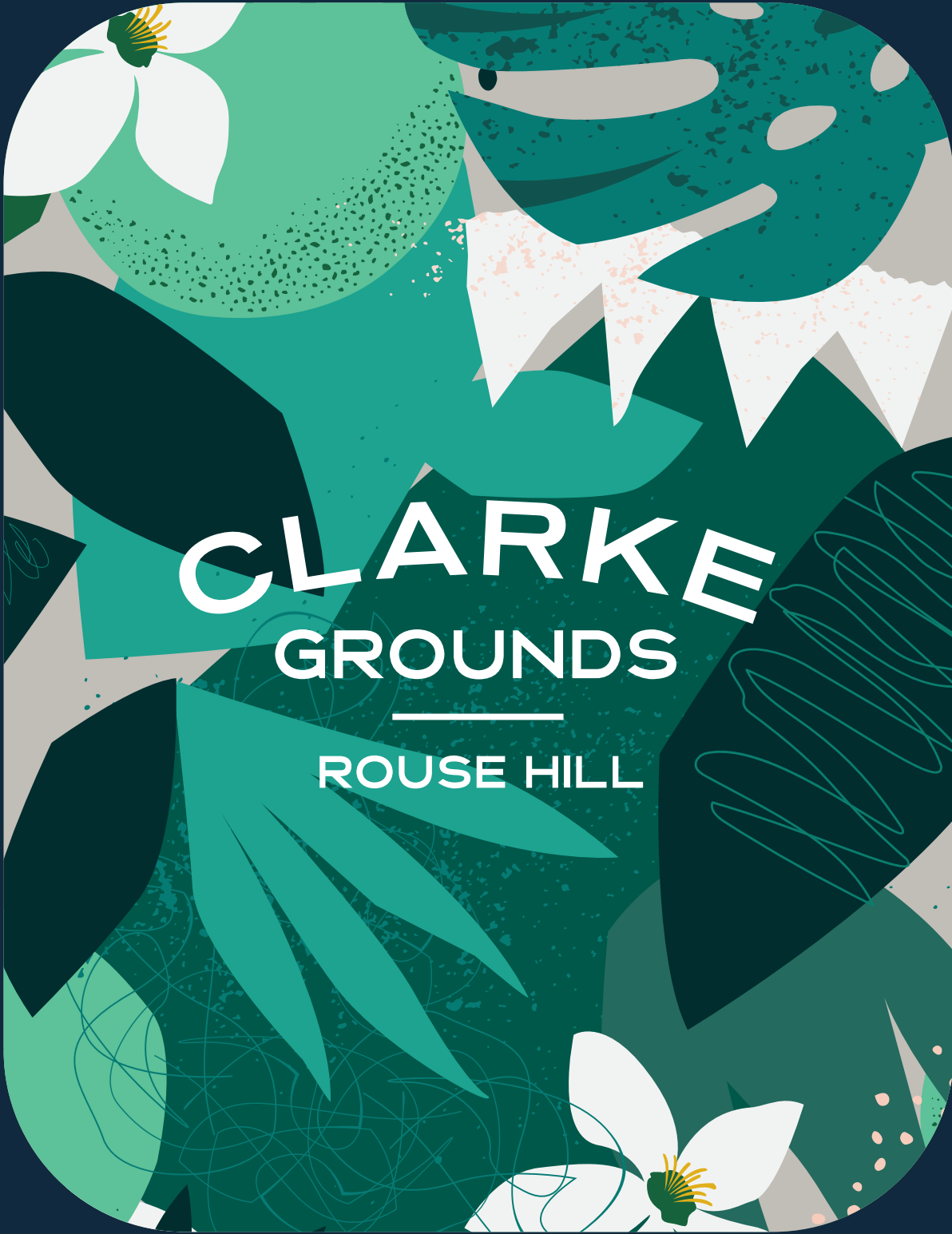


12 CLARKE STREET, ROUSE HILL



creationhomes

METRO



12 CLARKE STREET, ROUSE HILL

CLARKE GROUNDS

ROUSE HILL

MORE THAN JUST
A PLACE TO LIVE
CLARKE GROUNDS IS
A PLACE TO BELONG



CLARKE GROUNDS

ROUSE HILL



SPACIOUS MODERN HOMES BUILT TO LAST

When bringing to life the home of your dreams, our philosophy is simple. We combine a traditional approach to quality construction with the best of 21st century materials and finishes. Dedicated to building family homes that last, our builders don't cut corners on style or comfort. In fact, we place a high priority on exceptional craftsmanship and solid interior and exterior construction. This unwavering commitment to high grade builds results in unique, welcoming homes you'll be proud to call home.





A DIVERSE RANGE OF AFFORDABLE HOUSE AND LAND PACKAGES

Selecting the perfect lot of land and home design can be one of life's biggest decisions, but it's an exciting opportunity too. Clarke Grounds makes this chapter as streamlined as possible for you. We've put together a broad and affordable selection of house and land packages for you to choose from. Catering to all residential needs from growing families to empty nesters and downsizers, all of our lots are ideal for single-family homes, duplexes and even spacious townhouses.







