

# ADORA

20-22 Mason Rd, Box Hill

Discover the convenience of living  
at the heart of a vibrant community.



# WELCOME TO ADORA

Your Perfect Place To Call Home !

Offering a lifestyle defined by luxurious comfort and ultimate convenience, this is where expansive living spaces blend seamlessly with modern, high-quality amenities, providing the chance to secure a highly sought-after address.

Nestled in a vibrant, rapidly growing area, ADORA delivers both peaceful serenity and exceptional accessibility.





*A Unique Combination Of Beauty,  
Community, And Opportunity.*



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A GLIMPSE OF  
ADORA





## ADORA AT A GLANCE

Box Hill in Sydney is becoming a thriving hub for growth, positioning itself as an ideal place for families to establish roots.

The ADORA master-planned community offers the perfect balance of modern living and future potential, with upcoming amenities including new schools, expansive parks, and vibrant shopping centres.

Surrounded by picturesque landscapes and immersed in a tranquil atmosphere, ADORA is the perfect place to build the home of your dreams.

*Geared For Growth, Perfectly  
Placed For Convenience.*



## INVEST IN BOX HILL'S FUTURE

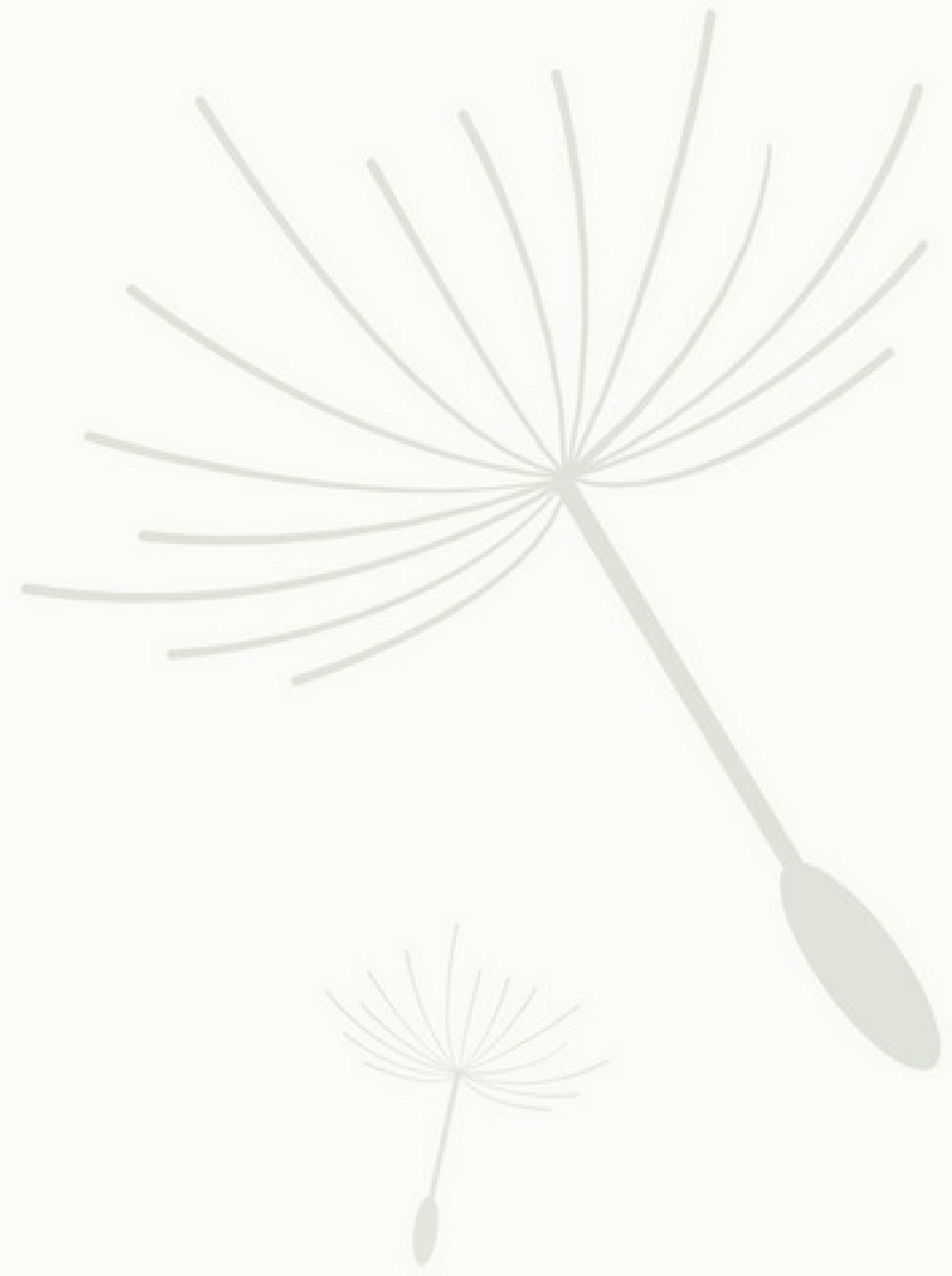
Box Hill's strategic location ensures excellent connectivity to major transport routes, making daily commutes more convenient.

