

[creationhomes.com.au](http://creationhomes.com.au)

Contact the sales team

[land@creationhomes.com.au](mailto:land@creationhomes.com.au) – 03 9828 0700



AURORA

# The Aspen.

AURORA by Creation Homes.



## It doesn't get much better.

It's time to move into your new stylish home by Creation Homes in sought after estate, Aurora, where you will be surrounded by the best in the North and only 25km to the Melbourne CBD.

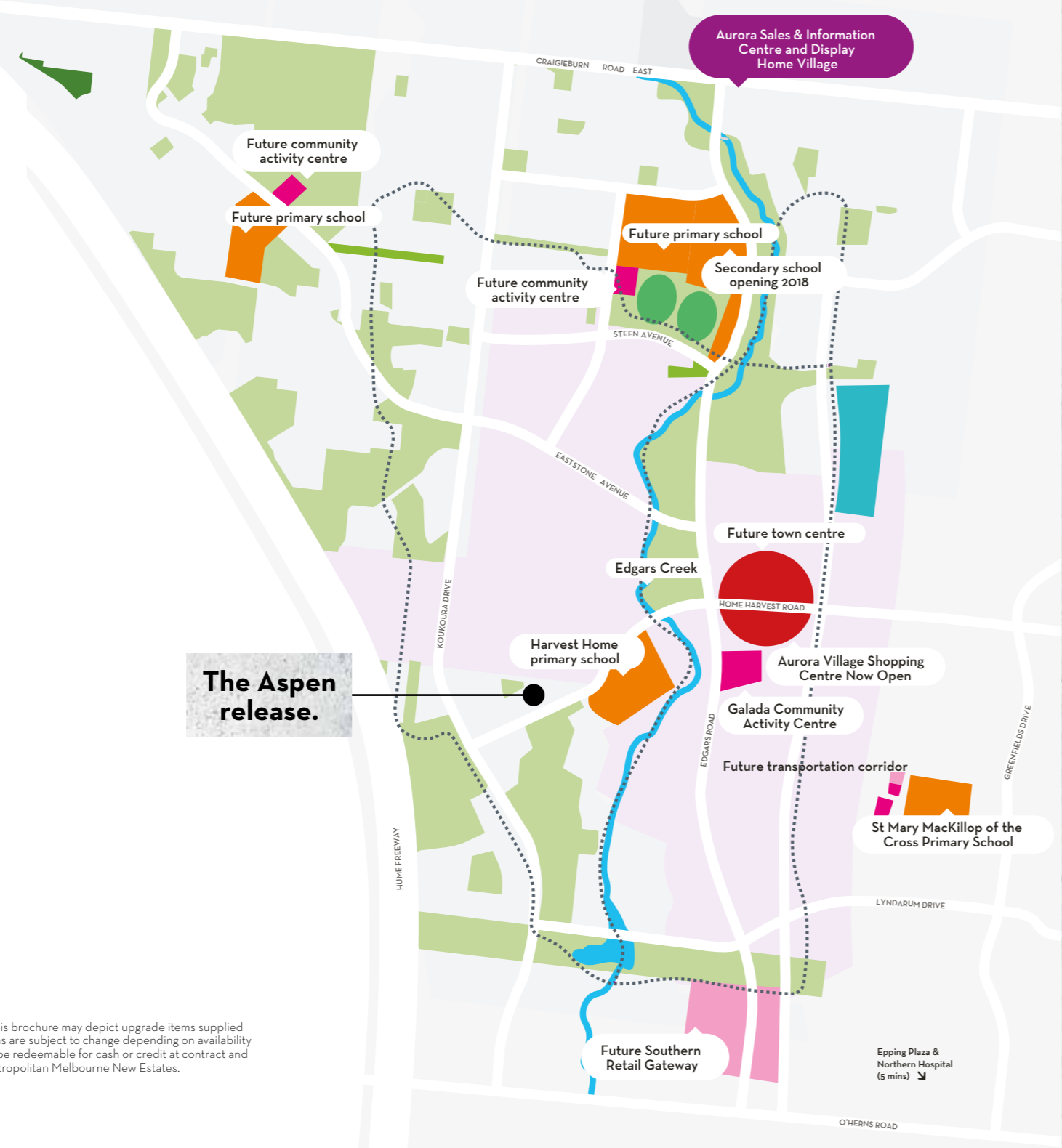
With close proximity to major freeways, public transport and the Melbourne airport, working, traveling and living in this area takes convenience to a new level.

