



**creation**  
homes

**GOLD TURNKEY  
SPECIFICATIONS**




**HIA HOUSING 100**  
 AUSTRALIA'S LARGEST  
 SEMI-DETACHED BUILDER  
 FOR 5 CONSECUTIVE YEARS  
 (2020 - 2024)

# Turnkey Housing Solutions

Our complete turnkey house and land packages offer the best value to our customers by setting competitive package prices, offering ready-to-move-in builds with quality inclusions, and selecting land on sought-after locations, close to lifestyle amenities, schools, shops, and transport links.

These desirable locations paired with the highest calibre of finishes and architectural design, make these homes popular with owner occupants and investors.

Creation Homes delivers completely turnkey housing solutions, so you don't have to organise anything!  
 Inclusions cover all known site costs plus landscaping, fencing, concrete driveway, letterbox, clothesline and much more! Everything is ready at hand-over so that you or a tenant can move in immediately.

Enjoy the peace of mind of building with Australia's largest house and land package specialist.

## Our experience is your advantage

As a builder of choice, we know our continued success is reliant on our ability to exceed your expectations.



# Inclusions

## PRELIMINARY & SITE COSTS (PENDING PROJECT AND/OR LOT SPECIFIC INCLUSIONS AND CONDITIONS)

---

- International Organisation of Standardisation (ISO) certification for Quality, Environmental and OH & S Management
- Full time supervision by industry leading building professionals
- Drafting of standard customer construction drawings
- Homeowners warranty (HOW) insurance
- Building permit, service authority and associated local council
- Standard site costs including balanced cut and fill up to 500mm, piling up to 40Lm & M Class Waffle Pod Slab
- All site establishment requirements including temporary fencing
- All required sediment control measures
- Scaffold and safety rail where required

## BUILDING FOR QUALITY, EFFICIENCY & SUSTAINABILITY

---

Creation Homes is committed to delivering high-quality, energy-efficient homes. Our designs feature **7-Star ratings** and **BASIX (Building Sustainability Index) compliance**, promoting sustainability and long-term energy savings.

BASIX compliance is assessed individually based on factors such as location, building size, orientation, construction type, landscaping, and fixtures.



## External Fixtures

Garage	Sectional overhead Colorbond® door with auto opener, two hand-held and one wall mounted transmitter
Walls	Combination of any of the following, as nominated: <ul style="list-style-type: none"> <li>• Bricks as determined by home design and facade type</li> <li>• Rendered/bagged and painted masonry</li> <li>• Acrylic rendered and painted lightweight masonry</li> <li>• Selected painted timber/lightweight cladding</li> </ul>
Letterbox	Moderna rendered look letterbox with paint finish to match external colour scheme
Front Door	Painted finish 920mm wide by 2040mm high hinged door with clear glazing * (subject to design)
Front Door Frame	Timber entry door frame to suit hinged door
Front Porch Ceiling	Selected sheeting
Entry Porch	External First Quality ceramic tiles from Creation Homes selected range
Rear Terrace/ Alfresco	<ul style="list-style-type: none"> <li>• Ceramic tiling to all alfresco slabs</li> <li>• Concrete roof tiles from selected Creation Homes standard range</li> <li>• Subject to Design</li> </ul>
Roofing	<ul style="list-style-type: none"> <li>• Concrete roof tiles from selected Creation Homes standard range</li> <li>• Pre-finished Colorbond metal roofing for low-pitched roofs (as per plans)</li> <li>• Subject to Design</li> </ul>
Fascia & Gutter	<ul style="list-style-type: none"> <li>• Colorbond fascia, gutters and box gutters</li> <li>• PVC downpipes for charged stormwater line</li> </ul>
Windows	<ul style="list-style-type: none"> <li>• Powdercoated aluminium windows and/or sliding doors</li> <li>• Decor satin (obscure glaze) to ensuite, bathroom &amp; WC windows and clear glazing to the balance unless specified otherwise</li> <li>• Glazing in compliance with 7-Star requirement</li> </ul>
Hot water	Instantaneous gas hot water system (subject to natural gas availability) *Compliance with 7-Star Energy