As infrastructure continues to develop, families can enjoy both tranquility and accessibility, making Box Hill a forward-thinking choice for those looking to invest in a well-rounded, family-friendly community with long-term growth prospects.

# ADORA OPPORTUNITIES

Stage 1 of the ADORA development offers three tailored options for the discerning homeowner, providing flexibility and choice in entering this sought-after community.





## 1. TURNKEY H&L PACKAGES

House and Land packages, featuring an extensive range of premium fixtures and fittings. These carefully designed homes offer modern style and convenience, allowing buyers to step into a fully completed and beautifully finished space without the need for additional adjustments.

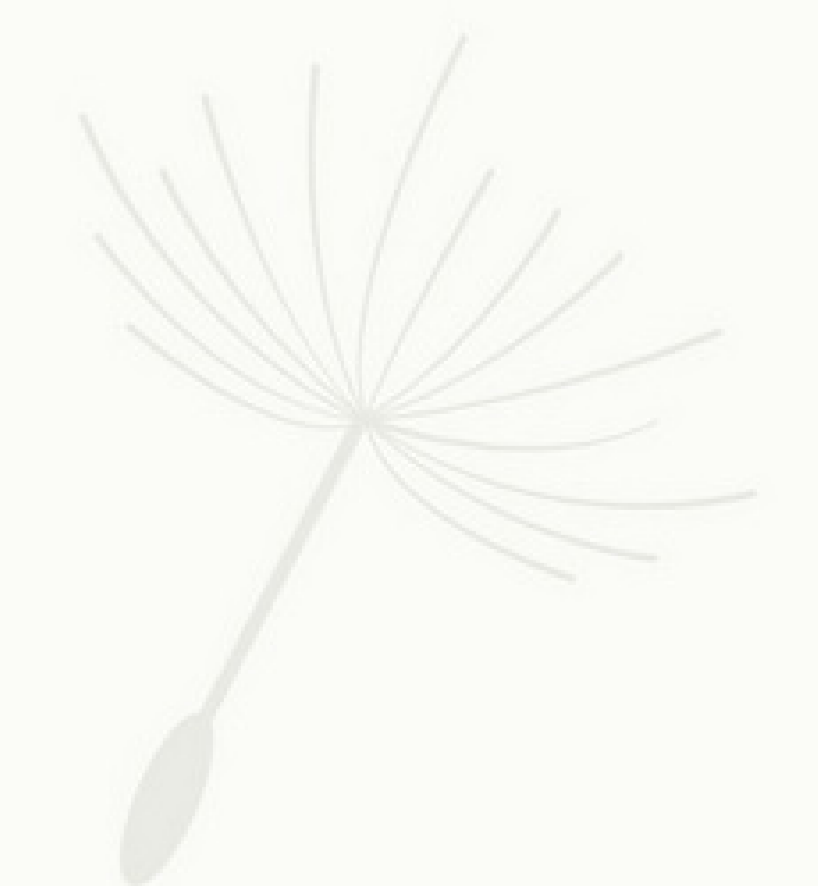


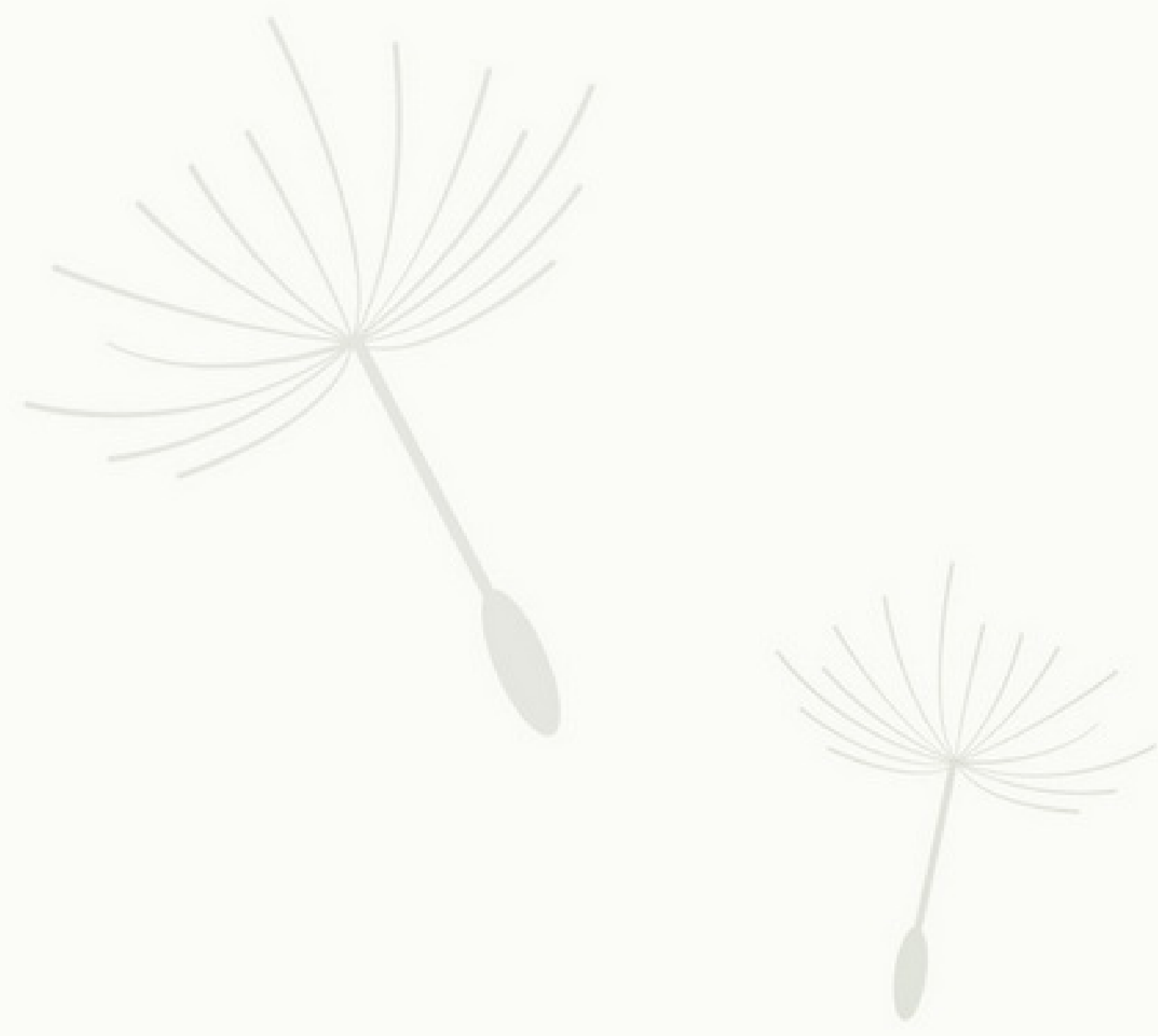


## 2. SPEC HOMES

Purchase a fully built, move-in-ready home.

This option provides a seamless solution, with everything already completed to a high standard. Buyers can simply move in and start enjoying their new life at ADORA.





### 3. LAND-ONLY

Build your ideal home on a prime block of land in this desirable location.