Creation Homes builds to impress, with 3 and 4 bedroom turnkey homes that will excite the whole family.

All images and drawings are for illustrative purposes.

# Aurora Masterplan.

-  Roads
-  Wetlands
-  Lendlease developable area
-  Education
-  Fitness trail circuit
-  Town Centre
-  Community use
-  Mixed uses
-  Existing Aurora by others
-  Lendlease Retirement Living



The images contained in this brochure shows upgrade items. Some images in this brochure may depict upgrade items supplied by Creation namely Timber laminate flooring, double vanities, feature tiles. Items are subject to change depending on availability of some items. Items can be substituted at any time. Any upgrade offer cannot be redeemable for cash or credit at contract and is not valid with any other offer. Speak to a BDM for full details. Available in Metropolitan Melbourne New Estates.



# Turnkey Inclusions.

## Preliminary Works

- Survey, soil test and site inspections
- Building permit application fees
- Drafting of standard customer plans
- Temporary fencing & 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 and rock excavation where required
- 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
- Concrete waffle slab, engineer designed to 'H2' class

## External Works

- Fencing to front, rear & side boundaries (where applicable) as per estate covenants and/or guidelines
- Concrete driveway, front entry porch & path to suit covenants and/or guidelines
- Landscaping to front yard including a combination of turf and mulched garden beds with plants & trees (plant species is season dependant)
- Rear landscaping including turf, shaped & mulched garden beds & Lilydale (or equivalent) toppings to sides of house
- Letterbox with street number
- Wall or ground mounted folding clothesline
- Two external garden taps
- Termite treatment system to the perimeter of the concrete slab & all slab penetrations if required by local council

## Joinery & Finishes

- Feature front door and timber entry door frame
- Deadlocks to all external hinged doors & garage/house internal hinged access door
- Flush panel & gloss painted internal doors
- Chrome lever style internal door furniture
- Cushion door stops to all hinged doors
- Built in linen cupboard with four melamine, easy clean shelves
- 67 x 12mm splayed profile gloss painted skirting & architrave
- WIR or built in robe to bedroom one and built in robes with sliding vinyl finish doors to all other bedrooms
- 75mm cove cornice throughout
- Quality acrylic paint to all walls and ceilings (industry standard two coat system)
- Ceramic floor tiles to wet areas, entry foyer & kitchen
- First quality carpet with underlay to non tiled areas including aluminium edge strip to carpet/tiled junctions



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### Electrical

- Earth leakage electrical safety switch to lights and power points
- Smoke detectors as required by authorities
- Double power points throughout
- 2 free to air TV Points with quad shield coaxial cable connected to TV Antenna
- 1200mm single tube fluorescent light point to garage ceiling
- LED Downlights to all living rooms, including Porch and Alfresco, on single storey homes, and to all ground floor living rooms on double storey homes

### Kitchen, Bathrooms & Laundry


- Fully laminated kitchen cabinet doors, end panels and drawer fronts with melamine base and overhead cabinet carcasses
- 20mm reconstituted stone, square edged bench tops to kitchen
- Stainless steel 1 1/2 bowl sink
- Chrome lever mixer tap to kitchen sink
- Stainless steel 600mm gas cooktop
- Stainless steel fan forced electric oven
- Stainless steel 600mm rangehood
- Stainless steel dishwasher
- 45 litre stainless steel laundry trough in metal cabinet
- WELS 3 star rated dual flush toilet suites
- Acrylic bath (design specific) in tiled podium
- Semi frame less, clear safety glass 'pivot' shower screens
- Fully laminated vanity unit with square edged bench top & vitreous china basin to ensuite & bathroom
- Polished edge & frame less mirror over vanity units
- Chrome finish towel rails, toilet roll holders & soap dishes to all bathrooms
- Chrome finish tapware throughout
- Tiled Shower bases

### Fixtures & Features

- 6 star energy rating
- Professionally prepared interior and exterior colour schemes
- Three months maintenance warranty
- Prefabricated wall frames and engineer designed roof trusses
- Powdercoated aluminium windows with keyed alike window locks and keyed locks to all external sliding doors
- Obscure glazing to bathroom, ensuite & WC windows
- Colorbond®, fascia, guttering and downpipes
- Colorbond® roof
- Colorbond® sectional garage door with auto opener & three hand held transmitters
- External wall insulation minimum R1.5 (includes sisalation and wall batts)
- Ceiling insulation, minimum R2.5 batts, to living areas (excludes garage, verandahs, porch, etc.)
- Flyscreens to all opening windows
- 200 litre solar hot water unit with 1 solar panel & gas booster (if no recycled water is available)
- Gas continuous hot water unit with recycled water connections (where recycled water is available to the estate)
- Roller blinds to bedrooms, living areas and kitchen
- 1 No. Split System (Reverse Cycle) air conditioning unit to living area only
- 2400mm (nominal) ceiling heights to ground and first floors