## Internal Fixtures

- |                 |  |
|-----------------|--|
| Floor Coverings | <ul style="list-style-type: none"> <li>• First Quality Hybrid timber look flooring from selected Creation Homes standard range</li> <li>• First Quality ceramic tiles to all wet areas</li> <li>• First Grade quality carpet on superior grade foam underlay to all remaining areas</li> </ul> |
|-----------------|--|

Walls	Plasterboard with low sheen 3 coat paint finish
-------	---

- |             |  |
|-------------|--|
| Wall Tiling | <ul style="list-style-type: none"> <li>• Bath &amp; Ensuite - All walls tiled to 1200mm with 2100mm in showers</li> <li>• Splashback to laundry &amp; powder room (subject to design)</li> <li>• Skirting tiles to laundry, powder room &amp; WC where applicable</li> </ul> |
|-------------|--|

Ceiling	Plasterboard with 2 coat paint finish
---------	---------------------------------------

- |                |   |
|----------------|---|
| Ceiling height | <ul style="list-style-type: none"> <li>• Up to 2600mm ceiling heights to ground floor (nominal height)</li> <li>• Up to 2400mm to first floor (nominal height) (subject to statutory requirements)</li> </ul> |
|----------------|---|

Cornices	90mm cove cornices
----------	--------------------

- |                |   |
|----------------|---|
| Doors & Fixing | <ul style="list-style-type: none"> <li>• Gloss paint finish to flush panel internal doors, skirtings, and architraves</li> <li>• Internal doors 2040mm high with cushion door stops, as required</li> <li>• 68 x 19 DAR Pine architraves and 92 x 19 DAR Pine skirting, both in gloss painted finish</li> </ul> |
|----------------|---|

Stairs	MDF Treads & risers (carpet finish), stainless steel balusters and painted timber rail and stringer (subject to design)
--------	---

Linen Cupboard	4 x Melamine shelving (subject to design)
----------------	---

Built-In Pantry	Subject to design
-----------------	-------------------

## Bedroom

Main Bedroom	Walk in robe (subject to design) Melamine shelf with hanging rail
--------------	---

- |          |   |
|----------|---|
| Wardrobe | <ul style="list-style-type: none"> <li>• Mirrored sliding robe doors</li> <li>• Melamine shelf with hanging rail</li> </ul> |
|----------|---|



This photo includes upgraded items and is for illustrative purposes only. Final designs may vary. Please refer to your contract for specific details.

## Kitchen



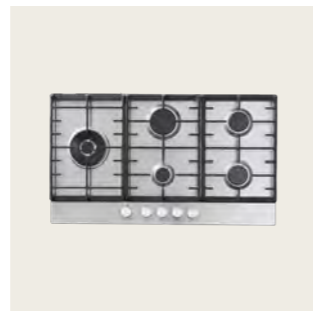
Oven

Technika TO6005MX Built In Oven 5 Function 60cm Dark Stainless Steel



Rangehood

Technika TUR90S Undermount Rangehood 900mm



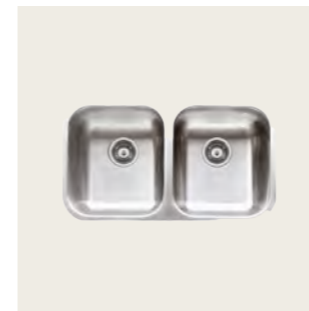
Cooktop

- Technika TGC9GLX 900mm Gas Cooktop Stainless Steel
- Technika TGC9GLBK 90cm Gas Cooktop with Wok Black Glass



Sink Mixer

- Chrome finish sink mixer
- Mizu Drift GN PO Sink MIX
- CV 2F CP 5\* ( 2265801)



