



OAKRIDGE
lane

at
UNDERBANK



creationhomes





complete
COMMUNITY

Underbank is unlike anywhere else.

Located in Bacchus Marsh, it boasts one of Victoria's most picturesque landscapes and celebrates the rich character of the historical stud farm.

Underbank is about respecting the past and reimagining the future. Next-generation contemporary homes aim to redefine the way we live — setting a new benchmark in flexible, light-filled living environments. Beautifully complemented by lush parklands and natural waterways, Underbank heralds an exciting new era of community living.

EVERYTHING
you need

The masterplan for Underbank is much more than a collection of new homes. This is an entire community which carefully balances traditional neighbourhood design with the unique features of this part of Victoria's countryside.



OAKRIDGE
lane



LOT 7

LOT 8

LOT 9

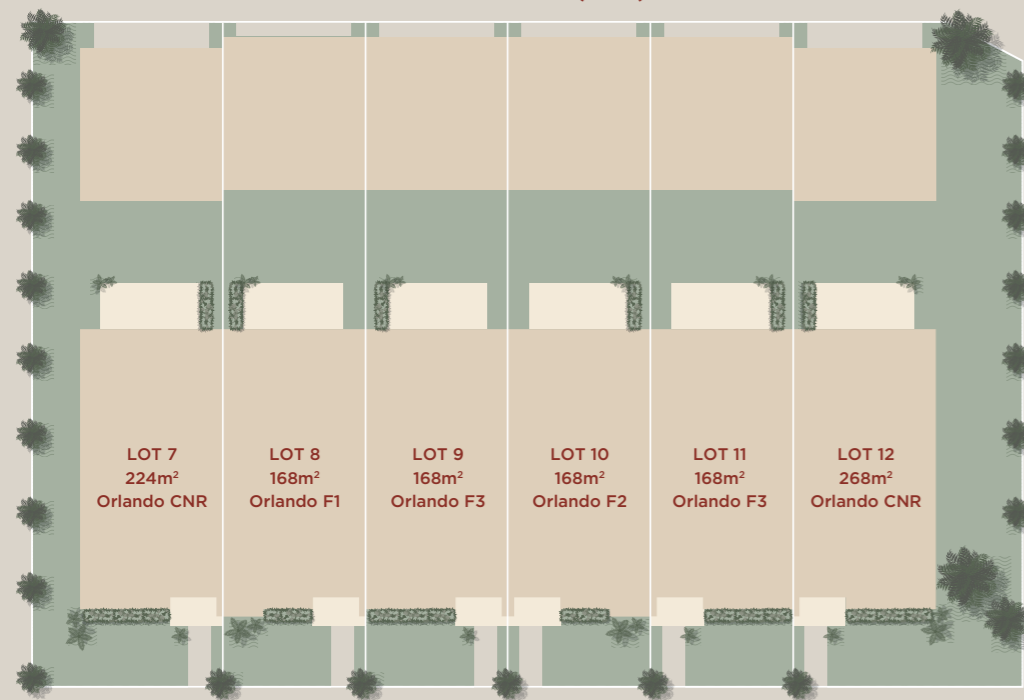
LOT 10

LOT 11

LOT 12

the SITE

COMMON PROPERTY (LANE)