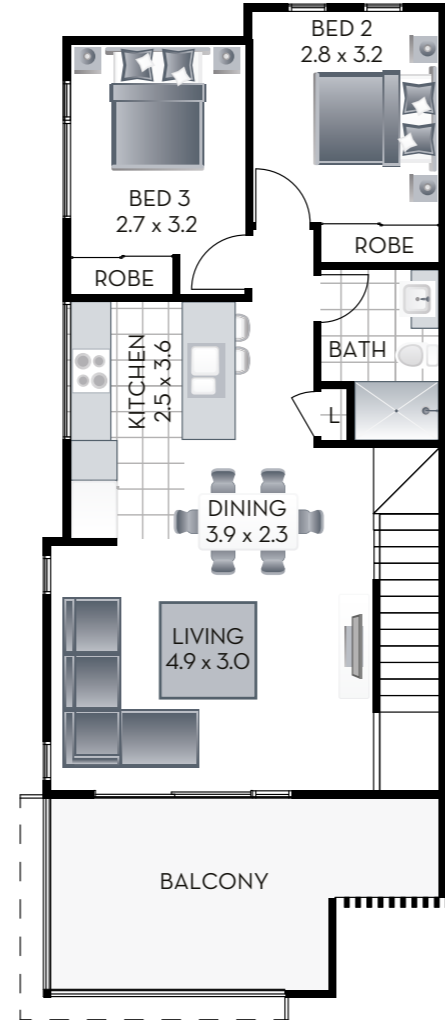
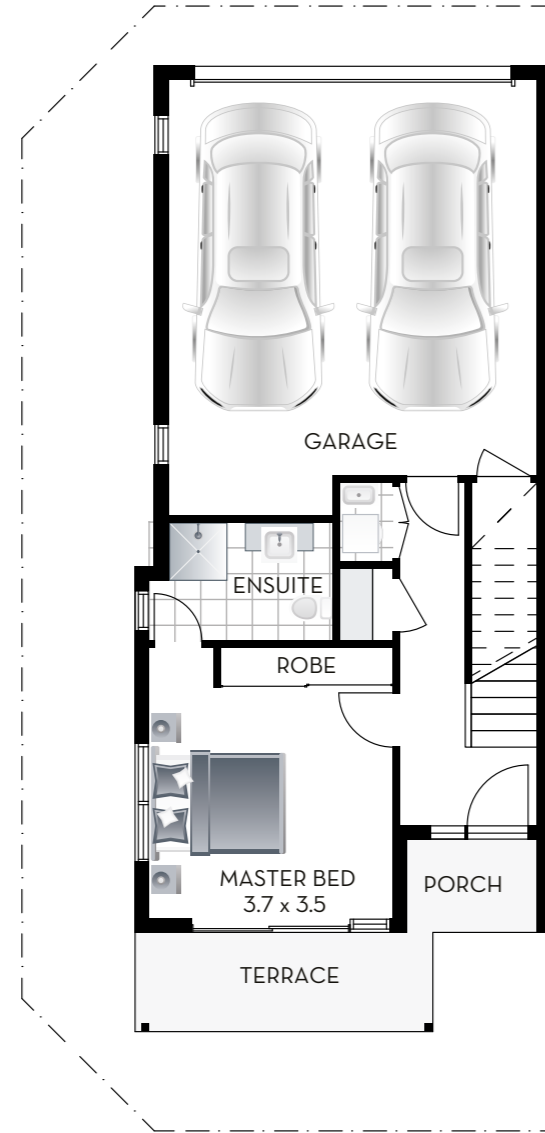
**Note:** These inclusions may be amended without notice due to unavailability of nominate items. Items may be replaced with similar available items of similar quality.