Sink

- Posh Solus Mk3 DB bowl.
- Stainless steel double bowl under-mount sink

Benchtops	20mm zero silica stone with square edging
Joinery	Laminated kitchen soft close cabinet doors, end panels and drawer fronts with melamine base and overhead cabinets
Splash Back	Ceramic tile splashback in accordance with selected colour scheme
Sink	Stainless steel double bowl under-mount sink
Power Point	Single power point provision for kitchen appliances
Tapware	Chrome finish sink mixer (5*)
Dishwasher & Microwave Space	<ul style="list-style-type: none"> <li>• 610mm (nominal) wide space provided for dishwasher</li> <li>• Open space integrated into cabinets for microwave</li> </ul>



This photo includes upgraded items and is for illustrative purposes only. Final designs may vary. Please refer to your contract for specific details.



This photo includes upgraded items and is for illustrative purposes only. Final designs may vary. Please refer to your contract for specific details.

## Ensuite, Bathroom & Powder Room



**Basin Bathroom/Ensuite**

The Gap Semi Inset Basin 450 x 410mm WH. Includes wall-hung vanity (not pictured).



**Basin Mixer Powder Mizu Drift**

- Mizu Drift Mk2 Basin
- Mixer Chrome (5\*)



**Bottle Trap (for wall mounted hand basin only)**

- Mizu Drift Bottle Trap
- 40mm CP



**Waste**

- Mizu Drift Uni Dn40 Pop UP
- P&W Chrome



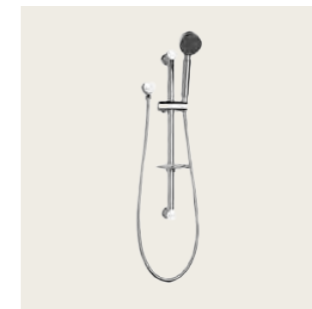
**Bath**

- Posh Domaine Back to Wall
- Freestanding Bath (included)
- Overflow as required).



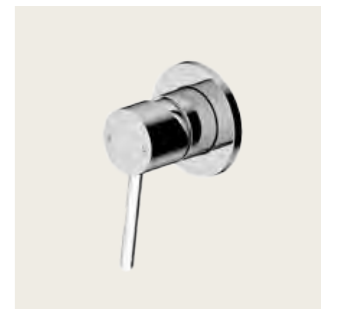
**Wall Spout & Mixer Bath (Basin if Applicable)**

- Mizu Drift Mk2 W/Bath
- Mixer Set 200 CP



**Shower**

Mizu Drift Single Rail Shower 5\*



**Wall Mixer**

- Bathroom/Ensuite
- Mizu Drift Mk2 Shower
- Mixer Chrome



This photo includes upgraded items and is for illustrative purposes only. Final designs may vary. Please refer to your contract for specific details.



This photo includes upgraded items and is for illustrative purposes only. Final designs may vary. Please refer to your contract for specific details.

## Ensuite, Bathroom & Powder Room



**Toilet**

- Limni Clean Flush WF toilet suite
- 4.5/3L - white



**Toilet Roll Holder**

- Ralii Toilet Roll Holder Round CP



**Towel Rail**

- Ralii Guest Towel Holder Round CP



**Towel Rail**

- Ralii double towel rail round CP - 800mm or 600 long (subject to design)



