

Serenity. Place.

Where your sanctuary begins.

Serenity.

Proudly designed and built by Creation Homes

AURORA®

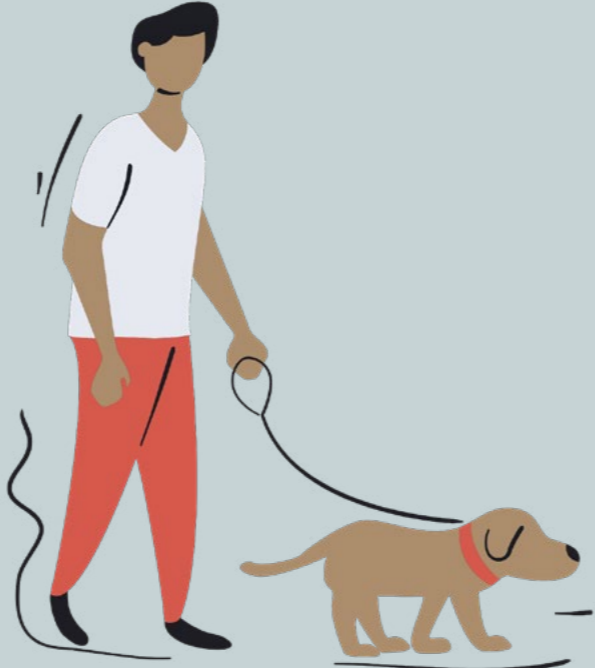
 creationhomes

 lendlease

The information contained in this brochure is for illustration purposes only and is subject to change. Statements, figures, calculations, plans, images and representations are indicative only. Specifications, details, fittings, fixtures, facades, elevations and floorplans (including internal and external dimensions and orientation) may be changed without notice. Photographs, illustrations and artists impressions depicting landscaping, interiors and exteriors are intended as a guide only and may not be a representation of the product, project and/or development. Prospective purchasers must make their own enquiries to satisfy themselves as to all aspects of any Creation Homes project, design or product and further should seek independent legal and financial advice in relation to all of the information contained herein. The information in this brochure is believed to be correct but is not guaranteed. Creation Homes expressly disclaims any and all liability relating to, or resulting from, the use of or reliance on, any information contained in this website by any person. © Last modified September 26, 2023 1:13 PM.



A curated selection of residences enriched by natural beauty and timeless elegance.



Aurora Estate Wollert

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.

Build a beautiful new home in a place that already has a strong sense of community. As soon as you move in, you can walk to the local shops, meet the neighbours while walking the dog, sign the kids up for after-school classes or join the local gym.

Located on Wurundjeri Country in Wollert, Aurora Estate is conveniently close to the city with direct freeway access, existing bus and train routes and a proposed new station at Aurora's future town centre mean it's easy to get where you need to go.

Community. Collaboration. Connection. Just a few ingredients that combine to create a meaningful life. Add to that an environment that fosters a sense of belonging, support and endless opportunity and you have the recipe for happy living that Lendlease has perfected over more than 60 years of building master planned communities.





At Aurora, it's all here, waiting for you. Parks and playgrounds, schools and bike paths community centres and shopping centres. Spaces to relax, run or walk the dog. Plenty of room to gather with friends, and watch your family thrive.



Recreation

- Over 20 parks and playgrounds
- Harvest Home Recreation Reserve
- Metropolitan Clay Target Club
- YMCA Leisure City
- Epping City FC
- Whittlesea Ranges Football Club



Health & Welbeing

- Aurora Village Medical Centre
- Estia Health Epping VIC
- Northern Hospital Epping
- Epping Private Hospital



Shopping






- Aurora Village featuring Coles & Australia Post
- Epping North Shopping Centre featuring Woolworths
- Pacific Epping Shopping Centre featuring Big W, Target, Kmart & JB-HiFi
- Craigieburn Central featuring Aldi, Kmart & United Cinema
- Epping Hub featuring Harvey Norman & Officeworks
- Epping Wholesale F&V Market
- Bunnings Warehouse
- Costco










Education




- Edgars Creek Secondary College
- Edgars Creek Primary School
- Ganbu Gulinj Community Centre
- Wallaby Childcare Wollert
- YMCA Early Learning Centre
- St Mary of the Cross MacKillop
- Rose Garden Epping Early Learning Centre
- Creeds Farm Living and Learning Centre
- Epping Views Primary School
- Saint Peter's Primary School
- Melbourne Polytechnic - Epping Campus
- Harvest Home Primary School
- St Monica's College
- Galada Community Centre



Welcome to the neighbourhood

-  Future Aurora Lots
-  Developed Aurora Lots
-  Denotes future amenity
-  Established residential
-  Edgars Creek

-  Active open space
-  Sporting space*
-  Conservation open space
-  Cycling paths

-  Child Care/Early Learning
-  Primary School
-  High School

-  Shopping & convenience
-  Community Centre
-  Sherwin Rise Over 55s Village

-  Future train station
-  Future transportation corridor





Your place to call home

With an honest, contemporary, and timeless simplicity, our homes create a true sanctuary you'll love coming home to.

Welcome to Serenity Place, a sanctuary where the essence of the local neighbourhood is beautifully woven into each home. Our interiors embrace the importance of modern living flexibility, seamlessly adapting to your needs.

Discover your dream home among our diverse range of twelve floorplans, offering slight variations to suit your unique lifestyle. Offering three or four bedroom layouts with open plan living. Enjoy coveted amenities like walk-in pantries, balconies, and large master bedrooms for ultimate comfort and tranquility.

If you're looking for flexibility then the Vienna floorplan is for you. Renowned for alternative room configurations, this plan includes three-floorplan variations - giving you the choice to customise your home to your needs.

Surry 23, perfect for growing families seeking open living and seamless indoor-outdoor connectivity. With balcony views that embrace the surrounding beauty, this design offers abundant natural light for a serene atmosphere you'll adore.

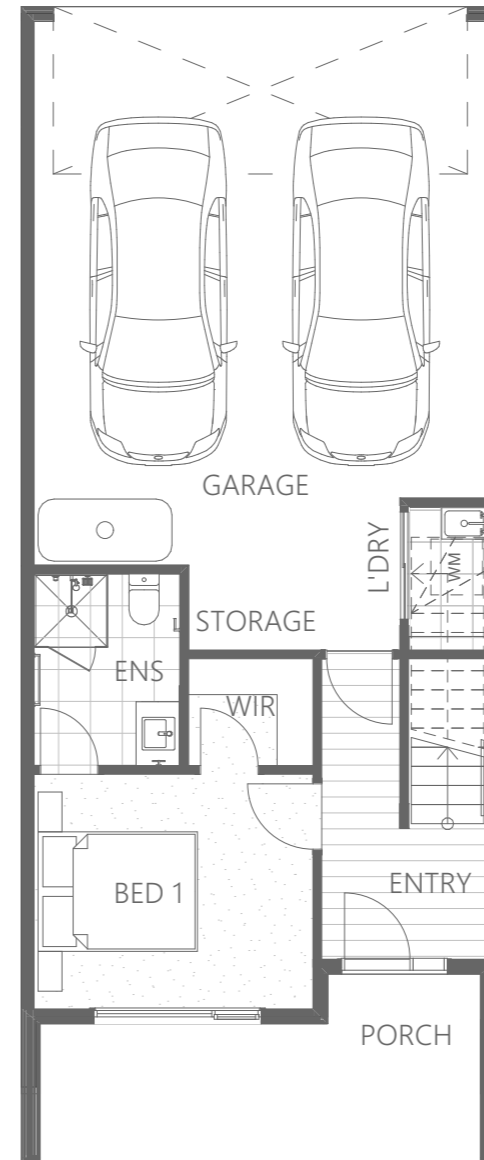
Lastly, immerse yourself in the Linea 18 collection, step inside to an inviting living area flowing into a grand balcony, perfect for hosting celebrations with loved ones. Connecting you to the beauty of nature.

