



patio



ground floor

first floor

Tripeca-Barclay Type D2_C

211.41 m2



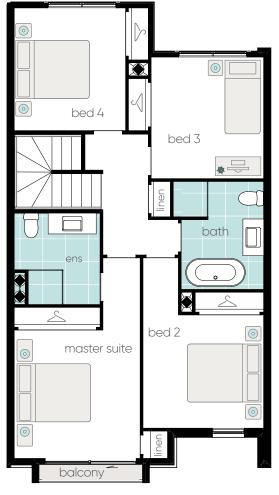
Living (Ground Floor) 82.76 m2 Living (First Floor) 79.75 m2 Balcony 1.24 m2 Patio 9.83 m2 1.71 m2 Porch 36.12 m2 Garage

TOTAL

garage (rear - loaded)







first floor

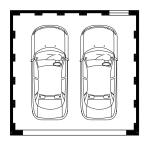
front facade ground floor

Lot 147 ___

Staten-Chartton Type B1_C



Living (Ground Floor) 64.48 m2 Living (First Floor) 71.93 m2 Balcony 3.05 m2 Patio 8.41 m2 1.48 m2 Porch 37.08 m2 Garage **TOTAL** 186.43 m2



garage (rear - loaded)



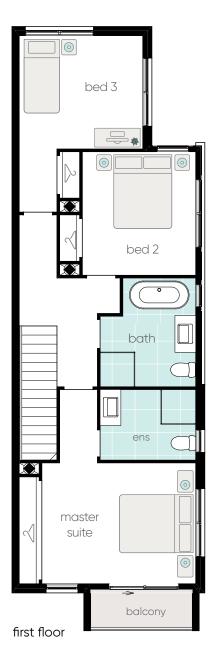
front facade



kitchen

patio

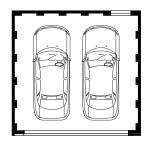
lounge



Staten-Chartton Type B1_C



Living (Ground Floor) 64.48 m2 Living (First Floor) 71.93 m2 Balcony 3.05 m2 Patio 8.41 m2 1.48 m2 Porch 37.08 m2 Garage **TOTAL** 186.43 m2



garage (rear - loaded)







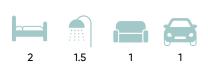
front facade

Broadway-Tyndall

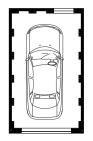
Type A2_C

TOTAL

front facade



Living (Ground Floor) 59.01 m2 Living (First Floor) 50.83 m2 Balcony 1.71 m2 Patio 8.70 m2 1.07 m2 Porch 21.48 m2 Garage

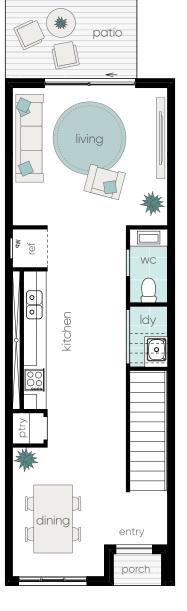


garage (rear - loaded)



142.80 m2







29

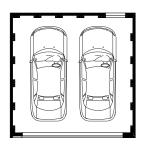
Tripeca-Barclay Type D2_C



Living (Ground Floor) 82.76 m2 Living (First Floor) 79.75 m2 Balcony 1.24 m2 9.83 m2 Patio 1.71 m2 Porch Garage

TOTAL

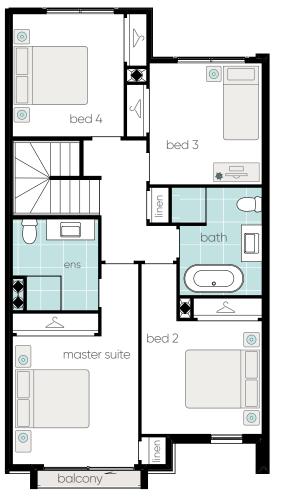
36.12 m2 211.41 m2



garage (rear - loaded)