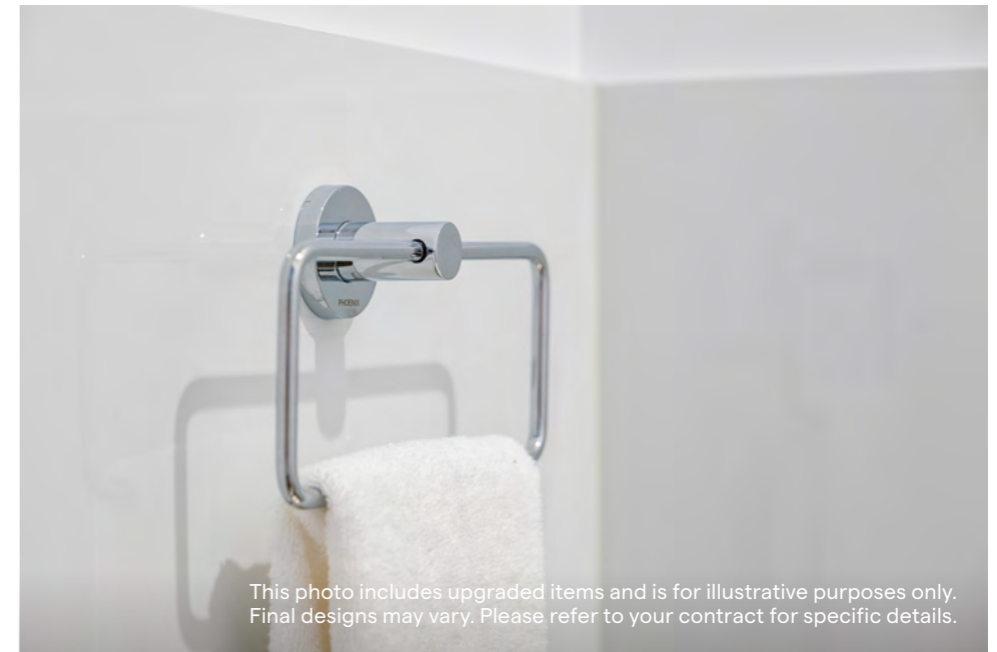
**Exhaust fan**

- Ceiling Mounted



**Rinnai Instantaneous Gas Hot Water System**

- Continuous Flow Hot Water Heater

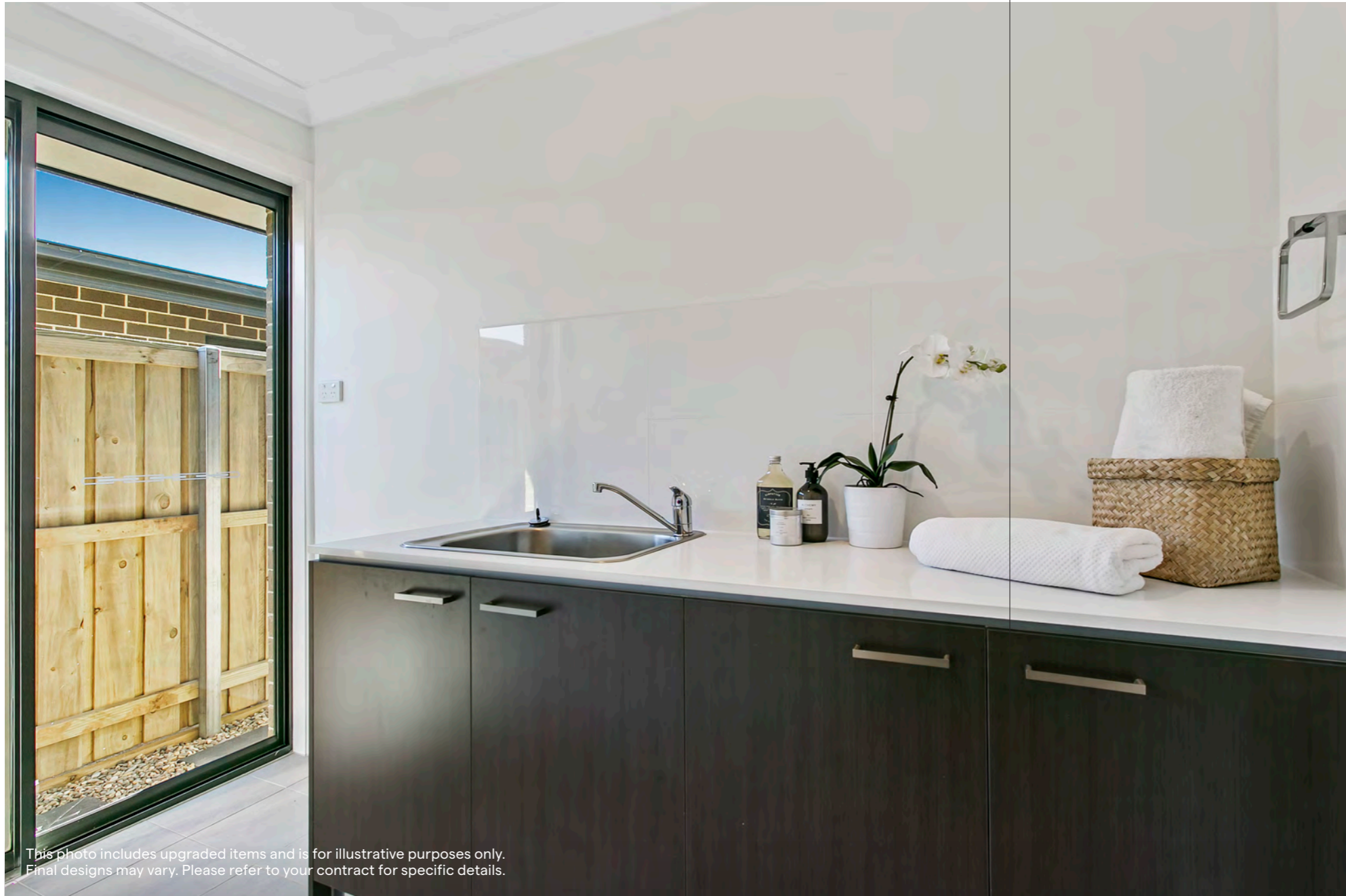


This photo includes upgraded items and is for illustrative purposes only. Final designs may vary. Please refer to your contract for specific details.

This photo includes upgraded items and is for illustrative purposes only. Final designs may vary. Please refer to your contract for specific details.

## Ensuite, Bathroom & Powder Room

Shower Screen	Up to 2000mm high semi-frameless with clear glass	Powder Room Floor/Wall finish	Tiled floor with tiled skirting
Bath	Freestanding back to wall bath or inset bath (house specific)	Ensuite & Bathroom Joinery	Wall hung vanity in laminated finish with soft close doors & drawers (where applicable), in accordance with selected colour scheme. Fully lined melamine carcass vanity with 20mm thick zero silica stone benchtop with square edging (house specific)
Mirror	Polished edges	Powder Room Joinery	Vitreous China wall hung hand basin OR Wall hung vanity in laminated finish with soft close doors & drawers (where applicable), in accordance with selected colour scheme. Fully lined melamine carcass vanity with 20mm thick zero silica stone benchtop with square edging (house specific)
Ensuite & Bathroom Floor/Wall finish	First quality ceramic tiles to floor. All walls tiled to 1200mm with 2100mm in showers		



This photo includes upgraded items and is for illustrative purposes only. Final designs may vary. Please refer to your contract for specific details.



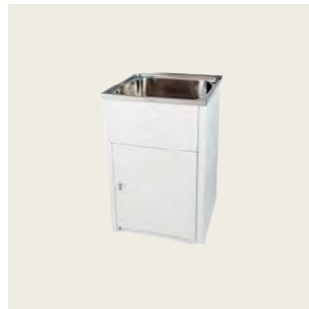
This photo includes upgraded items and is for illustrative purposes only. Final designs may vary. Please refer to your contract for specific details.

## Laundry, Accessories & Lighting



**Laundry Mixer**

Base Mk2 Sink Mixer Chrome (4\*)