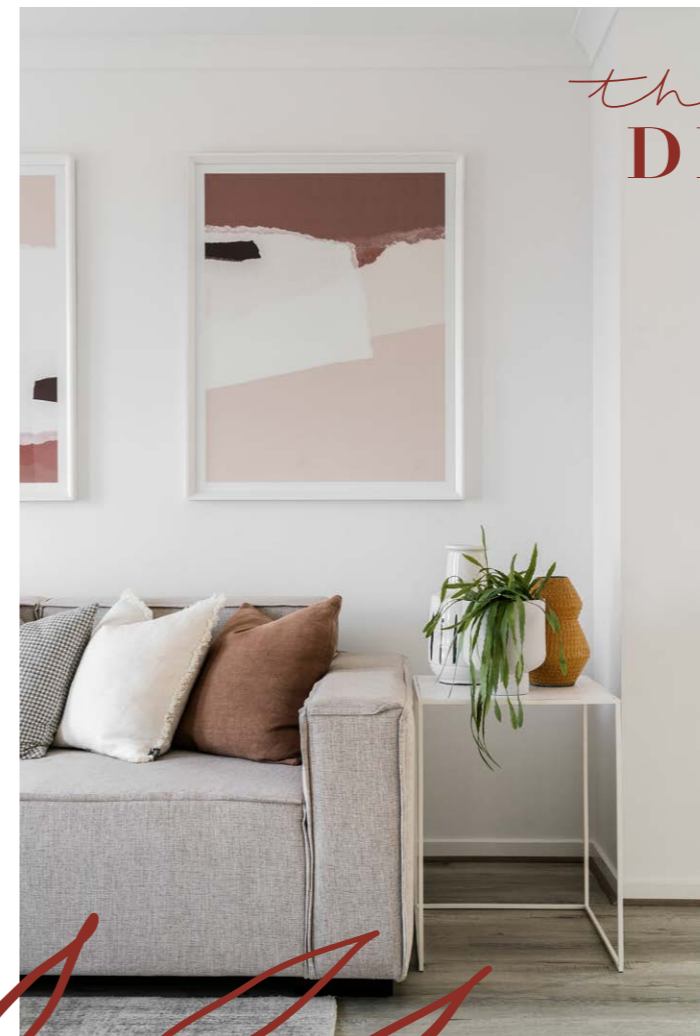
FULHAM CIRCUIT

Oakridge Lane presented by Creation Homes is situated within one of the most highly sought-after locations in the Underbank estate. Your home will look out on the prestigious view of the Werribee River and Victoria's most picturesque landscapes in Bacchus Marsh.

Located right next to the feature town Centre and just a minutes' walk from the new sporting precinct, featuring a full-sized AFL and cricket oval, a pavilion, and tennis and netball courts.

Your home will sit in the hearts centre of Underbank estate, making it the perfect location for families looking to play or hoping for some quiet time.

the DESIGN



Creation Homes offers modern and conventional facades with the latest building materials to give a great street presence. Oakridge Lane features the Orlando floorplan, four home designs are available, which accommodate different needs to create the perfect space for families. Both three and four bedroom homes tailored to comfortable family living all offering sizable terraces to heighten your entertaining space.





The Orlando floorplans façade one and façade two is more suitable for a younger family. It consists of three bedrooms with two large walk in wardrobe, one on the ground floor and another in the first floor master bedroom, the multiple purpose room offers you the choice of two living areas or adding that fourth bedroom. Orlando Façade three offers the addition of a study nook and an extra linen cupboard.

Orlando CRN is the largest design that consists of four generous sized bedrooms, two separate living areas, a study room and a separate laundry. This design may be suited for a growing family who would like more room to move.

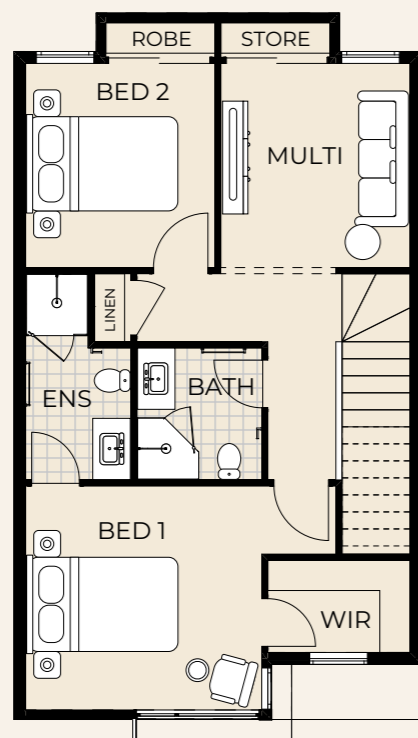
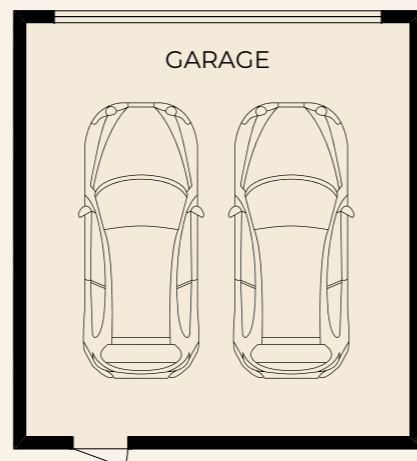
the ORLANDO