Discover the floor plan that speaks to your vision.

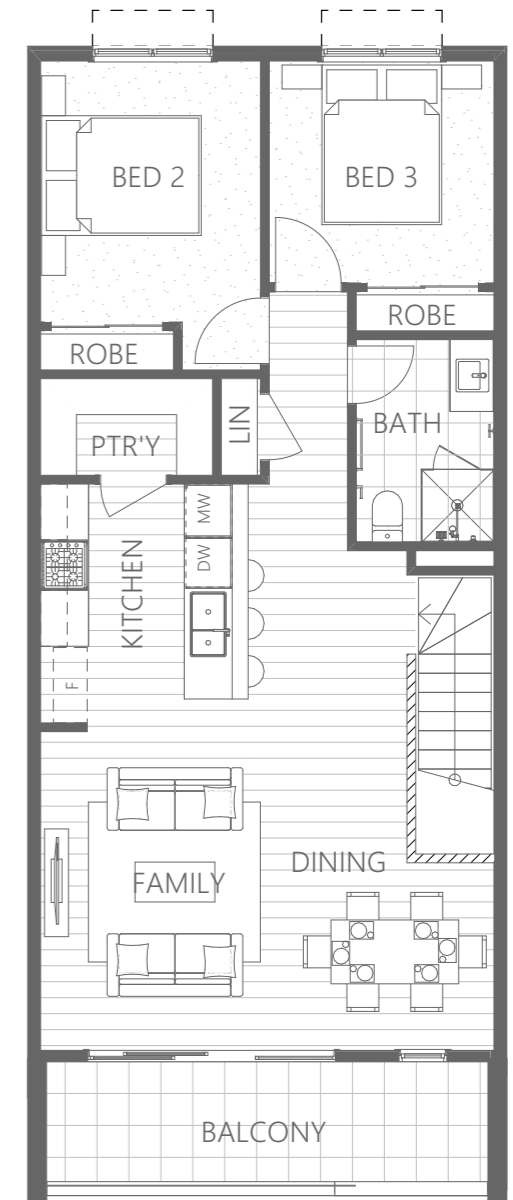
Your Pathway to Serenity

A collection of 29 turnkey Townhomes with stunning street appeal, showcasing Creation Homes' leading edge design and exceptional quality for every family





Ground Floor



First Floor

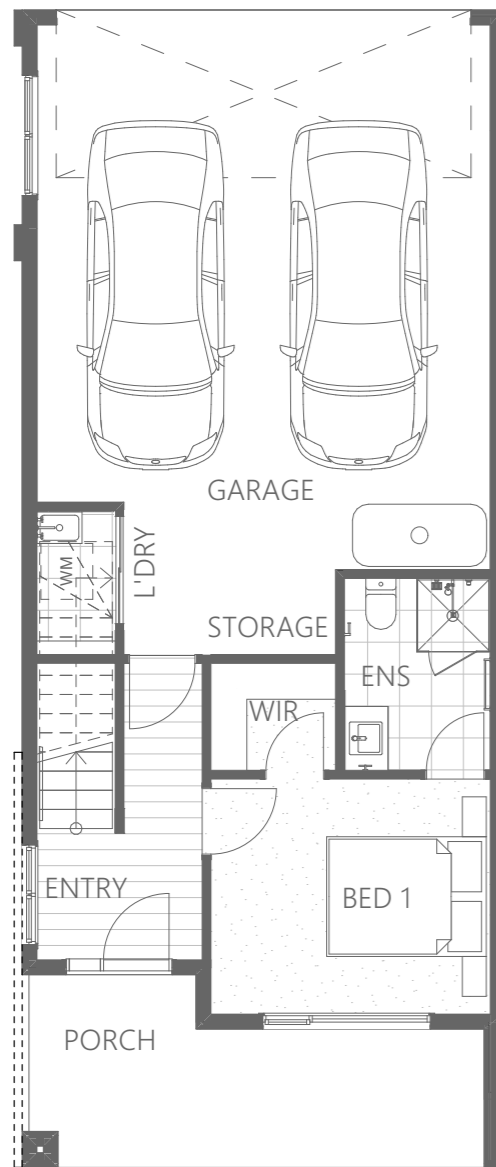
Linea 18 01 & 02

Lots 9, 10, 11, 12, 13 & 14

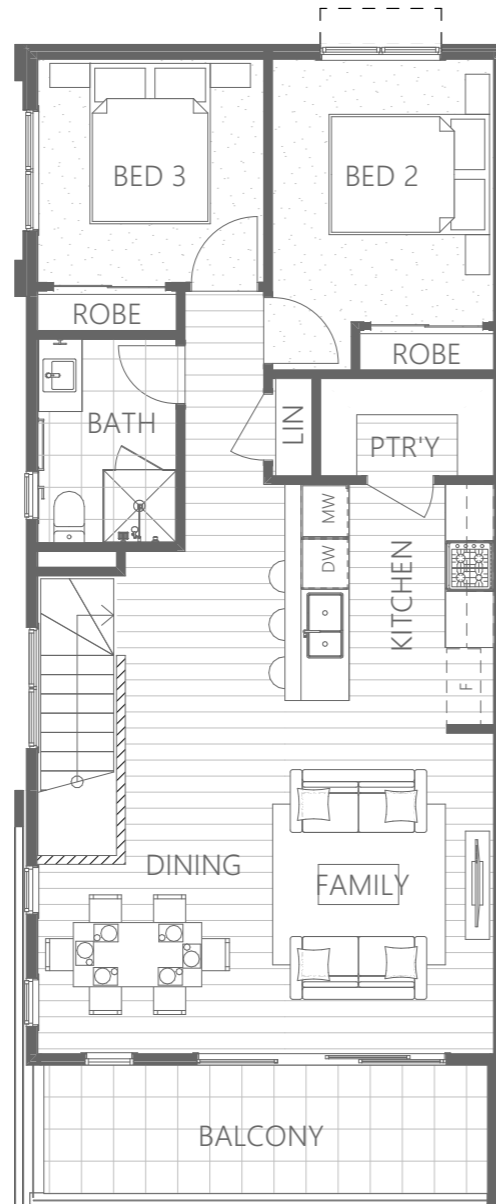
3 2 2

House Size	173.85m ²
Ground Floor	31.42m ²
First Floor	76.34m ²
Garage	43.69m ²
Porch	11.75m ²
Balcony	10.65m ²

