EMERALD GROVE

AT JORDAN SPRINGS

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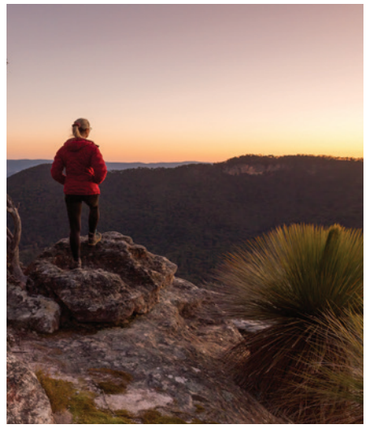

EMERALD GROVE
AT JORDAN SPRINGS

DESIGNED FOR THE WAY YOU LIVE

Welcome to Emerald Grove at Jordan Springs – Western Sydney's newest bespoke community. Offering a lifestyle of unparalleled comfort and convenience, this is where spacious living and modern amenities combine to bring you a coveted Jordan Springs address.

Nestled in the heart of a rapidly evolving community,
Emerald Grove consists of 21 generous land lots.
With its picturesque environment and peaceful location,
Emerald Grove is the perfect location to build your forever home.

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BEAUTY, HARMONY AND GROWTH

A contemporary house is just the beginning. At Emerald Grove, we know it takes a lot more than bricks and mortar to create a place you'll love calling home. That's why we're dedicated to providing affordable house and land packages that combine the best of modern living in a beautiful environment.

Designed around what's important to you – space, convenience, nature and connection - the Emerald Grove community is tucked away in a family-friendly part of Sydney you'll enjoy being a part of.

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BUILT FOR YOUR PEACE OF MIND

In keeping with the spirit of a thoughtfully planned community, every Emerald Grove home is covered by a unique 25-year structural guarantee.

This means that Creation Homes will pay* to rectify any structural issues with steel or timber frames, concrete slabs or the footing erected in line with the homeowner's contract.

Emerald Grove residents can also rest assured that their house and land construction price is covered by a Fixed Price guarantee.

FIXED PRICE GUARANTEE

LAND & HOUSE CONSTRUCTION

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25 YEAR CONSTRUCTION GUARANTEE

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Surrounded by lush, natural beauty

A distinctive pocket of Sydney, Jordan Springs is home to expansive green spaces and a man-made lake, giving residents a sense of tranquility and calm.

Jordan Springs Lake

Dunheved Golf Club

A world of leisure on your doorstep

Whether you enjoy a weekend game of golf or picnic with friends, Jordan Springs invites you to enjoy a blossoming new community.

A buzzing café scene

Emerald Grove connects you to a busy local café culture and delicious dining options. From popular restaurants to relaxed eateries, there's something for every palette.

St Marys Village

WELCOME TO THE NEIGHBOURHOOD

A variety of transport connections

Penrith train station is a short drive or bus ride from Jordan Springs. There's also a regular bus service that connects residents with the train station and city centre.

Werrington train station

The Village Centre Lake track

Discover endless adventures

This family-friendly suburb brims with countless possibilities for an active lifestyle – parks, playgrounds and recreational areas are just a short stroll or jog away.

Westfield Penrith

A unique blend of shopping and dining

Discover a vibrant mix of health and beauty services, gourmet food outlets, fashion and homewares under one roof at the popular Jordan Springs Shopping Centre.

1. Jordan Springs Public School *(4-minute drive)*
2. Werrington County Public School *(11-minute drive)*
3. Cambridge Gardens Public School *(8-minute drive)*
4. Werrington Public School *(12-minute drive)*
5. Western Sydney University – Werrington *(13-minute drive)*
6. Jordan Springs Shopping Centre *(5-minute drive)*
7. Werrington County Shopping Village *(11-minute drive)*
8. Kingswood Park Village Shopping Centre *(8-minute drive)*
9. St Marys Village *(18-minute drive)*
10. Westfield Penrith *(14-minute drive)*
11. Nepean Hospital *(12-minute drive)*
12. Myhealth Werrington County *(12-minute drive)*
13. Sydney GP Group Medical Centre – Penrith *(9-minute drive)*
14. Village Centre Park *(200m)*
15. Dunheved Golf Club *(21-minute drive)*
16. The Kingsway Athletic Field *(16-minute drive)*
17. Brooks Tavern *(4-minute drive)*
18. Boronia Park *(4-minute drive)*
19. Werrington Lakes Reserve *(13-minute drive)*

Cosmos

A TREASURE TROVE OF INCLUSIONS

Upgraded Gas Cooktop with Wok Burner and 900mm Rangehood.