Façade One

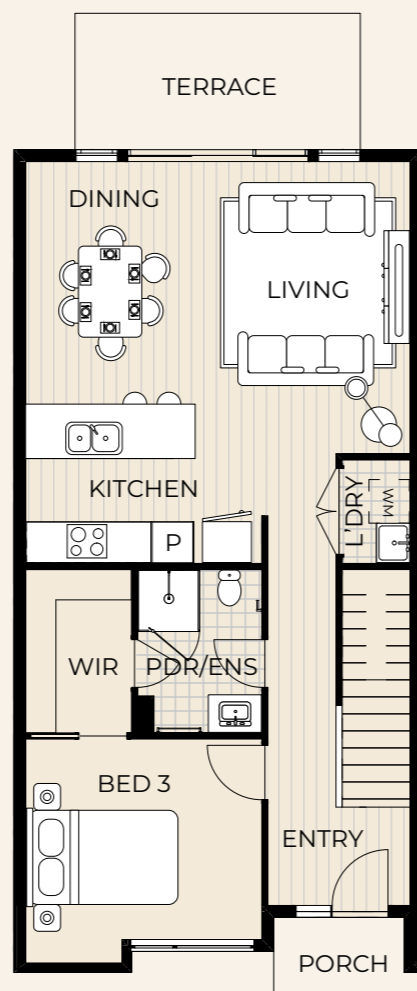
Lot 8

 3
  3
  2
  2

House Size	170.62m ² 18.37sq
Ground Floor	70.26m ²
First Floor	59.10m ²
Porch	2.65m ²
Garage	38.61m ²



First Floor







Ground Floor

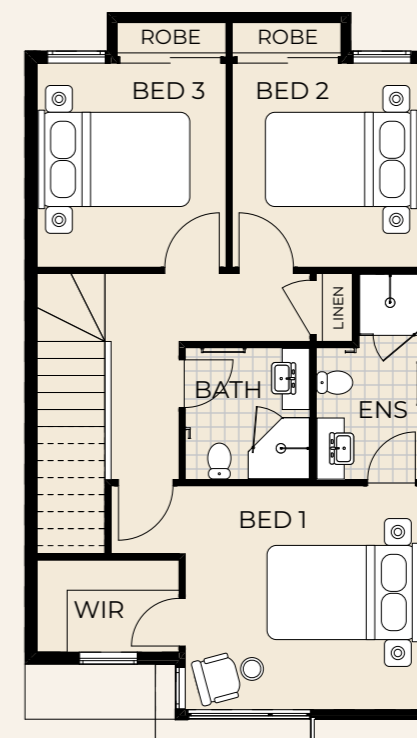
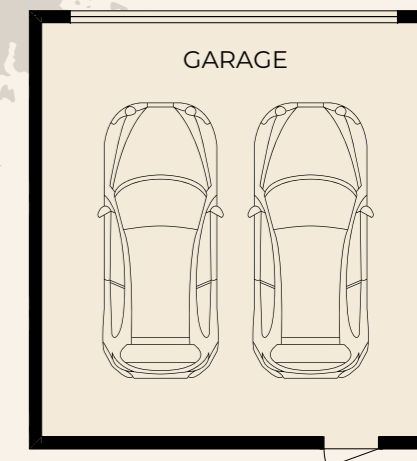
the ORLANDO

Façade Two

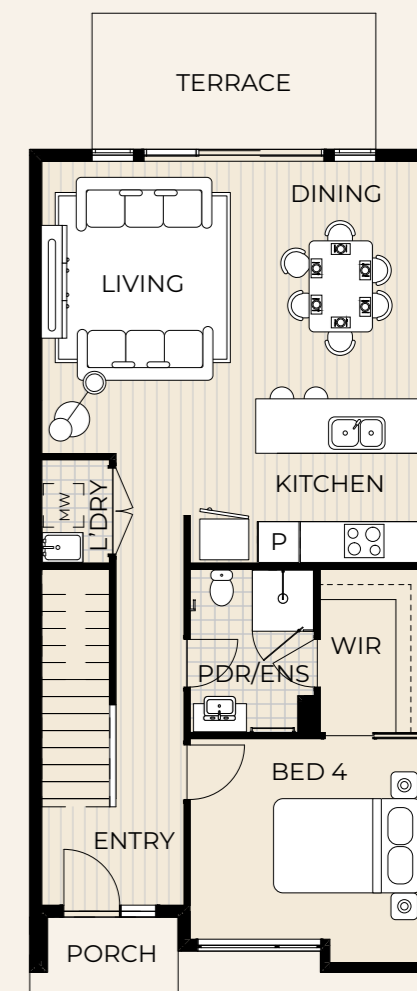
Lot 10

 4
  3
  1
  2

House Size	170.62m ² 18.37sq
Ground Floor	70.26m ²
First Floor	59.10m ²
Porch	2.65m ²
Garage	38.61m ²