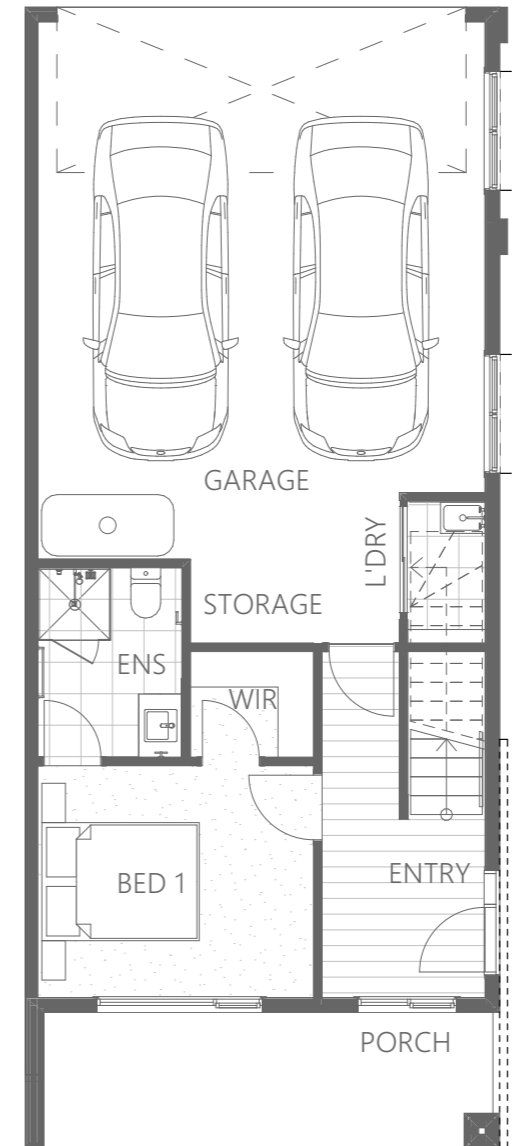




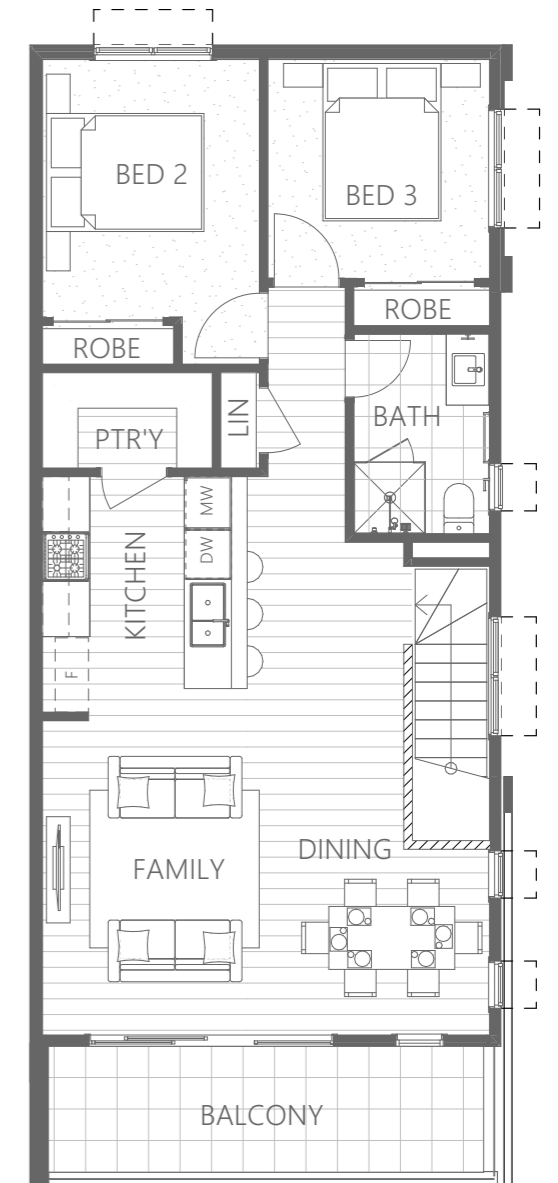
Ground Floor



First Floor



Ground Floor



First Floor

Linea 18 CNR

Lot 8

House Size	175.15m ²
Ground Floor	31.44m ²
First Floor	76.84m ²
Garage	43.07m ²
Porch	11.93m ²
Balcony	10.87m ²

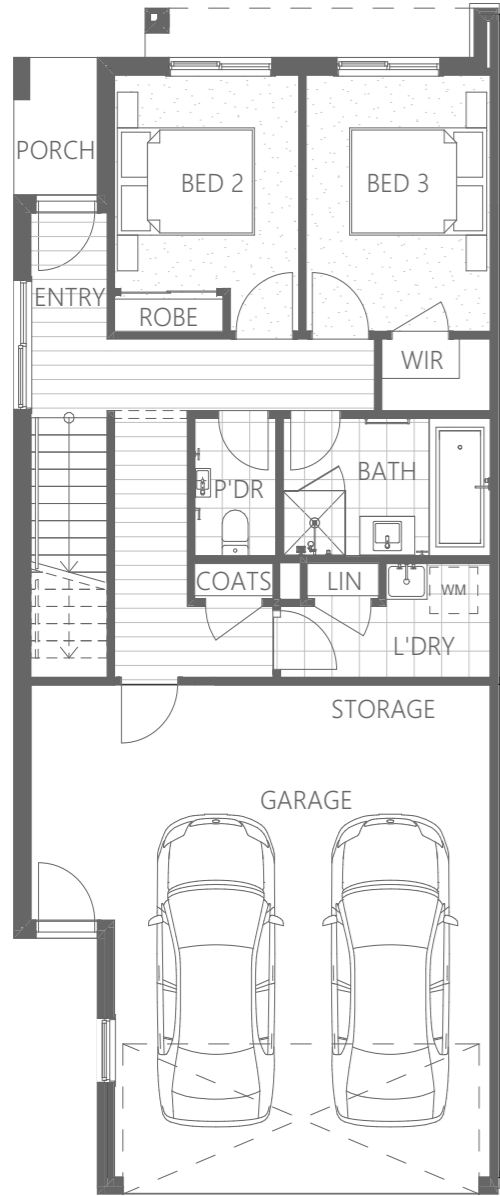


Linea 18 CNR - F

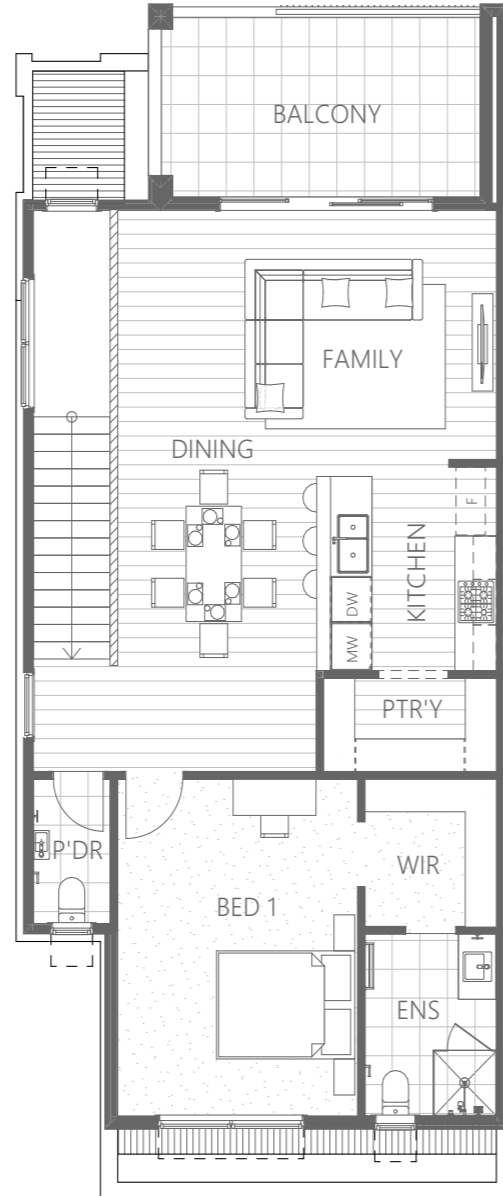
Lot 15

House Size	174.70m ²
Ground Floor	31.42m ²
First Floor	76.84m ²
Garage	43.82m ²
Porch	11.75m ²
Balcony	10.87m ²