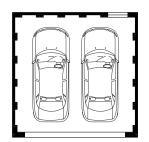


front facade ground floor first floor

Brooklyn-Sidney Type C2_C3



Living (Ground Floor) 78.63 m2 Living (First Floor) 82.01 m2 Balcony 1.61 m2 Patio 8.61 m2 4.74 m2 Porch 36.12 m2 Garage **TOTAL**



garage (rear - loaded)



front facade

211.72 m2





ground floor first floor

kitchen	
Cooktop	ILVE 600mm European stainless steel gas cooktop with cast iron trivets and wok burner
Oven	ILVE 600mm European stainless steel multifunction oven with clock
Rangehood	ILVE 600mm European stainless steel canopy rangehood, vented to external
Dishwasher	ILVE Dishwasher IVDFSP5/1
Microwave	ILVE IV602BIM stainless steel microwave with trim kit
Benchtops	20mm pencil round edge Caesarstone benchtops with 20mm waterfall ends
Splashback	Ceramic tiled splashback
Cabinetry	Plytec Polyurethane cupboard doors and drawer fronts with soft close
Water Point	Tap to rear of refrigerator space
Water Filter	Inline water filter fitted under kitchen sink with the filtered water delivered directly through the kitchen sink mixer
Pantry	Five (5) x White melamine shelves (design specific)
Bin	Slide-out bin enclosure
Handles	Hettich handles to base cupboards
Sink	Double bowl undermount sink
Tapware	Caroma Saracom sink mixer in chrome finish

ensuite/bat	throom/powder room
Free-Standing Bath	Stylus Origin 1550 white free-standing bath with chrome waste and rubber plug as indicated on plan
Cabinetry	Fully laminated vanity units
Benchtops	20mm pencil round edge Caesarstone benchtops
Vanity Basins	Caroma Carboni II white vitreous china inset vanity basin with chrome waste and white plug to ensuite and bathroom (design specific)
Mirror	Polished edge mirror
Handles	Hettich handles
Shower Screens	2,000mm high framed shower enclosure in bright chrome finish and clear safety glass and a semi-framed pivot door to bathroom and ensuite
Accessories	Dorf Enix double towel rail
Tapware	Stylus Cadet chrome mixer tapware to basin, shower and bath with matching chrome bath outlet
Toilet	Stylus Venecia white vitreous china dual flush close coupled toilet suite with soft close seat (design specific)
Exhaust Fans	Exhaust Fan to ceiling space in ensuite and bathroom
Floorwaste	Chrome floor wastes throughout

doors	
Front Door	Hume Savoy 2,340mm high \times 820mm wide (nominal) front entry door, clear glazed in a paint finish
Internal	Hume flush panel hinged doors
Sliding Doors	Aluminium sliding doors where specified

door furniture	
Front Door	Gainsborough Trilock (Contemporary) leverset double cylinder deadlock to the front entry door in chrome finish
Internal	Gainsbourough G4 series (Amelia) leverset (Privacy sets to bathrooms, WC and all bedrooms)

flooring	
Ceramic Tiles	$450\times450 \mathrm{mm}$ ceramic floor tiles to main floor areas (entry, dining, family, kitchen, pantry, hallway & linen) (design specific)
Carpet	Builders range nylon carpet to all bedrooms, robes and lounge (design specific)

laundry	
Laundry Tub	800mm wide laundry base cupboard with laminated doors, end panels and laminated square edge benchtop with an ABS edge and matching kick boards and Radiant Vital 45L F/line SS drop in tub with F/mix to laundry (design specific)
Exhaust Fan	Exhaust fan to ceiling space in laundry
Tapware	Caroma Aqua sink mixer
Splashback	Tiled splashback to laundry tub

internal	
Cornice	Cove cornice
Gas Package	Gas cooktop, HWS and heating point
Robes	Framed mirror sliding doors to bedroom robes
Skirting	Skirting board and architrave. HMR custom wood, half splayed
Shelving	White shelving to all robes, linen and pantry

foundation/frame	
Slab	Concrete slab structurally designed by qualified engineers
Frame	Steel frame
Ceiling	Ceiling height of 2,740mm GF & 2,440mm FF

electrical	
Air- Conditioning	Ducted A/C System (single phase)
Lighting	Downlights in hallway and living rooms. Oyster light fittings to remainder. 2 x Downlights to underside of overhead kitchen cupboards