First Floor






Ground Floor

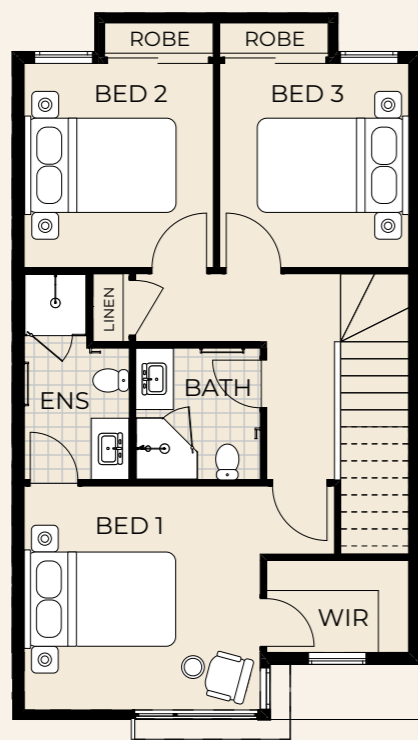
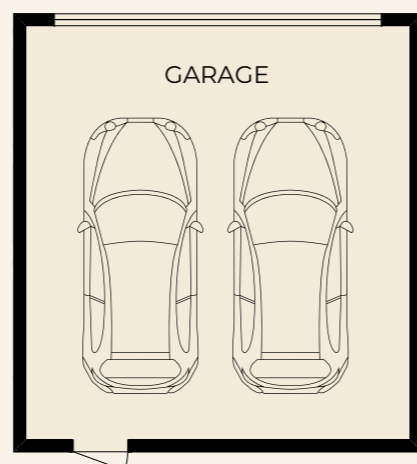
the ORLANDO

Façade Three

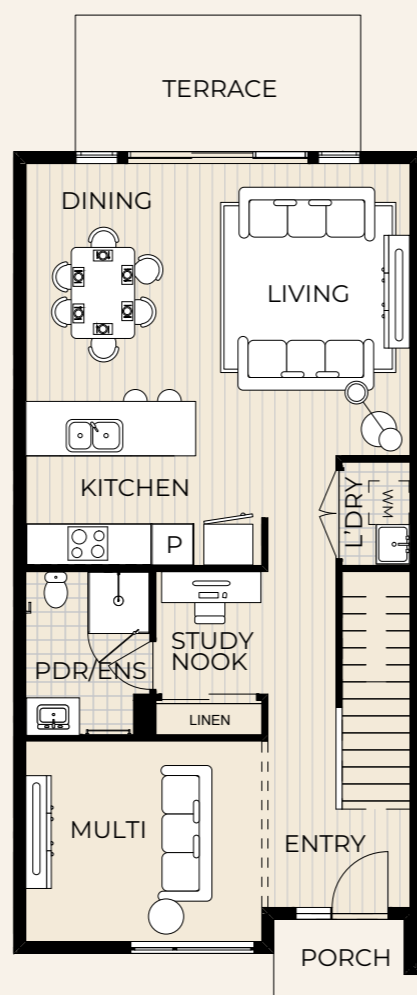
Lots 9 & 11

 3
  3
  2
  2

House Size	170.08m ² 18.31sq
Ground Floor	69.72m ²
First Floor	59.10m ²
Porch	2.65m ²
Garage	38.61m ²



First Floor







Ground Floor

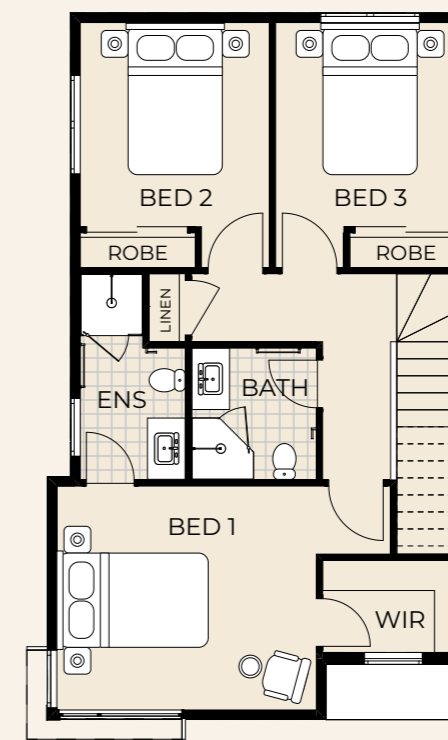
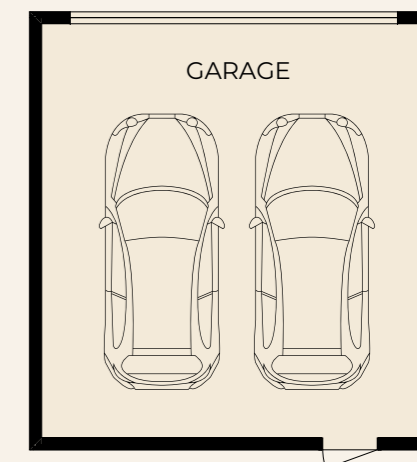
the ORLANDO