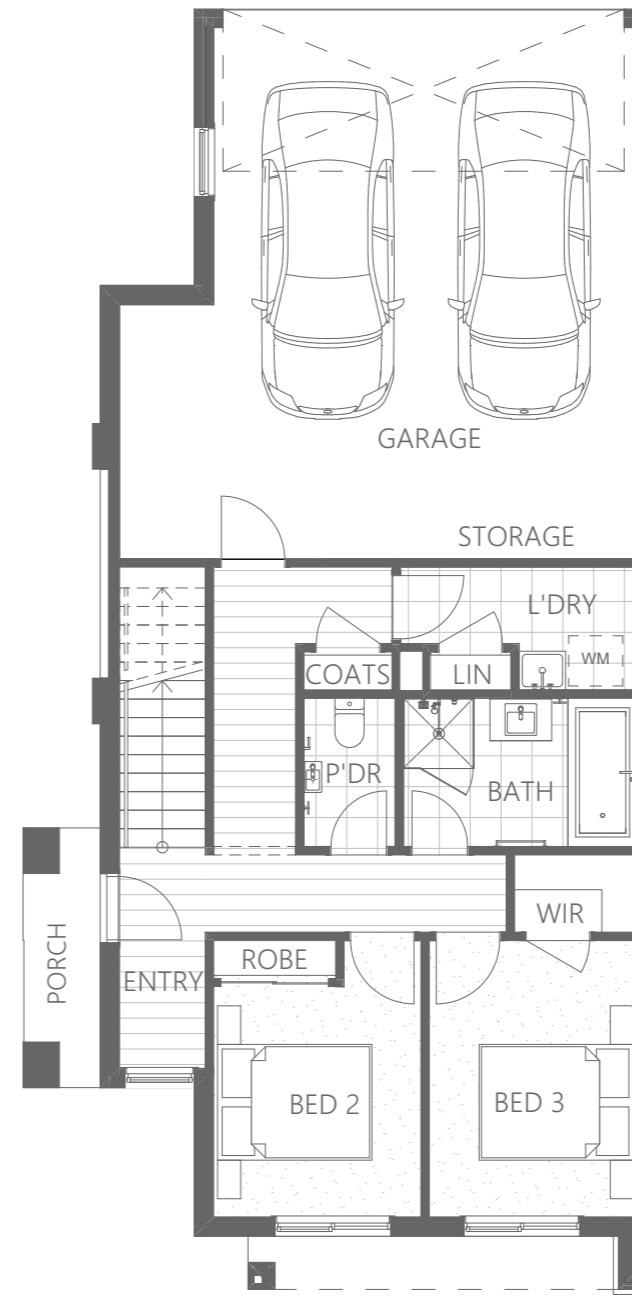




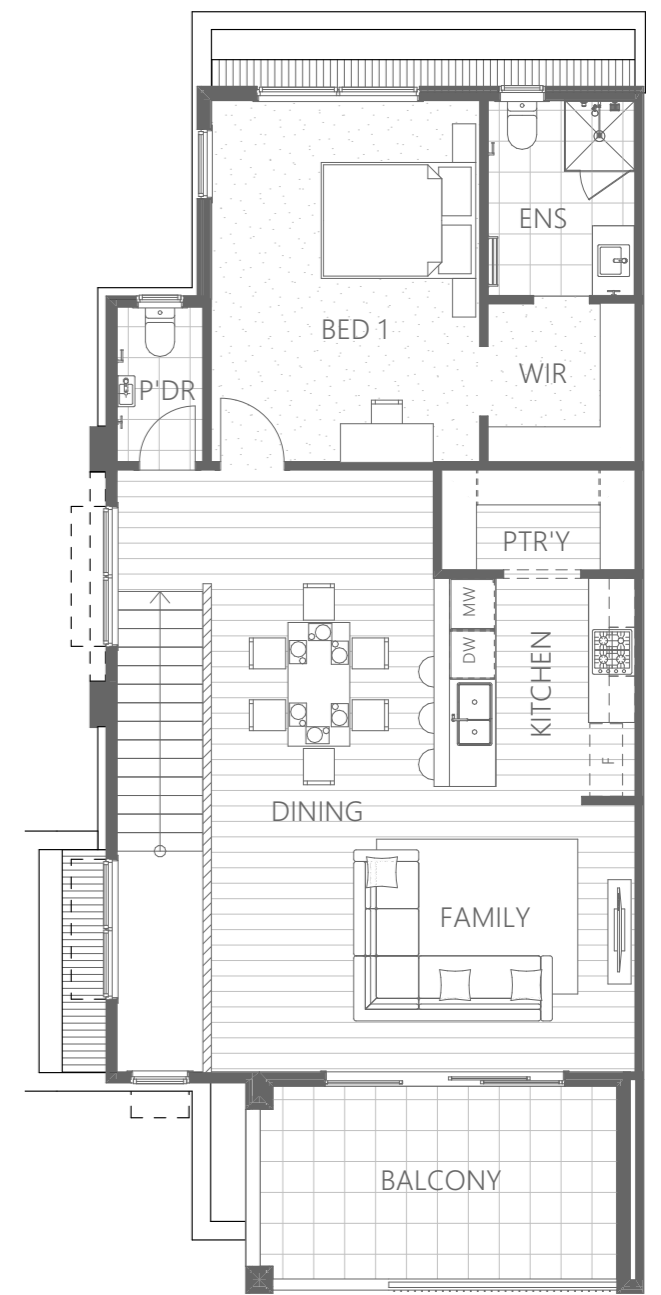
Ground Floor



First Floor



Ground Floor



First Floor

Surrey 23 CNR

Lot 29

House Size	208.73m ²
Ground Floor	59.92m ²
First Floor	86.74m ²
Garage	45.93m ²
Porch	2.34m ²
Balcony	13.80m ²