Actron dual zone ducted reverse cycle heating/cooling system.

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

Built-in mirrored sliding storage.

LED downlights throughout kitchen & bathroom areas.

20mm reconstituted stone benchtops with soft close drawers (in accordance with selected colour scheme).

Sectional overhead Colorbond garage door with auto-opener (2 hand-held transmitters and 1 wall-mounted transmitter).

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

5 EASY STEPS TO YOUR NEW HOME

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 COLOR SCHEMES AND UPGRADES

To further refine your interior selections, Creation Homes offers FIVE schematic color 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.

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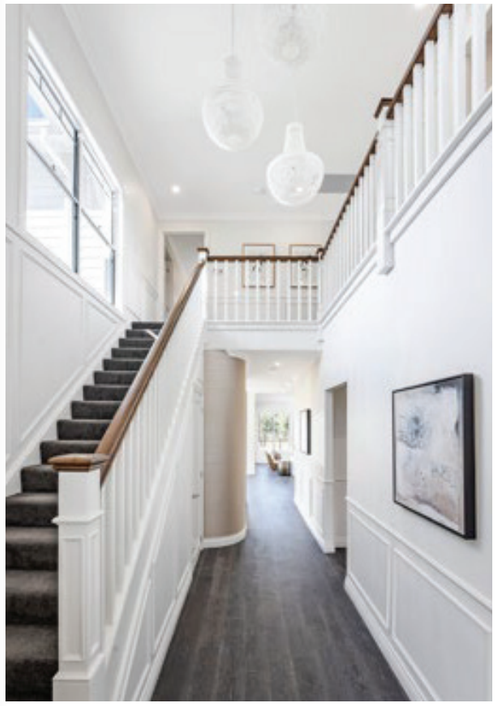
AUSTRALIA'S LARGEST SEMI-DETACHED BUILDER

WE DELIVER OVER 2,000 HOMES EVERY YEAR.

Creation Homes is a residential builder and property developer, constructing over 2,000 homes nationally each year. Our core capabilities range from traditional detached homes to large scale medium density projects and complex multi storey high-end class 2 dwellings.

Our construction methodologies are designed to ensure quality, innovation, safety and on-time delivery. We are focused on integrity and customer delivery; our holistic, open and transparent approach to doing business with our clients, results in cost savings for them and an enjoyable build experience.

Active for over a decade, with a strong presence across four states, Creation Homes has solidified its reputation as one of Australia's leading players in the medium density space.



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1800 956 755

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Disclaimer

*Terms and conditions of 25-year Structural Guarantee. The builder (Creation Homes NSW Pty Ltd) guarantees to the owner that it will rectify at no cost to the owner any structural failure of a steel frame, timber frame, concrete slab or footing erected in accordance with the contract, if a claim for that failure is made within 25 years from the date of practical completion of the works. Structural failure is damage classified as category 3 or higher as defined in Australian Standard 2870. The owner acknowledges that this extended structural guarantee may be voided, at the discretion of the builder (Creation Homes NSW Pty Ltd), if the structural failure is the result of damage caused by storm, fire, flooding, subsequent building works, trees, retaining walls or site conditions or events outside of the control of the builder including latent conditions, or where loss or damage arises due to a failure by the owner to ensure site maintenance, termite treatments or site drainage requirements, including in accordance with advice from the builder at handover and the CSIRO guide to footing and maintenance. A successor in title will have the same rights and benefits of the 25-year structural guarantee as the original owner, with the same terms and limitations if within 6 months of becoming the registered owner of the land they notify Creation Homes NSW Pty Ltd via email at customercarensw@creationhomes.com.au, produce a receipt of that notification and provide access for an inspection. That inspection may include an assessment of any actions or omissions of the previous owner, or other causes that may have voided the guarantee. This extended structural guarantee only applies to homes built by Creation Homes NSW Pty Ltd at Emerald Grove (Armoury Road), Jordan Springs NSW 2747, in which the build contract expressly includes the guarantee.

Creative and Marketing by James Agency