## HDT END.

-  3
-  2
-  2

**Overall House**  
169.40 m<sup>2</sup>

- Flooring Throughout
- Fixed Site Cost
- Stone to Kitchen
- LED Downlights Throughout

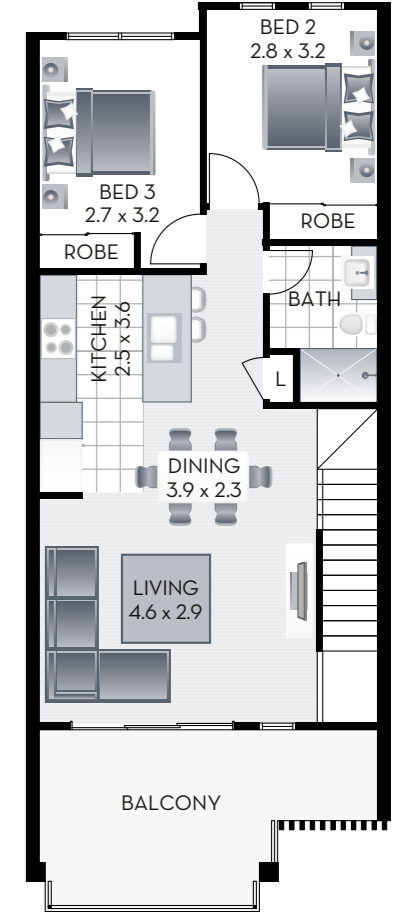
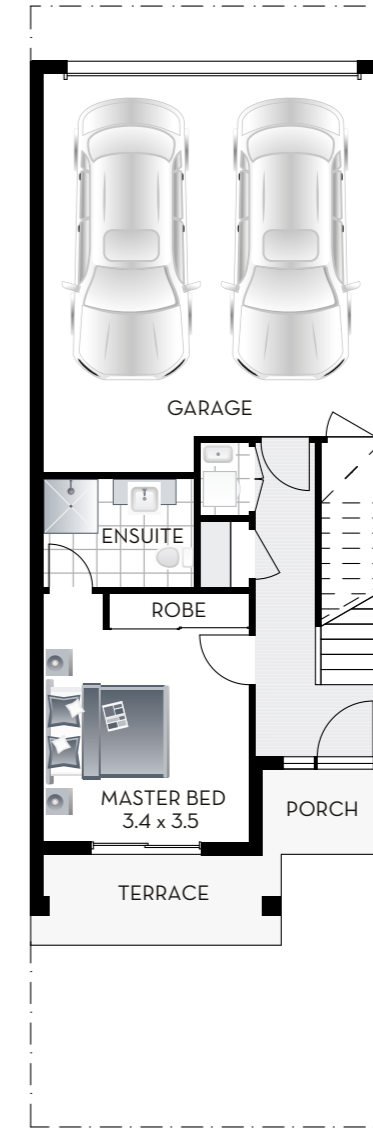


## HDT.

-  3
-  2
-  2

**Overall House**  
166.42 m<sup>2</sup>

- Flooring Throughout
- Fixed Site Cost
- Stone to Kitchen
- LED Downlights Throughout



## RLT END.

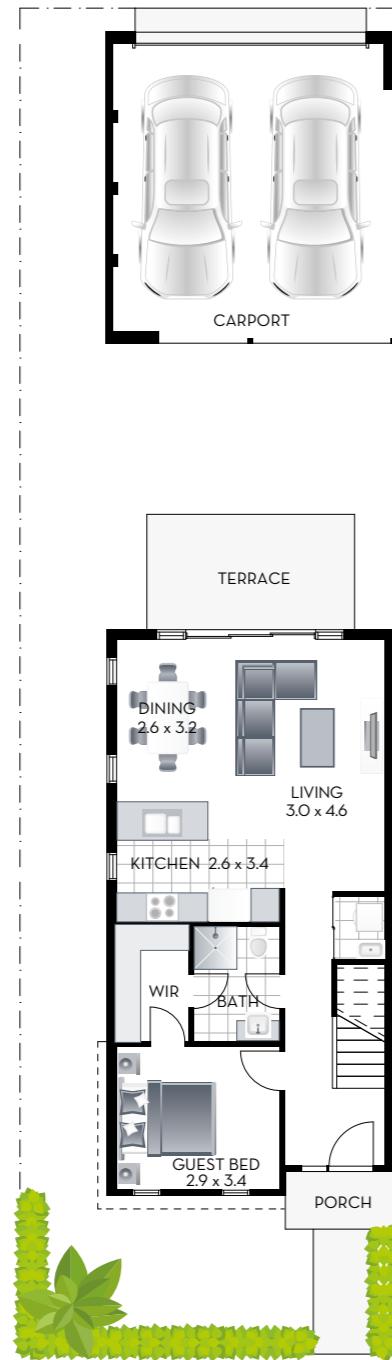
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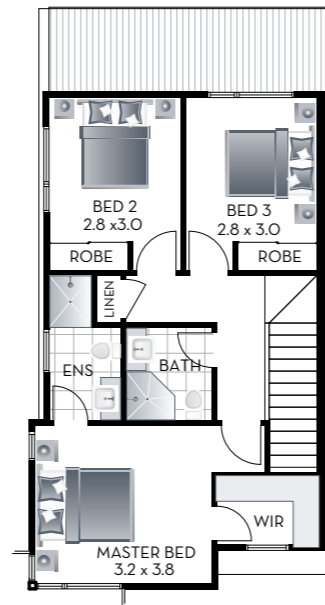
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**Overall House**  
**164.14 m<sup>2</sup>**