3 2.5 2



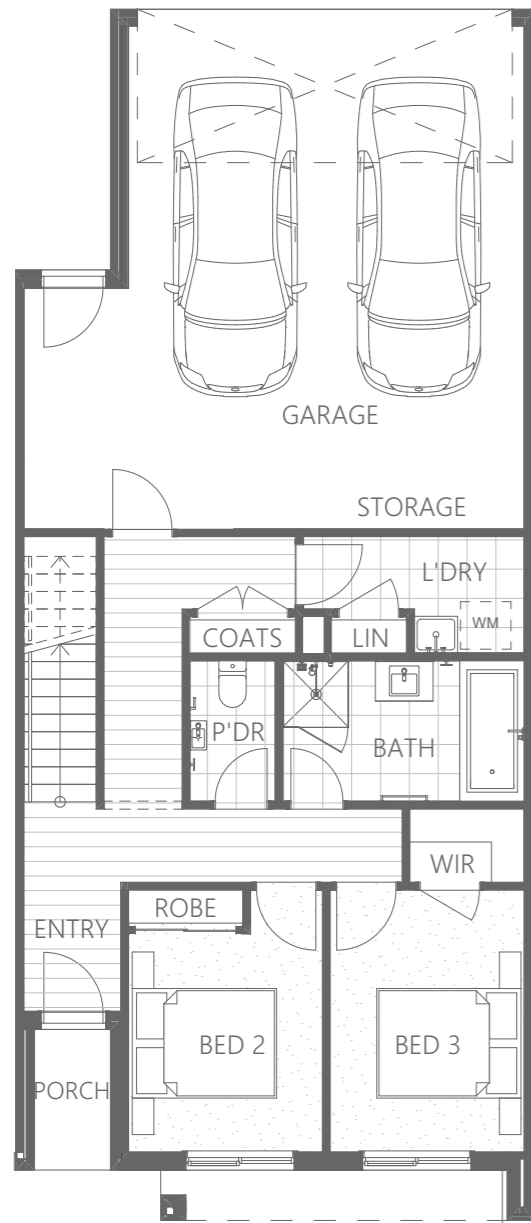
Surrey 23 CNR - F

Lot 25

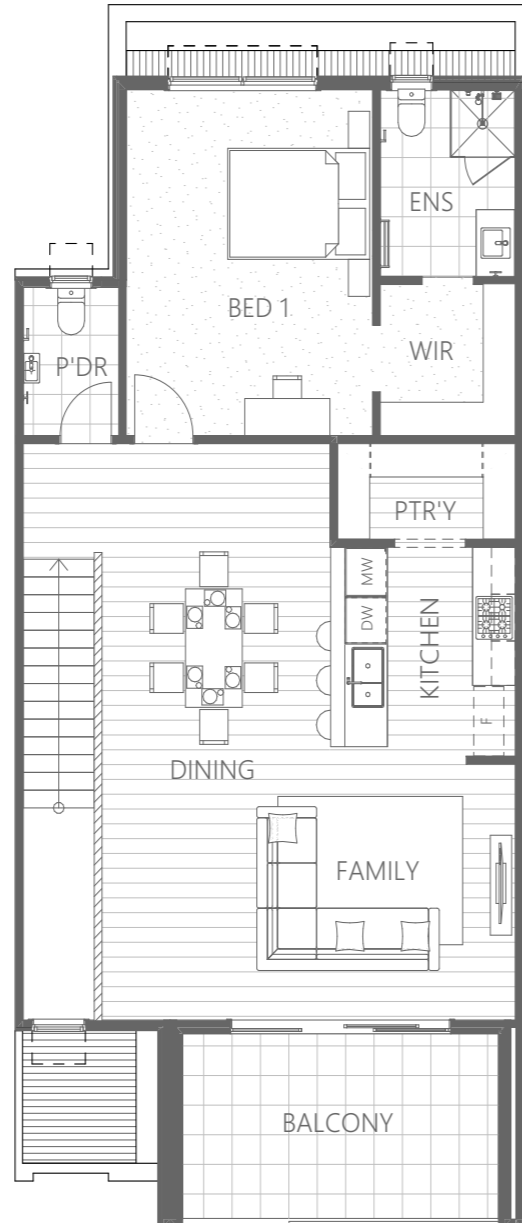
House Size	209.81m ²
Ground Floor	59.80m ²
First Floor	86.99m ²
Garage	45.81m ²
Porch	3.36m ²
Balcony	13.85m ²

3 2.5 2

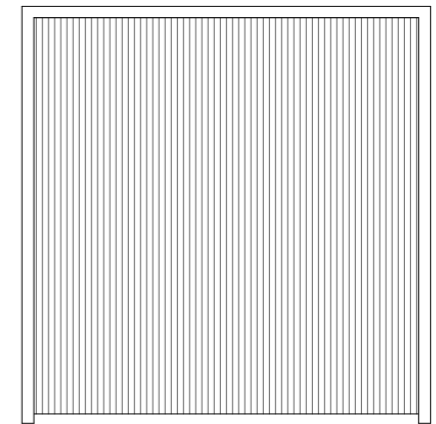
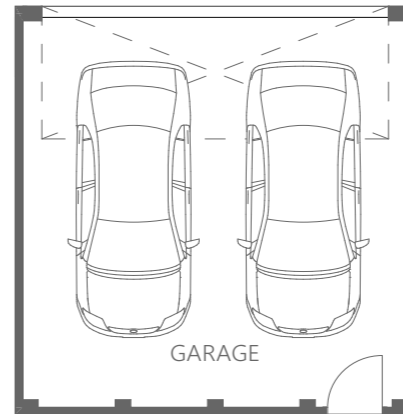




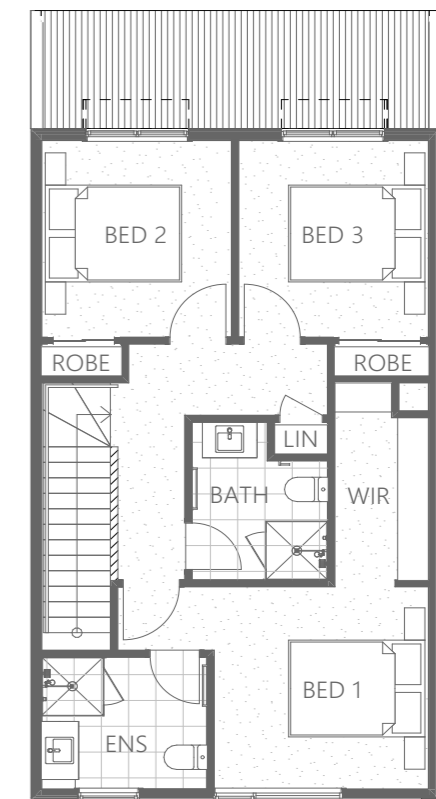
Ground Floor



First Floor



Ground Floor



First Floor

Surrey 23

Lot 26, 27 & 28

House Size	211.74m ²
Ground Floor	60.57m ²
First Floor	88.62m ²
Garage	46.21m ²
Porch	2.53m ²
Balcony	13.81m ²

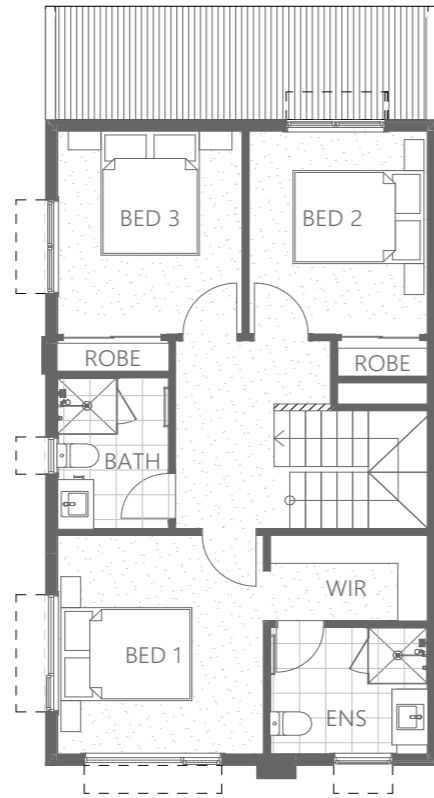
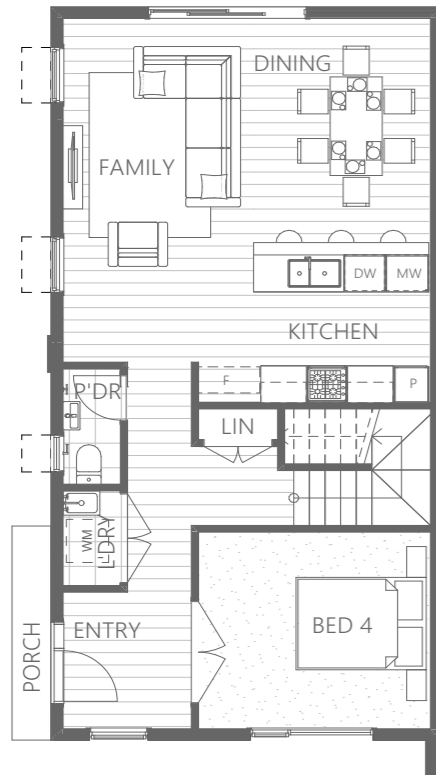
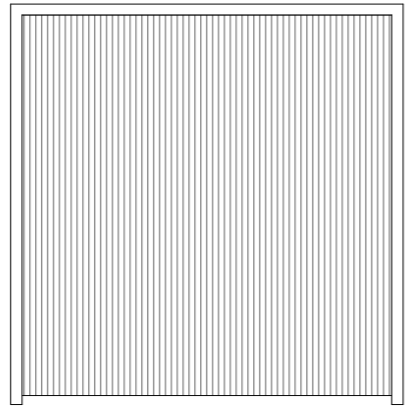
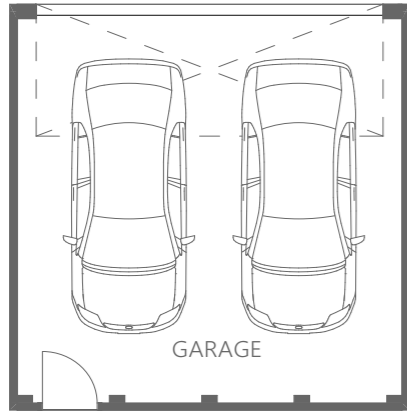