COME HOME TO A CONNECTED NEIGHBOURHOOD

Discover an emerging community that offers a perfect blend of modern living and convenience, all within easy reach of Rouse Hill's amenities and popular attractions. This vibrant neighborhood is quickly becoming a sought-after community for owners and investors alike.



The area boasts several reputable schools, making it an ideal location for families. Both public and private schools are within close proximity, ensuring quality education options for children of all ages.



Just minutes away from Rouse Hill Town Centre, residents can enjoy a plethora of shopping and dining options. From high-end boutiques to everyday essentials, the shopping center caters to all needs.

A buzzing café culture. Relax with a latte at one of Rouse Hill's many chic eateries.



Families will have the peace of mind knowing that Rouse Hill Hospital, will be nearby. This state-of-the-art medical facility will be completed early 2028.

Quick transport connections get you to Chatswood in just 20 minutes and Sydney's CBD in less than an hour.

A CONVENIENT LOCATION

Clarke Grounds is part of a new, vibrant neighbourhood located in Rouse Hill. With convenient access to the M2 and M7 motorways, residents also enjoy quick access to the Metro North West Line Services. It's also less than one hour from Sydney's CBD and just 20 minutes from Chatswood.

LIFESTYLE

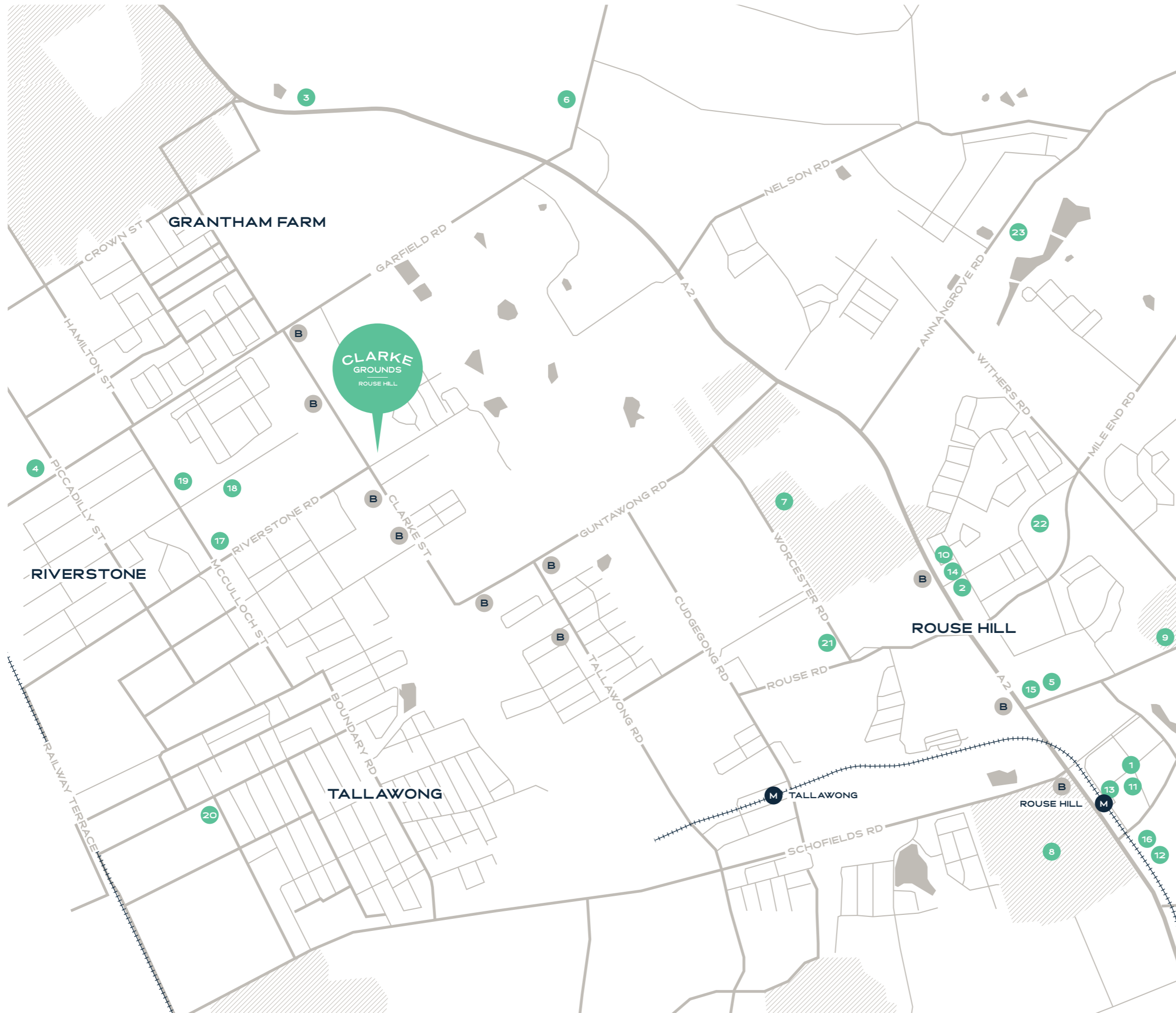
- 1 Rouse Hill Town Centre
- 2 Rouse Hill Village Centre
- 3 Carmel Village Shopping Centre
- 4 Riverstone Swimming Centre
- 5 Live Well Health Clubs
- 6 Anytime Fitness
- 7 Rouse Hill Regional Park
- 8 Castlebrook Memorial Park Rouse Hill
- 9 The Hills Centenary Park