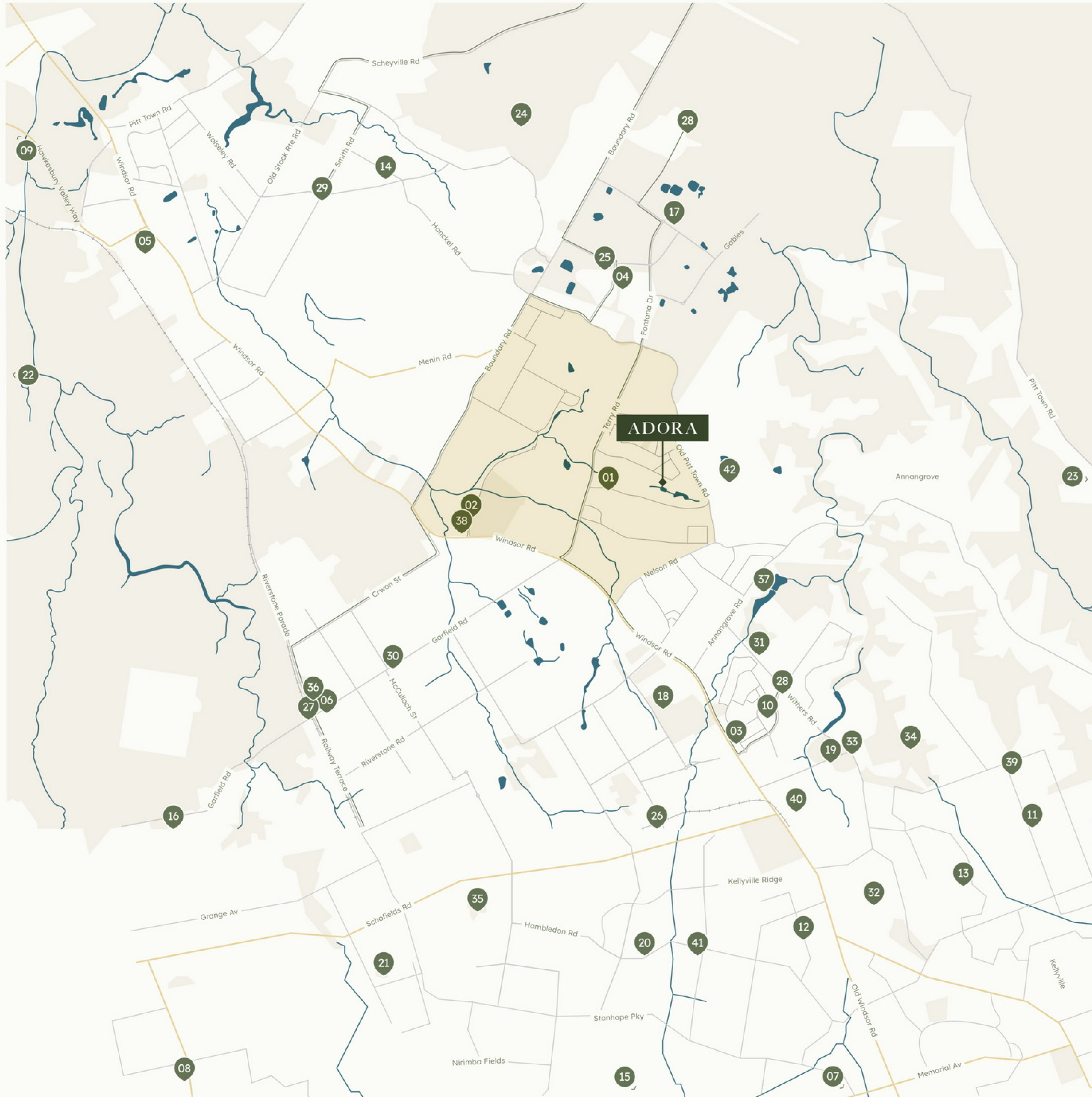
Buyers can create a custom home that perfectly suits their preferences and lifestyle, making their vision a reality.





# LOCATION & MAP





## ADORA, BOX HILL

Sydney's Box Hill is rapidly emerging as a prime growth area, making it an ideal location for families. The ADORA development offers modern living, with new schools, parks, and shopping centres planned. Its strategic location ensures access to upcoming transport links, making it a smart choice for future-minded families.

