

# EMERALD GROVE

## AT JORDAN SPRINGS



Image is for illustrative purposes only and may depict upgrade options and other items not supplied by Creation Homes.

BED 4

BATH 2

CAR 2

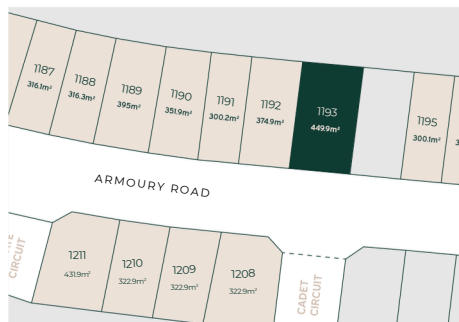
### LOT 1193

73 Armoury Road, Jordan Springs, NSW  
KENSINGTON

Land Size 449.9m<sup>2</sup>

House Size 186.77m<sup>2</sup>

Land Registered



### 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.



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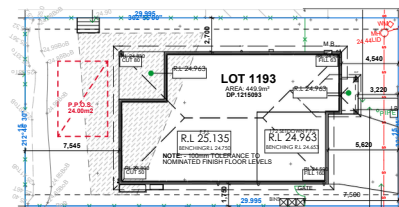
## AT JORDAN SPRINGS



GROUND FLOOR

Land Size	449.9m <sup>2</sup>
House Size	186.77m <sup>2</sup>
Land Registered	

BED 4	BATH 2	CAR 2
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SITE PLAN

\*Terms and conditions of 30-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 30 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 30-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 [customercaresnsw@creationhomes.com.au](mailto:customercaresnsw@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.