Vienna 19 -01 & 02

Lots 2, 3, 4, 5, 6, 17, 18, 19, 20, 21, 22 & 23

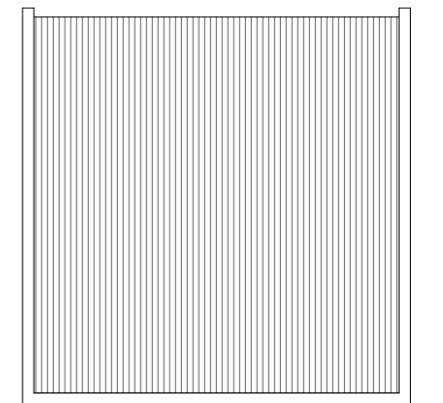
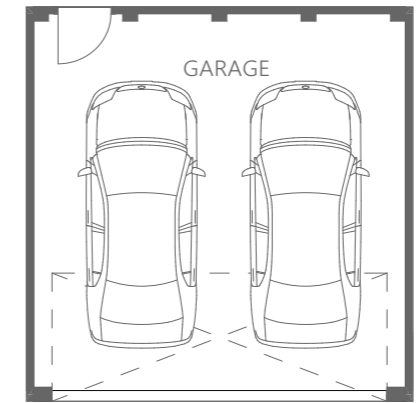
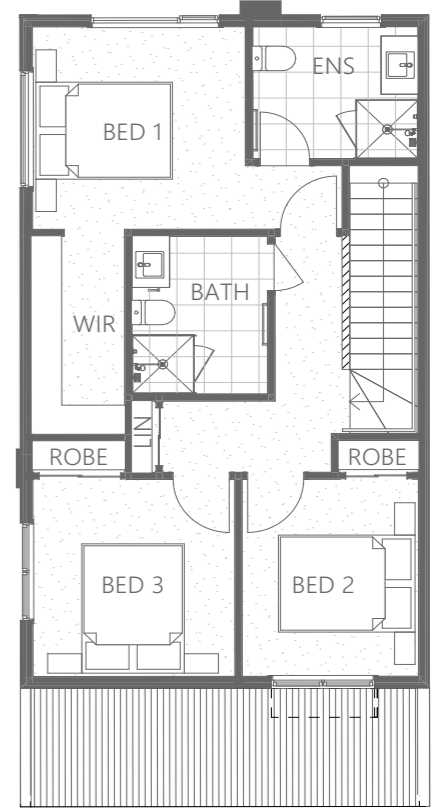
House Size	174.26m ²
Ground Floor	70.18m ²
First Floor	62.17m ²
Garage	38.69m ²
Porch	3.22m ²





Ground Floor

First Floor



Ground Floor

First Floor

Vienna 19 CNR - F

Lot 24



House Size	174.69m ²
Ground Floor	71.41m ²
First Floor	62.51m ²
Garage	38.69m ²
Porch	2.08m ²



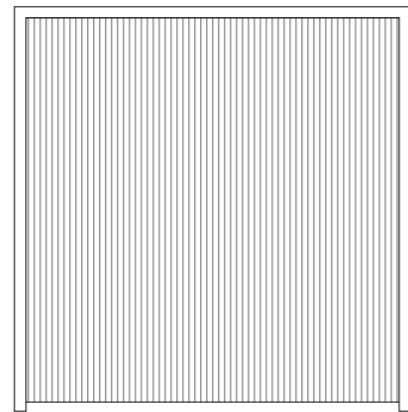
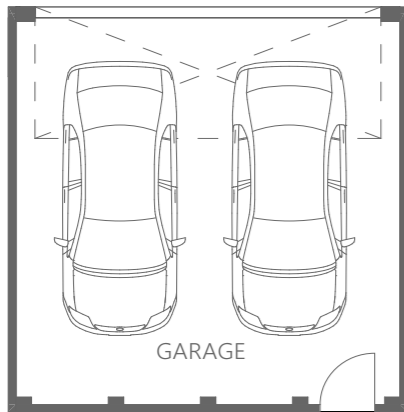
Vienna 19 CNR - 01

Lot 16

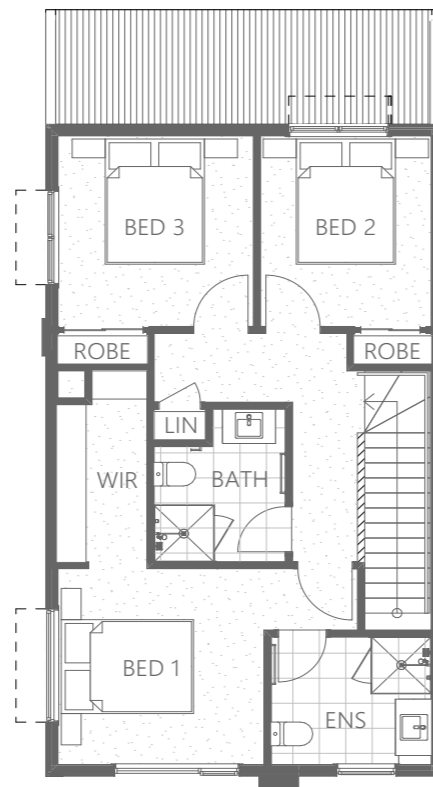


House Size	174.88m ²
Ground Floor	70.27m ²
First Floor	62.51m ²
Garage	38.69m ²
Porch	3.41m ²





Ground Floor



First Floor



Vienna 19 CNR - 02

Lot 1 & 7



House Size	176.88m ²
Ground Floor	70.24m ²
First Floor	62.51m ²
Garage	38.69m ²
Porch	3.44m ²



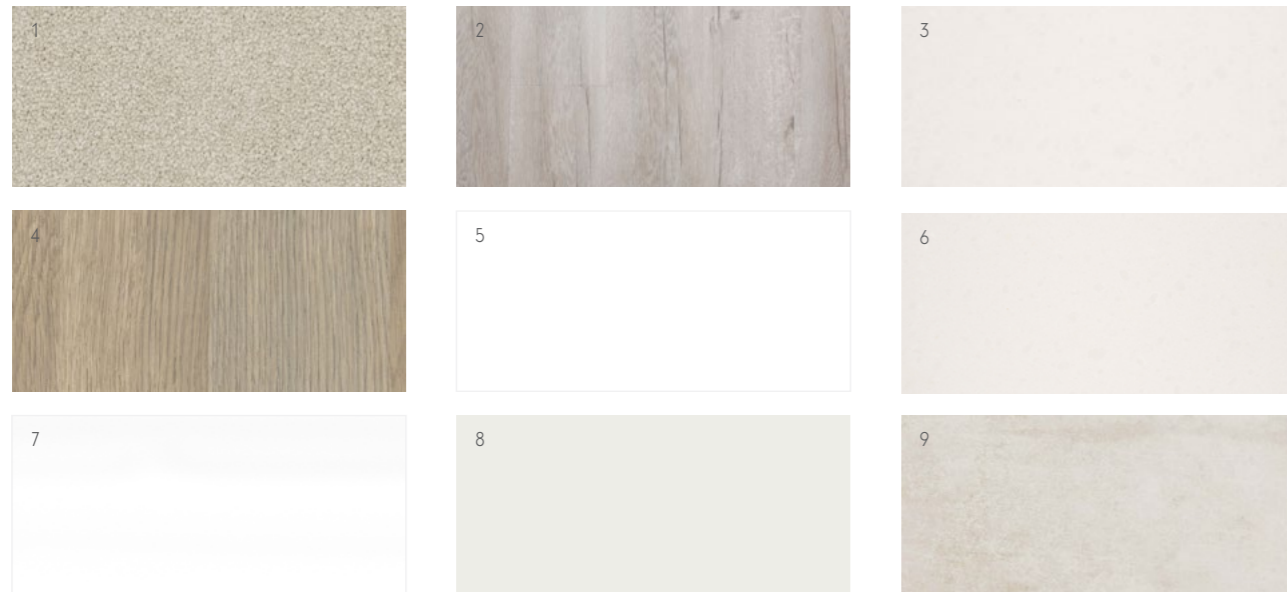


Artists impression

Light Scheme

Channel the Scandinavian look by embracing a neutral light colour palette. Make your home feel more spacious and open with an effortless blend of white, warm hues. White makes rooms light and airy with a crisp, clean feel. It works as the perfect backdrop to everything while adding a discreet sense of style with a timeless appeal.