Corner

Lots 7 & 12

 4
  3
  1
  2

House Size	172.31m ² 18.55sq
Ground Floor	69.72m ²
First Floor	61.33m ²
Porch	2.65m ²
Garage	38.61m ²



First Floor



Ground Floor



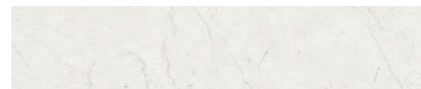
scheme
01 LIGHT



Carpet



Laminated Floorboard



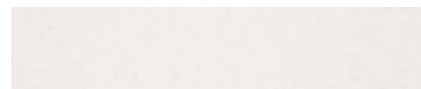
Bathroom Benchtop



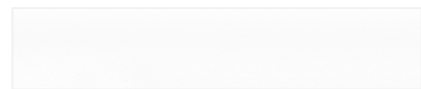
Bathroom Doors & Drawers



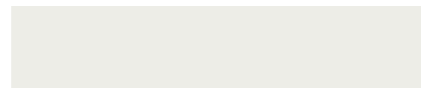
Kitchen Overhead,
Doors & Drawers



Kitchen Stone Benchtop



Kitchen Tiled Splashback



Wall, Ceiling & Cornice Paint



Floor & Wall Tiles



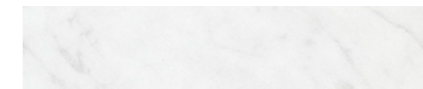
scheme
02 DARK



Carpet



Laminated Floorboard



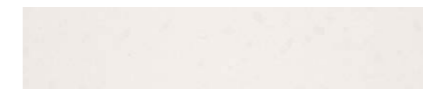
Bathroom Benchtop



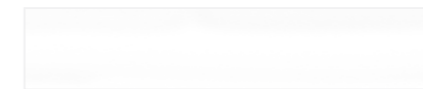
Bathroom Doors & Drawers



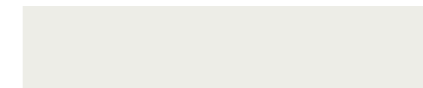
Kitchen Overhead,
Doors & Drawers



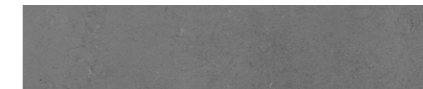
Kitchen Stone Benchtop



Kitchen Tiled Splashback



Wall, Ceiling & Cornice Paint



Floor & Wall Tiles

the INCLUSIONS

Preliminary and Site Works	6-star energy rating	
	Survey, soil test and site inspections	
	Building permit application fees	
	Earthworks including levelling of building platform, rock excavation and bored piers where required	
	Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively	
	Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction	
	Connection of underground gas and water supply including metering	
	Concrete waffle slab as per engineer's design	
External Features	Garage door	Colorbond® sectional garage door with auto opener & three hand held transmitters
	Hot water	200 litre solar hot water unit with 1 solar panel & gas booster (if no recycled water is available)
	Letterbox	Feature letterbox with street number
	Clothesline	Wall or ground mounted folding clothesline
	External light	2 x up/down external lights to facade
	Antenna	TV antenna with quad shield coaxial cable
Exterior Detailing	Roofing	Zincalume® and/or Colorbond® roof
	Windows	Powdercoated aluminium windows with keyed alike window locks and keyed locks to all external sliding doors
	Flyscreen	Flyscreens to all opening windows
	Front door	Featured front door and timber entry doorframe
Landscaping and Fencing	Landscape	Landscaping to front yard including a combination of turf and mulched garden beds with plants & trees (season dependant). Rear landscaping including turf, shaped & mulched garden beds & Lilydale (or equivalent) toppings to sides of house with irrigation and auto timers front and back
	Driveway	Concrete driveway, front entry porch & path to suit covenants and/or guidelines
	Fencing	Fencing to rear & side boundaries with return panels to side of home and one hinged single gate as per estate covenants and/ or guidelines
	Water taps	2 x external garden taps
	Heating and Cooling	Heating
	Cooling	1 x Split System (Reverse Cycle) air conditioning unit to living area only
Peace of Mind	Maintenance	Three months maintenance warranty
	Warranty period	Seven year structural guarantee
Interior Detailing	Carpet	First quality carpet with underlay to non tiled and non timber laminate areas including aluminium edge strip to carpet/tiled junctions
	Flooring	Timber laminate flooring to ground floor entry, hallway, living areas and kitchen
	Ceiling height	2440mm (nominal) ceiling heights to ground floor 2440mm (nominal) to first floor
	Cornices	75mm cove cornice throughout
	Paint	Quality acrylic paint to all walls and ceilings (3 x coats in living, hallway and entry, 2 x coats in the remaining of the house as per industry standard). Haymes paints (Australian owned)