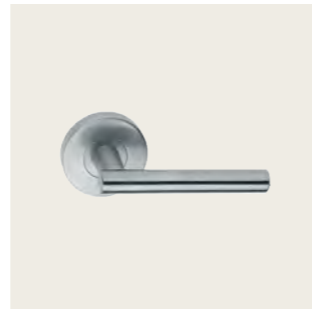
**Laundry Tub**

- Classic 45 Litre Stainless Steel
- Laundry Unit with Overflow



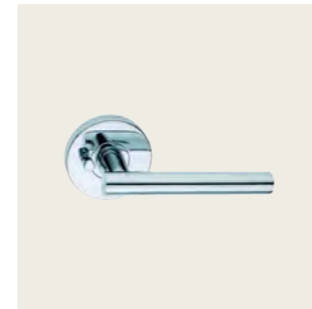
**Door Hardware Entrance Set**

Gainsborough Trilock Contemporary Align Double Cylinder Entrance Lever Set in Satin Chrome



**Door Hardware Passage set**

Gainsborough Choice Amelia Passage Lever Set in Satin Chrome



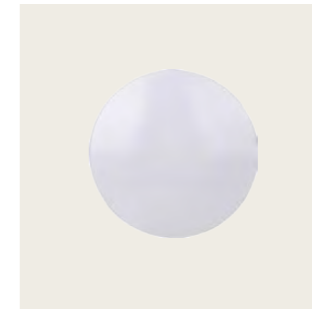
**Door Hardware Privacy Set**

Gainsborough Choice Amelia Privacy Lever Set in Satin Chrome



**Downlights**

Clipsal LED downlights



**Light Fittings**

LED Oyster Lights



**Lighting to Garage**

LED tube lighting

## Laundry & Accessories

---

Laundry Tub Freestanding 45L stainless steel unit with overflow

Floor/ Wall Finish Tiled floor with skirting tiles and tiled splashback

Tapware

- Chrome finish sink mixer
- Chrome finish washing machine stops

Exhaust Fan Ducted and Ceiling Mounted

## Electrical

---

Smoke Alarm Hard wired smoke detectors

Connectivity 1 x Data, 1 x Telephone & 1 x TV point

Power Points Double power points throughout

Electrical switch plates Clipsal Iconic in white finish or similar

Lighting LED downlights (white surround) to kitchen & over vanity basin (where applicable), oyster lights to remaining areas  
Fluorescent light fitting to Garage

## Bedroom

---

Main Bedroom Walk in robe (subject to design) Melamine shelf with hanging rail

Wardrobe

- Mirrored sliding robe doors
- Melamine shelf with hanging rail

## Heating & Cooling

---

Air Conditioning Actron dual zone ducted reverse cycle heating/cooling system

## General

---

Clothes Line Wall or ground mounted folding clothesline (dependent on house design)

Door Bell Hard wired doorbell

Entry Door Handle Chrome finish entrance lever set

Rainwater Tank 2000L rainwater tank as standard, where required (subject to BASIX assessment)

Internal Door Furniture Chrome finish lever passage set

Main Bedroom, Main Bathroom, Ensuite, Powder Room Chrome finish lever privacy set

## Landscaping

---

Landscape Landscaping to front and rear yards, including a combination of turf and mulched garden beds, and pebbles (according to development landscape requirements)

Driveway Cove finish concrete with colour seal

Fencing Colorbond or Timber lapped and capped fence (subject to Authority Requirements & Estate Guidelines)

# Interior Colour Schemes



Apollo

## INTERIOR COLOUR SCHEME



Overhead Cupboard,  
Island Cladding, Wet  
Area Cabinetry

Amaro Matt - Polytec



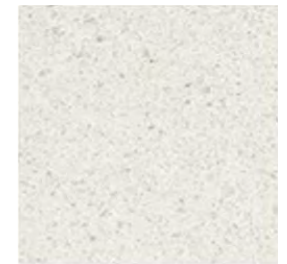
Kitchen/Laundry  
Splashback & Wet Area  
Wall Tiles

Gloss White Tile



Fridge Space, Tall  
pantry, Kitchen Under  
Bench Cabinetry &  
Kitchen Kickboard

Classic White Matt



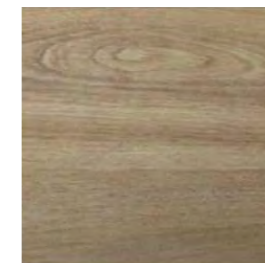
20mm Reconstituted  
Stone Bench Top  
(Kitchen & Vanities)