1. Carpet
2. Laminated Floorboard
3. Bathroom Benchtop
4. Bathroom Doors & Drawers
5. Kitchen Overhead, Doors & Drawers
6. Kitchen Stone Benchtop
7. Kitchen Tiled Splashback
8. Wall, Ceiling & Cornice Paint
9. Floor & Wall Tiles



*The products & colours nominated in this colour schedule may be replaced without notice. Items may be replaced with an equivalent product and colour consistent with the applicable colour scheme.

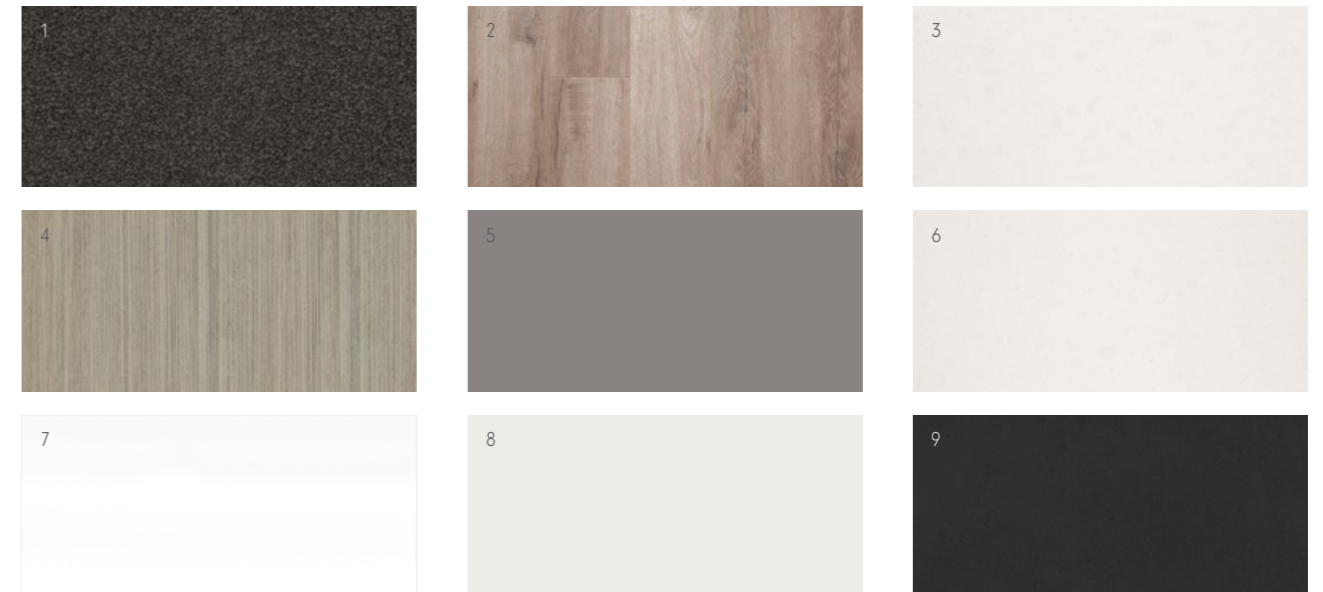


Artists impression

Dark Scheme

If you are looking for the richness of darker colours, a modern edge with extra flare, this industrial and minimalistic palette is for you. Make a room look and feel unique, accentuating particular elements using the richness of the darker colours. Not only is this palette extremely versatile, it's also cozy, dramatic and full of life.

1. Carpet
2. Laminated Floorboard
3. Bathroom Benchtop
4. Bathroom Doors & Drawers
5. Kitchen Overhead, Doors & Drawers
6. Kitchen Stone Benchtop
7. Kitchen Tiled Splashback
8. Wall, Ceiling & Cornice Paint
9. Floor & Wall Tiles



*The products & colours nominated in this colour schedule may be replaced without notice. Items may be replaced with an equivalent product and colour consistent with the applicable colour scheme.



Turnkey Inclusions

When you build with Creation Homes everything is included! Our full turnkey home packages are a convenient way to secure a brand new home that will be 100% ready to move in, no more to do. There's no hidden costs and no work on your end.

Preliminary and Site Works	Survey, soil test and site inspections	
	Building permit application fees (Excludes Community Infrastructure Levy)	
	Earthworks including levelling of building platform, bored piers and rock excavation, where 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 grouped water metering	
	6-star energy rating	
	Concrete waffle slab as per engineer's design	
	Bushfire compliance upgrade (up to BAL 12.5 and where applicable)	
	External Features	Garage door
Hot water		Instantaneous hot water unit
Antenna		TV antenna with quad shield coaxial cable
Exterior Detailing	Roofing	Zincalume® and/or Colorbond® roof
	Windows	Powdercoated aluminium windows with keyed alike window locks and keyed locks to all external sliding doors. Double glazing windows and sliding doors to habitable rooms.
	Flyscreen	Flyscreens to all opening windows and sliding doors
	Front door	Featured front door and timber entry door frame
Landscaping and Fencing	Landscape	Landscaping to front yard including a combination of turf and mulched garden beds with plants & trees (season dependant). Rear landscaping including turf, shaped & mulched garden beds & Lilydale (or equivalent) toppings to sides of house with irrigation and auto timers front and back
	Driveway	Concrete driveway, front entry porch & path as per endorsed landscaping plans
	Fencing	1800mm high timber paling/Colorbond including wing fence and gate as per endorsed plans
	Letterbox	Group letterbox as per endorsed plans
	Clothesline	Fold out clothesline in rear yard
	Water taps	Garden taps as per plan
Heating and Cooling	Heating	Panel heating unit installed to bedrooms (excludes wet areas and area's with split systems) as per manufacturers/ suppliers recommendations for home size
	Cooling	1 x Split System (Reverse Cycle) air conditioning unit to living area only
Peace of Mind	Maintenance	Three months maintenance warranty
	Warranty period	Seven year structural guarantee
Interior Detailing	Carpet	First quality carpet with underlay to non tiled and non timber laminate areas including aluminium edge strip to carpet/tiled junctions
	Flooring	Timber laminate flooring to ground floor entry, hallway, living areas and kitchen
	Ceiling height	2590mm (nominal) ceiling height to floors with living areas; 2440mm to other floor level
	Cornices	75mm cove cornice throughout
	Paint	Quality acrylic paint to all walls and ceilings (3 coats in Living, Hallway and Entry. 2 coats in the remaining of the house as per industry standard). Haymes paints (Australian owned)
	Door handles	Chrome lever internal door handle
	Wardrobes	Laminate melamine shelf with hanging rail Vinyl robe sliding doors with chrome trims
	Blinds	Blockout blinds to all bedrooms and living areas