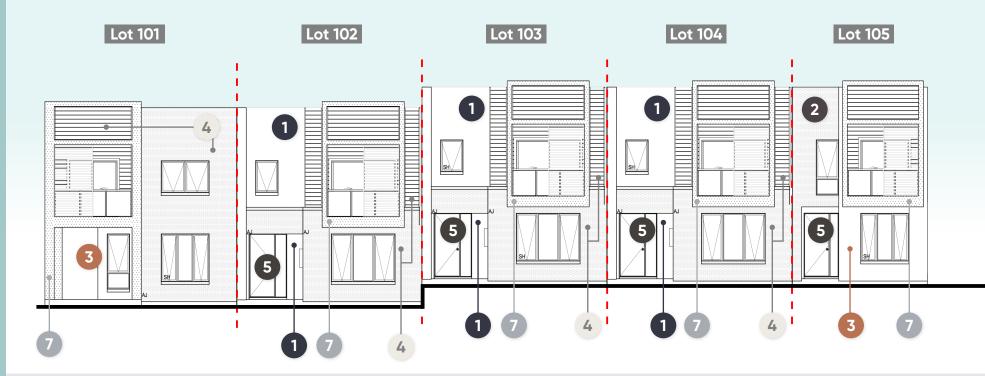
Alarm	Alarm system with 4 PIR sensors, 1 LCD keypad, control panel and internal/external siren
Powerpoints	Throughout as detailed on electrical plan, external double waterproof power point to the patio
USB GPO's	Iconic USB double power points: 2 in living rooms, 1 in kitchen and 1 in each bedroom
Phone	Cat 6 Data points: 2 x 2 in living rooms, 1 in kitchen and 1 in main bedroom
Television Point	Three (3) x TV points: 1 in main bedroom, 1 in living and 1 in theatre

hot water system Hot Water Rheem Metro 26 instantaneous gas hot water unit System

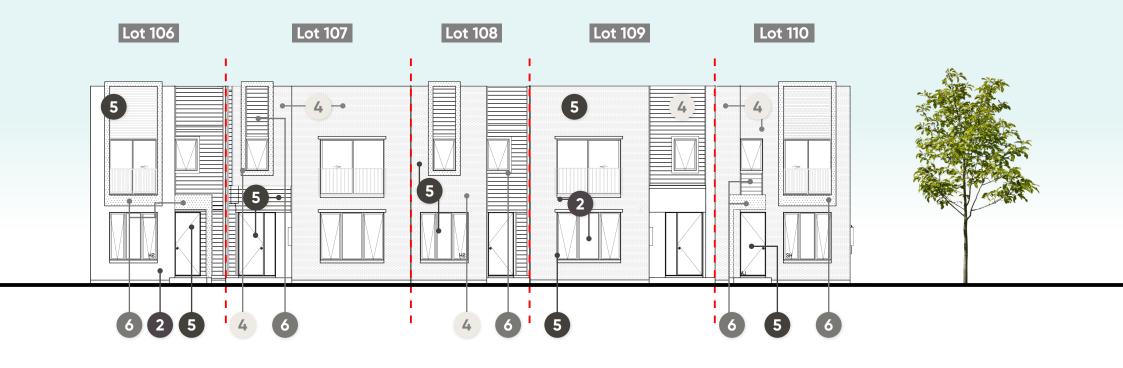
paint	
Internal Walls	Taubmans low sheen 3 coat paint system
Internal Woodwork	Taubmans gloss paintwork 3 coat paint system
Exterior	Taubmans acrylic paintwork 3 coat paint system

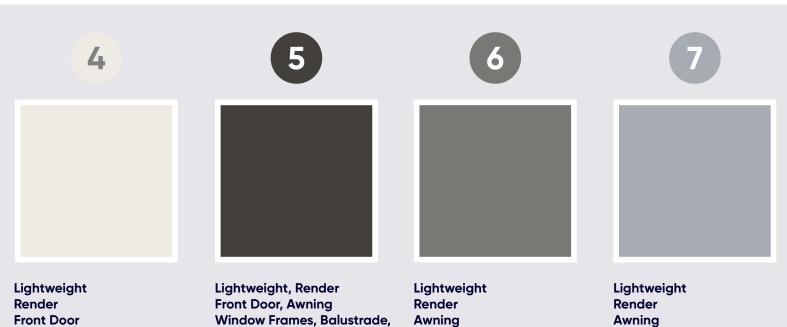
external	
Walls	Face brickwork with Austral Bricks where indicated on plan
Render	2 coat Moroka finish to selected areas as indicated on plan
Windows	Aluminium windows throughout
Flyscreens	Flyscreens to openable windows excluding hinged and sliding doors
Roof	Metal sheet roof
Fascia and Gutter	Colorbond fascia and guttering. Downpipes 90mm Round PVC to match guttering
Sarking	Foil face blanket to roof and sarking to external walls
Garage Door	Sectional Colorbond garage door, with two handsets, wall mounted button and additional remote control handset
Ceramic Tiles	450 x 450mm ceramic floor tiles to porch and alfresco
Garden Taps	One to front and one to rear
Landscaping	Turf to front and rear (to estate requirements)
Driveway	Driveway and Crossover/Colour sealed to estate requirements
Fencing	Colorbond fence (excluding mini orb) including side gate and blockoff
TV Aerial	Television aerial (Inc BOOSTER)
Clothesline	Included
Gas Connection	Gas point to patio