Ocean Foam



Internal Paint finish

Lexicon Quarter



General Floor Hybrid  
Timber Look Flooring  
(Ground floor Living,  
dining & kitchen only)

Murrumbidgee



First Floor (Exc. Wet  
Areas) & Bedrooms Carpet  
(Staircase if applicable to  
home design)

Moonlight

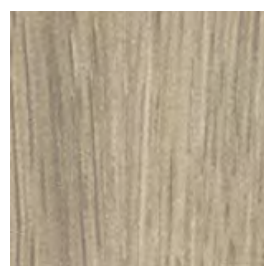


Floor Tile, Wet Areas,  
Porch Tile (Alfresco  
if applicable to home  
design)

Renegade White

# Cove

## INTERIOR COLOUR SCHEME



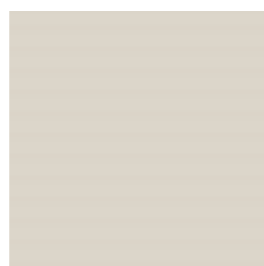
Overhead Cupboard, Island Cladding, Wet Area Cabinetry

Maison Oak Matt



Kitchen/Laundry Splashback & Wet Area Wall Tiles

Gloss White Tile



Fridge Space, Tall pantry, Kitchen Under Bench Cabinetry & Kitchen Kickboard

Amaro Matt



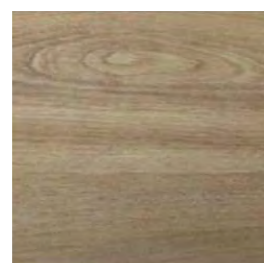
20mm Reconstituted Stone Bench Top (Kitchen & Vanities)

Snow



Internal Paint finish

Lexicon Quarter



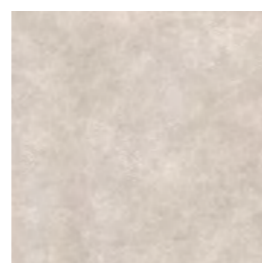
General Floor Hybrid Timber Look Flooring (Ground floor Living, dining & kitchen only)

Murrumbidgee



First Floor (Exc. Wet Areas) & Bedrooms Carpet (Staircase if applicable to home design)

Portal



Floor Tile, Wet Areas, Porch Tile (Alfresco if applicable to home design)

Renegade Beige

# Marina

## INTERIOR COLOUR SCHEME



Overhead Cupboard, Island Cladding, Wet Area Cabinetry

Artisan Oak Matt



Kitchen/Laundry Splashback & Wet Area Wall Tiles

Gloss White Tile



Fridge Space, Tall pantry, Kitchen Under Bench Cabinetry & Kitchen Kickboard

Oyster Grey Matt



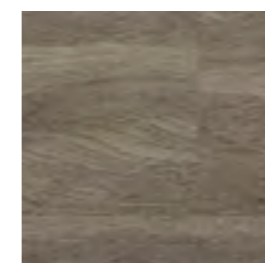
20mm Reconstituted Stone Bench Top (Kitchen & Vanities)

Grey Matt



Internal Paint finish

Lexicon Quarter



General Floor Hybrid Timber Look Flooring (Ground floor Living, dining & kitchen only)

Barwon



First Floor (Exc. Wet Areas) & Bedrooms Carpet (Staircase if applicable to home design)

Moon Dust

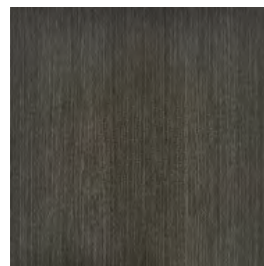


Floor Tile, Wet Areas, Porch Tile (Alfresco if applicable to home design)