Electrical and Safety	Smoke alarm	Hard wired smoke detectors with battery back-up	
	Cable points	2 x free to air TV points	
	Powerpoints	Double powerpoints throughout and external waterproof powerpoint(s) where applicable; Powerpoint for future EV charging to each garage	
	Downlights	Recessed LED downlight in white non-metallic polyamide housing with diffuser	
	Garage light	Single batten fluorescent tube	
	Exhaust fans	Where applicable	
Kitchen	Appliances	Stainless steel appliances <ul style="list-style-type: none"> 600mm gas cooktop 600mm fan forced electric oven 600mm Undermount rangehood 600mm dishwasher 	
		Benchtops	20mm engineered stone benchtop
		Joinery	Fully laminated kitchen cabinetry and melamine base with finger-pull doors and drawers, and push to open to pantry cupboard
		Splashback	Brick pattern subway tile splashback 75mm x 300mm
	Sink	Stainless steel undermount double bowl sink	
	Tapware	Pin lever gooseneck sink mixer in chrome	
Ensuite and Bathroom	Shower screen	Semi frameless, clear safety glass 'pivot' shower screens	
	Joinery	20mm engineered stone benchtop to bathroom and ensuite	
	Basin	Above counter basin (or semi recessed basin where required)	
	Toilet	Rimless toilet suite in white with soft close seat	
	Floor/wall finish	400mm x 400mm ceramic tiles to floor and 150mm skirting	
	Mirror	Polished edge & frameless mirror over vanity units	
	Tapware	Pin lever basin mixer in chrome	
	Shower	Hand shower on rail with tiled base and stainless steel grate	
	Bath	Inset acrylic bath in white with tiled bath hob	
	Glazing	Obscure glazing windows (where applicable)	
Accessories	Single towel rail, hand towel ring and toilet roll holder in chrome		
Powder Room (House specific)	Joinery	Wall hung basin with mirror	
	Toilet	Rimless toilet suite in white with soft close seat	
	Floor/wall finish	400mm x 400mm ceramic tiles to floor and 150mm skirting	
	Mirror	Polished edge & frameless mirror over vanity units	
	Tapware	Pin lever basin mixer in chrome	
	Glazing	Obscure glazing windows (where applicable)	
Accessories	Hand towel ring and toilet roll holder in chrome		
Laundry	Laundry Tub	Stainless steel trough in metal cabinet with tiled splashback	
	Floor	400mm x 400mm ceramic tiles to floor and 150mm skirting	
	Tapware	Tap on wall if trough & cabinet	
	Splashback	Brick pattern subway tile splashback 75mm x 300mm	

Building Partnership

Build with confidence thanks to our strong partnerships with leading industry experts.

Creation Homes - Builder

Creation Homes is an award-winning residential builder with a pipeline of over \$350 Million. Founded in 2010 we have grown to be one of the largest and most trusted building companies in Australia.

Robust financial backing secures our delivery service, a unique state-by-state approach allows us to provide targeted local solutions informed by national know-how, and a skilled in house team provides a holistic service from start to finish and beyond.

"Our promise is exceptional quality and value for every family." Luke Squire, General Manager



Lendlease - Developer

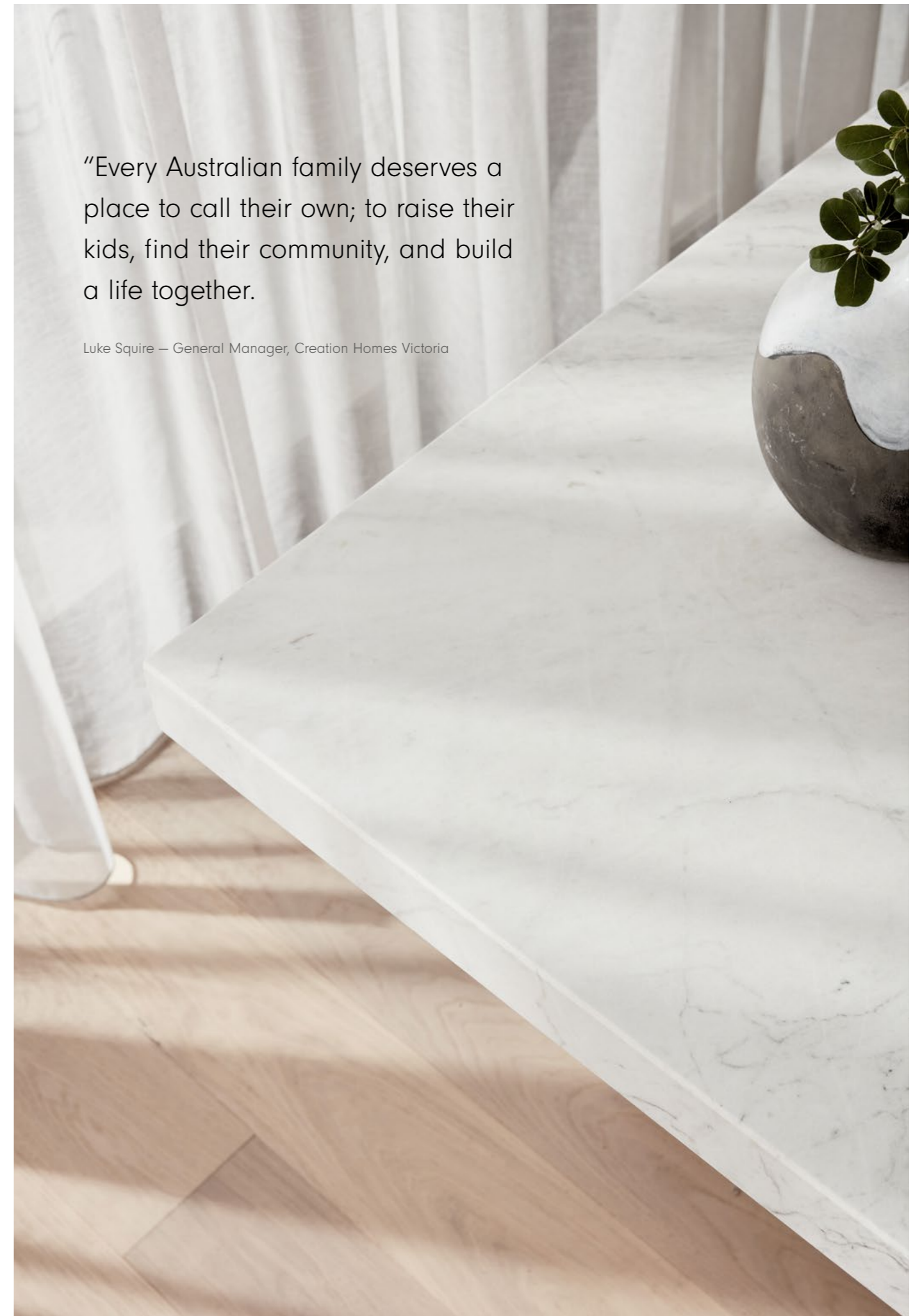
For more than 60 years, Lendlease has created some of the world's most iconic landmarks. A global integrated real estate and investments group, their roots are in Australian communities. And with a history of sustainability leadership, they are focused on the future.

With a development portfolio that spans the Americas, Europe, Asia and Australia, Lendlease's name has become synonymous with quality and delivery. From luxury residential buildings to major commercial and urban regeneration projects, our vision and forward-thinking approach has seen the creation of globally recognised projects and more than 50 masterplanned communities across Australia.



"Every Australian family deserves a place to call their own; to raise their kids, find their community, and build a life together.

Luke Squire – General Manager, Creation Homes Victoria



AURORA®



The information contained in this brochure is for illustration purposes only and is subject to change. Statements, figures, calculations, plans, images and representations are indicative only. Specifications, details, fittings, fixtures, façades, elevations, colours and floorplans (including internal and external dimensions and orientation) may be changed without notice. Rock excavation is subject to terms and conditions, refer to building contract for further clarification. Photographs, illustrations and artists impressions depicting landscaping, interiors and exteriors are intended as a guide only and are subject to change without notice. Prospective purchasers must make their own enquiries to satisfy themselves as to all aspects of any Creation Homes project, design or product and further should seek independent legal and financial advice in relation to all of the information contained herein. The information in this brochure is believed to be correct but is not guaranteed. Creation Homes expressly disclaims any and all liability relating to, or resulting from, the use of or reliance on, any information contained in this website by any person. © 2020. Last Modified September 26, 2023 1:13 PM.