Dulux - Tristan

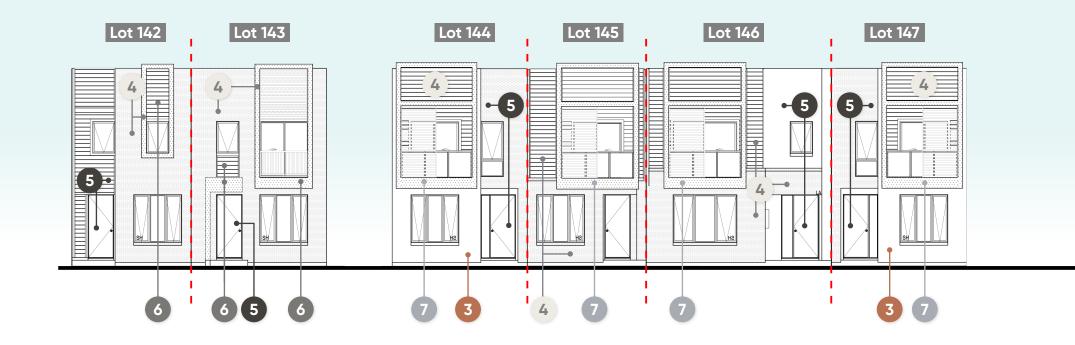
Dulux - Accord

Balcony Screen

Dulux - Namadji

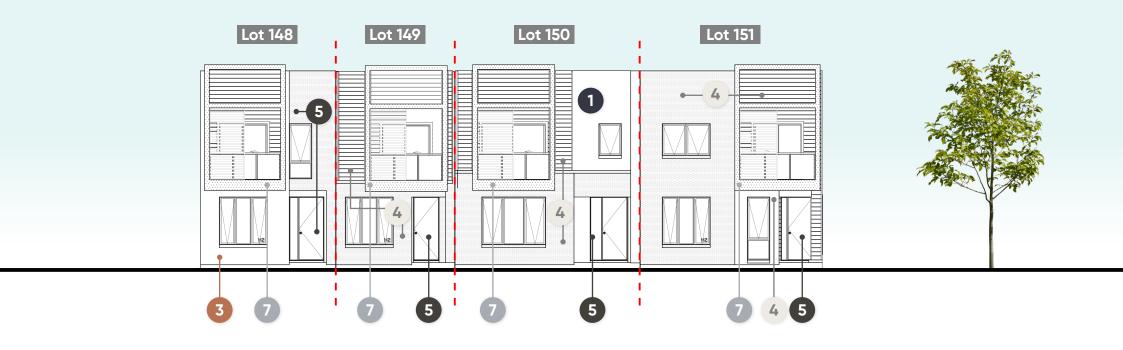
Dulux - Whisper White

35



Lot 142-151







About Us.

COMPLETE BY MCDONALD JONES.

Complete by McDonald Jones are dedicated to providing you with uncomplicated living solutions, enabling you to realise your dream of living in a brand new home sooner.

Our philosophy is to remove the stress, uncertainty and complications that may come with building a new home and enable you to start living!

We have outstanding turn key packages available within Rose Grounds, perfect for first home buyers, families, investors and downsizers.

We can even assist you to arrange your financing and conveyancing. Just choose your location, select the design you love the most, and leave the rest to us.

Complete homes, ready for you to start living!

CONNECTION TO MCDONALD JONES AND MJH GROUP.

When you choose a Complete by McDonald Jones home, it comes with the backing of one of Australia's largest residential building groups.

Complete by McDonald Jones is a member of the MJH Group which has been building award-winning homes to the highest standards for more than 30 years. With operations across NSW, QLD, ACT and Tasmania, the MJH Group has an unparalleled reputation for reliability, quality and exceptional customer service.

Essentially, when you choose to partner with Complete by McDonald Jones, you'll also receive the peace-of-mind that comes with the MJH Group's size, strength and reputation.

Left to Right:
Andrew Helmers, Director
Bill McDonald, Founder and
Director







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