Renegade Grey

# Truffle

## INTERIOR COLOUR SCHEME



Overhead Cupboard, Island Cladding, Wet Area Cabinetry

Truffle Lini Matt



Kitchen/Laundry Splashback & Wet Area Wall Tiles

Gloss White Tile



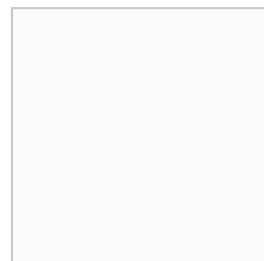
Fridge Space, Tall pantry, Kitchen Under Bench Cabinetry & Kitchen Kickboard

Cinder Matt



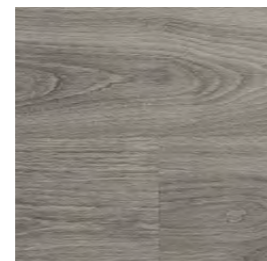
20mm Reconstituted Stone Bench Top (Kitchen & Vanities)

Intense White



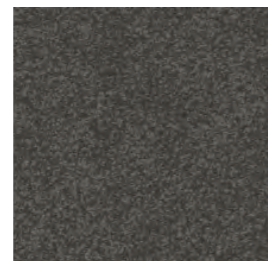
Internal Paint finish

Lexicon Quarter



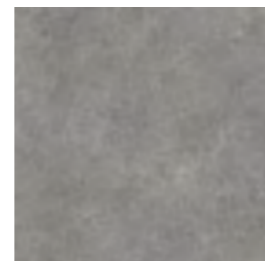
General Floor Hybrid Timber Look Flooring (Ground floor Living, dining & kitchen only)

Murray



First Floor (Exc. Wet Areas) & Bedrooms Carpet (Staircase if applicable to home design)

Space Rock



Floor Tile, Wet Areas, Porch Tile (Alfresco if applicable to home design)

Renegade Ash

# Mono

## INTERIOR COLOUR SCHEME



Overhead Cupboard, Island Cladding, Wet Area Cabinetry

Marni Lini Matt - Polytec



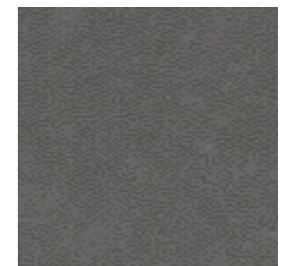
Kitchen/Laundry Splashback & Wet Area Wall Tiles

Gloss White Tile



Fridge Space, Tall pantry, Kitchen Under Bench Cabinetry & Kitchen Kickboard

Polar White Matt



20mm Reconstituted Stone Bench Top (Kitchen & Vanities)

Raven



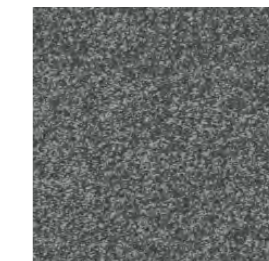
Internal Paint finish

Lexicon Quarter



General Floor Hybrid Timber Look Flooring (Ground floor Living, dining & kitchen only)

Murray



First Floor (Exc. Wet Areas) & Bedrooms Carpet (Staircase if applicable to home design)

Dark Star



Floor Tile, Wet Areas, Porch Tile (Alfresco if applicable to home design)

Renegade Black

# Our Trusted Partners



## TRUSTED AUSTRALIAN BRANDS

We prioritise reputable Australian brands known for their reliability and excellence.

## VALUES-DRIVEN PARTNERSHIPS

Our suppliers align with our values, ensuring consistency in quality, ethics, and craftsmanship.

## WHOLESALE ADVANTAGE

As Australia's largest medium-density builder, our strong buying power gives you access to exclusive warranties, premium product ranges, and more affordable high-quality homes.

We partner with trusted suppliers who share our passion for craftsmanship, integrity, and durability. Together, we ensure your home is built to the highest standards, using only the finest materials..



CREATIONHOMES.COM.AU



**creationhomes**

Suite 3, 40 Brookhollow Ave, Baulkham Hills, NSW 2153 | 02 8806 7600



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. 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 11 April 2024.