CAFES AND RESTAURANTS

- 10 The Second Home Cafe
- 11 Moss Bros Dessert And Brunch Cafe
- 12 The Local Shed Cafe
- 13 Griddle Rouse Hill
- 14 Barbara's Italian Restaurant
- 15 The Fiddler
- 16 Asuka Japanese Kitchen

EDUCATION

- 17 Riverstone High School
- 18 South Creek School
- 19 Norwest Christian College
- 20 Schofields Public School
- 21 Rouse Hill Anglican College
- 22 Rouse Hill Public School
- 23 Rouse Hill Pre-school Kindergarten



TURNKEY INCLUSIONS

Welcome to understated, modern elegance designed to impress. As a Clarke Grounds homeowner you can be assured that your house features deluxe details that come as standard. Thoughtfully curated details range from built-in sliding mirror storage and reverse cycle air conditioning to premium landscaping and the latest in hybrid floors.

**900mm gas wok cooktop with cast-iron trivets,
900mm ducted rangehood & 600mm electric oven.**

20mm zero silica stone kitchen benchtops with square edging & soft close kitchen drawers & cupboards (in accordance with selected colour scheme).

Actron dual zone ducted reverse cycle heating & cooling system.

Latest in hybrid flooring (heat, stain, water & bacteria resistant).

Built-in sliding mirrored storage.

**LED downlights throughout kitchen & bathroom areas.
Sectional overhead Colorbond garage door with auto opener (2 hand-held transmitters & 1 wall-mounted transmitter).**

Landscaping to front & rear yards, concrete driveway, boundary fencing, letterbox and clothesline.

CUSTOMER JOURNEY

STEP 1 SELECT YOUR DESIGN

The Creation Homes Sales Team will guide you in selecting the best house and land package for your needs, taking into consideration layout, facade options and the level of inclusion for your new home.

STEP 2 CHOOSE COLOUR SCHEMES AND UPGRADES

To further refine your interior selections, Creation Homes offers FIVE schematic colour sections to choose from. Additionally, you can enhance your home by selecting various interior and appliance upgrades from our upgrade list.

STEP 3 SECURE YOUR HOME

To secure your house and land package a \$2,000 non-refundable reservation fee is required. Your Sales Consultant will ask you to provide your photo ID, along with the reservation fee receipt to submit the Sales Advice for your selected package. Creation Homes will then provide a building contract that will include all schematic selections and any upgrade options.

The land developer will prepare a separate contract for the land. Within 7-10 days of initial deposit, we will ask you to sign both contracts and pay deposit of 5% to exchange the contracts and complete the sale.

STEP 4 BUILDING YOUR VISION

Once settlement of your land is approved, Creation Homes will commence construction.

STEP 5 HANDING OVER THE KEYS

Creation Homes welcomes new homeowners with a Handover Pack comprising keys, a 90-day maintenance warranty and a 6-year structural guarantee.

AN ACCLAIMED TEAM

This fantastic new development in the heart of thriving Rouse Hill, is the result of two highly regarded names in property building and design. Working together to create one of Northwest Sydney's most sought-after house and land estates, Creations Homes and Metro bring a combined 30 years' experience to Clarke Grounds.

So, you can enjoy the peace of mind that comes when you know your dream home is in the hands of teams with outstanding project management and construction experience.



METRO

With almost 15 years of experience and over 50 projects delivered since the business commenced, Metro's goal is to create thoughtfully designed, perfectly positioned, high-quality, family-friendly homes that deliver liveability, connection and value to owners and residents.



Multi-award-winning building specialists, Creation Homes deliver exceptional results, with every project. The company works closely with Australia's leading developers to deliver residences of the highest standard.



Disclaimer
The developer, its agencies and related entities do not make any representations or give any warranties that the information set out in this brochure is or will remain accurate or complete at all times and they disclaim all liability for harm, loss, costs, or damage which arises in connection with any use or reliance on the information. The pictures showing the interiors and exteriors of the homes are computer generated images and indicative only. Final product may differ from that illustrated and may show fixtures, fittings or finishes which are outside the schedule of finishes and inclusions. This may include landscaping, furniture, light fittings and decorative items, which are shown as examples only. Please refer to schedule of finishes for specific details of the inclusions. Changes may be made during the development and any dimensions, finishes and specifications are subject to change without notice.

Creative and Marketing by James Agency

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—
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