### SHOPPING

- |                               |                                       |
|-------------------------------|---------------------------------------|
| 01 Box Hill City Centre       | 05 HomeCo. McGraths Hill              |
| 02 Carmel View Village Centre | 06 Riverstone Village Shopping Centre |
| 03 Rouse Hill Village Centre  | 07 Parklea Markets                    |
| 04 Gables Town Centre         | 08 IKEA                               |

### SCHOOLS

- |                                   |                                  |
|-----------------------------------|----------------------------------|
| 09 Western Sydney University      | 14 Oakville Public School        |
| 10 Rouse Hill Public School       | 15 Barrier Public School         |
| 11 North Kellyville Public School | 16 Santa Sophia Catholic College |
| 12 Kellyville Ridge Public School | 17 Santa Sophia Catholic College |
| 13 Beaumont Hills Public School   |                                  |

### PARKS

- |                             |                                 |
|-----------------------------|---------------------------------|
| 18 Rouse Hill Regional Park | 22 Windsor Downs Nature Reserve |
| 19 The Hills Centenary Park | 23 Boongala Gardens             |
| 20 Silverleaf Park          | 24 Scheyville National Park     |
| 21 Altrove Hilltop Park     | 25 Wheelie Park at The Gables   |

### PUBLIC TRANSPORT

- |                          |                          |
|--------------------------|--------------------------|
| 26 Metro North West Line | 28 740 Bus to Rouse Hill |
| 27 Richmond Line         | 29 741 Bus to Riverstone |

### SPORTING CLUBS

- |                             |                                      |
|-----------------------------|--------------------------------------|
| 30 Riverstone Sports Centre | 33 Rouse Hill All Stars Netball Club |
| 31 Hills United Soccer Club | 34 Kellyville Netball Courts         |
| 32 Kellyville United FC     | 35 Schofields Crusaders Rugby Club   |

### RESTAURANTS & CAFES

- |                                     |  |
|-------------------------------------|--|
| 36 Riverstone Library & Digital Hub | 39 The Bakehouse North Kellyville      |
| 37 Pinot & Picasso Rouse Hill       | 40 Lusso Italian Restaurant Rouse Hill |
| 38 Durk's Cafe + Eatery Box Hill    | 41 Koko Thai Restaurant                |

### THE BOX HILL TOWN CENTRE

- |                            |                            |
|----------------------------|----------------------------|
| 42 Future site Nelson Road | 20-22 Mason Road, Box Hill |
|----------------------------|----------------------------|

*Live In The Heart Of  
A Vibrant Network,  
Providing Easy Access  
To All The Important  
Things In Life.*



## ■ CARMEL VILLAGE

In Box Hill is a vibrant shopping destination, offering a diverse range of retail, dining, and essential services. With its modern design and convenient location, it serves as a community hub for local residents.

Carmel Village enhances the lifestyle of Box Hill's growing, family-friendly community.

## ROUSE HILL SHOPPING CENTRE

Rouse Hill Shopping Centre offers families a unique shopping experience that goes beyond the ordinary. Its open-air design and wide range of stores from popular fashion brands to specialty boutiques and everyday essentials make it the perfect place for families to enjoy a day out.

Parents can explore a variety of shops while the kids enjoy the outdoor play areas, creating a fun and relaxed atmosphere for everyone. With plenty of dining options to take a break and recharge, the centre is ideal for making shopping trips a joyful experience, filled with moments of togetherness and family fun.



## IKEA MARSDEN PARK

Ikea Marsden Park With extensive amenities planned, Box Hill is set to become a sought-after destination for work, living, recreation, and shopping.



## ROUSE HILL REGIONAL PARK

ADORA is a stone's throw from wide open spaces and wondrous natural escapes.





## THE FUTURE OF FAMILY LIVING

ADORA responds to the needs of families with a stylishly designed development located in a neighbourhood set to be one of the most thriving and sought-after communities.



*Embrace Life In The Heart Of A Thriving Network That Effortlessly Connects You To Everything That Truly Matters.*



Whether it's Picasso, Rouse Hill, or Durks Café, your daily coffee is always available close by.



Further afield Box Hill is surrounded by some of Sydney's best nature reserves.

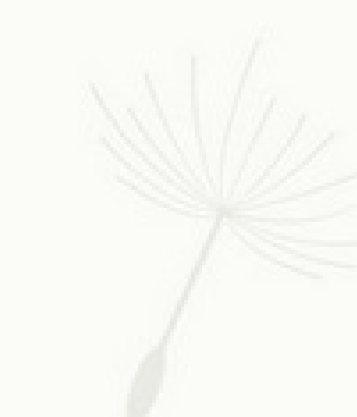


*Enjoy Living At The Core Of  
A Lively, Well-Connected  
Community, Surrounded By  
Opportunities To Enhance  
Your Daily Life.*

*Live In The Heart Of A Vibrant  
And Active Network, Providing  
Easy Access To All The Important  
Things In Life.*



With a variety of schooling options nearby, you will be spoilt for choice.