- Flooring Throughout
- Fixed Site Cost
- Stone to Kitchen
- LED Downlights Throughout



GROUND FLOOR



FIRST FLOOR

## RLT.

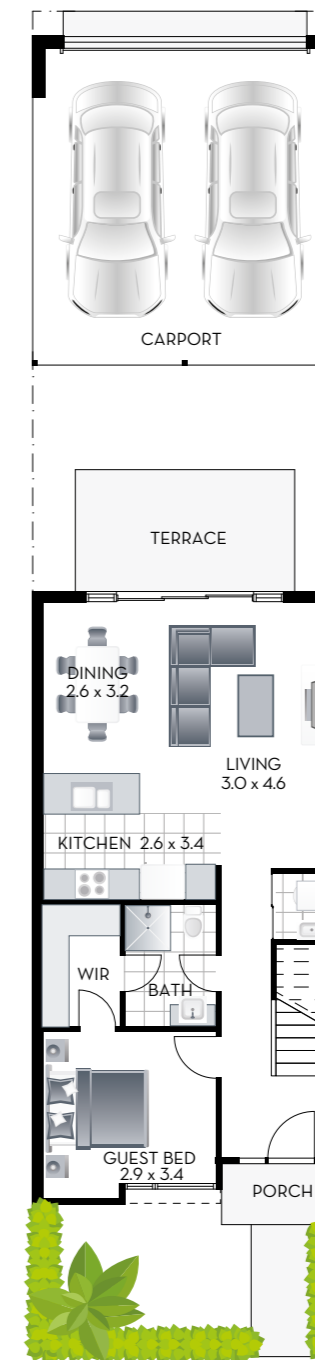
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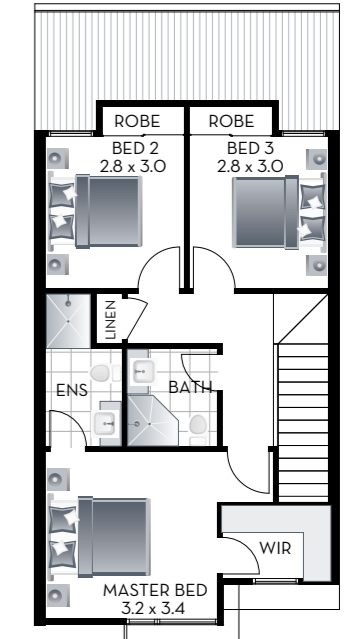
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**Overall House**  
**163.33 m<sup>2</sup>**

- Flooring Throughout
- Fixed Site Cost
- Stone to Kitchen
- LED Downlights Throughout



GROUND FLOOR



FIRST FLOOR

# The Aspen release.



## Land sizes.

Lot 5053	271m <sup>2</sup>
Lot 5054	178m <sup>2</sup>
Lot 5055	179m <sup>2</sup>
Lot 5056	176m <sup>2</sup>
Lot 5057	173m <sup>2</sup>
Lot 5058	171m <sup>2</sup>
Lot 5059	169m <sup>2</sup>
Lot 5060	168m <sup>2</sup>
Lot 5061	168m <sup>2</sup>
Lot 5062	203m <sup>2</sup>
Lot 5063	196m <sup>2</sup>
Lot 5064	117m <sup>2</sup>
Lot 5065	112m <sup>2</sup>
Lot 5066	111m <sup>2</sup>
Lot 5067	111m <sup>2</sup>
Lot 5068	111m <sup>2</sup>
Lot 5069	111m <sup>2</sup>
Lot 5070	111m <sup>2</sup>
Lot 5071	111m <sup>2</sup>
Lot 5072	151m <sup>2</sup>

Artist's impression.  
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