# VISUAL PERSPECTIVES









## | BATHROOM

Our bathroom designs embrace natural elements, creating bright spaces that offer the ideal backdrop for a serene, stress-free have to rest and reset.



# THE TEAM





*‘Quality Without  
Compromise’*

## CREATION HOMES

Is an award-winning residential builder with a pipeline of over \$300 million. Founded in 2010, Creation Homes have delivered over 5,000 homes since inception. This consistent track record has been the result of continual product improvement, skill training, quality assurance checks, and ongoing maintenance programs.

Every Creation Homes built home receives multiple quality assurance hold point inspections, regardless of the project size or complexity.

These rigorous evaluations exhaustively assess and examine every detail of the build, ensuring each property is delivered to you exactly as promised on paper.

“Quality without compromise”, Is a key principle of Creation Homes’ philosophy and this standard of excellence runs through the entire business from quality control procedures to Workplace Health & Safety.

## FAST GROWTH

Creation Homes is a top 20 Australian home builder and the largest semi-detached builder in Australia for four consecutive years (2020-2023).

Recognised as one of Australia's top 15 largest builders nationally, they have also been the fastest-growing builder with a 52% increase in housing starts over the year.

In 2022, they won the HIA NSW Award for Townhouse Development over 6 Dwellings and were featured in the HIA NSW Colorbond Steel Housing 100 Report.



## PROVEN QUALITY

Creation Homes NSW are proud to hold the following ISO certifications, providing our customers with the peace of mind that each project will be delivered safely, reliably, of the highest quality and with minimal impact to our environment:

PAS99:2012 : Integrated Management Systems

ISO45001:2018&AS/NZS 4801:2001 : Occupational Health and Safety Management Systems

ISO9001:2015 : Quality Management Systems

ISO 14001:2015 : Environmental Management Systems



## 6 YEARS STRUCTURAL GUARANTEE

Our homes are designed and built to endure for generations. We stand by the quality of our workmanship.

## GUARANTEED SITE START

Our track record speaks for itself. We have completed 100% of the projects that we have been contracted on.

## AFTERCARE PROMISE

Our service does not end the day you settle. We offer all new homeowners a generous 90 day maintenance warranty period.

## ENERGY EFFICIENCY GUARANTEED

Our designs meet or exceed NSW 5-Star BASIX minimum energy efficiency standards. You'll save money and live in year-round comfort.





# HONORING EXCELLENCE

The Awards Of Creation Homes



HIA AWARDS  
FINALIST 2022



FINALIST 2023  
HIA NSW REGION  
Townhouse / Villa Of The Year  
Up To \$750,000



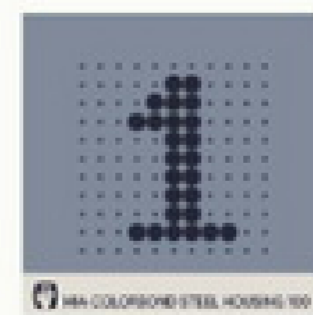
FINALIST 2023  
HIA NSW REGION  
Townhouse / Villa Development  
Over 6 Dwellings



FINALIST 2023  
HIA NSW  
Display Home  
\$500,000 - \$600,000



RECOGNISED AS AUSTRALIA'S  
LARGEST SEMI- DETACHED BUILDER



HIA-COLORBOND  
STEEL HOUSING 100

# ADORA

20-22 Mason Rd, Box Hill



# ADORA

1800 956 755

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

## DISCLAIMER

Creation Homes NSW Pty Ltd reserves the right to modify features, specifications, plans, and/or prices without obligation. This floor plan is subject to availability, developers design review panel, site conditions, statutory authority requirements & approvals. All dimensions are an approximate only which are subject to statutory authority requirements and approval.

Whilst every effort is made to provide accurate information floor plan is for illustrative purposes and intended to provide a visual guide only. Refer to individual contracts for final details. Details are correct at time of printing and subject to change without notice or obligation.