	Door handles	Chrome lever internal door handle
	Wardrobes	Laminate melamine shelf with hanging rail. Vinyl robe sliding doors with chrome trims
	Blinds	Blockout blinds to all bedrooms and living areas

Electrical and Safety	Smoke alarm	Hard wired smoke detectors with battery back-up	
	Cable points	2 x free to air TV points	
	Powerpoints	Double powerpoints throughout and external waterproof powerpoint(s) where applicable	
	Exhaust fans	Where applicable	
	Downlights	LED downlights throughout	
	Garage light	Single batten fluorescent tube	
	Kitchen	Appliances	Stainless steel Fisher & Paykel appliances: <ul style="list-style-type: none"> • 600mm gas cooktop • 600mm fan forced oven • 600mm slideout rangehood • 600mm dishwasher
Benchtops		20mm reconstituted caesarstone. Square edge benchtops	
Joinery		Fully laminated kitchen cabinetry and melamine base with finger-pull doors and drawers	
Splashback		Brick pattern subway tile splashback 75mm x 300mm	
Sink		Stainless steel 1.5 bowl sink	
Tapware		Pin lever gooseneck sink mixer in chrome	
Ensuite and Bathroom		Shower screen	Semi frameless, clear safety glass 'pivot' shower screens
		Joinery	Fully laminated cabinetry and melamine base with finger-pull doors
	Toilet	WELS 4 star rated dual back to wall flush rimless toilet suites in white ceramic	
	Floor/wall finish	450mm x 450mm ceramic tiles to floor and 150mm skirting	
	Mirror	Polished edge & frameless mirror over vanity units	
	Basin	Above counter basin or semi-recessed basin	
	Tapware	Pin level basin mixer in chrome	
	Shower	Chrome twin shower with tiled base and stainless steel grate	
	Glazing	Obscure glazing windows (where applicable)	
	Accessories	Towel rail, hand towel ring and toilet roll holder in chrome	
Powder Room	Joinery	Wall hung basin with mirror	
	Toilet	WELS 4 star rated dual back to wall flush rimless toilet suites in white ceramic	
	Floor/wall finish	450mm x 450mm ceramic tiles to floor and 150mm skirting	
	Mirror	Polished edge & frameless mirror over vanity units	
	Tapware	Pin level basin mixer in chrome	
	Glazing	Obscure glazing to windows (where applicable)	
Laundry	Accessories	Hand towel ring and toilet roll holder in chrome	
	Laundry Tub	30L stainless steel trough in metal cabinet with tiled splashback	
	Floor	450mm x 450mm ceramic tiles to floor and 150mm skirting	
	Tapware	Tap on wall if trough & cabinet	
	Splashback	450mm x 450mm ceramic tiles (same as floor)	

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 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 may not be a representation of the product, project and/or development. 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. © 2021



builders **OF DISTINCTION**

Renowned for meticulous standards, Creation Homes delivers turnkey solutions from detached houses through to medium density communities.

Recognised as a builder of choice, we deliver turnkey projects, from 6-star townhouses to detached house and land packages. Creation Homes is a national residential builder constructing over 2,000 homes each year. We design and build stand-alone homes, precincts, and entire communities on behalf of developers.

Since its inception in 2013, the company has grown to over 400 staff and contractors, across four states, and has solidified its reputation as one of Australia's leading builders.

Our construction methodologies focus on quality, innovation, safety and on-time delivery. 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.

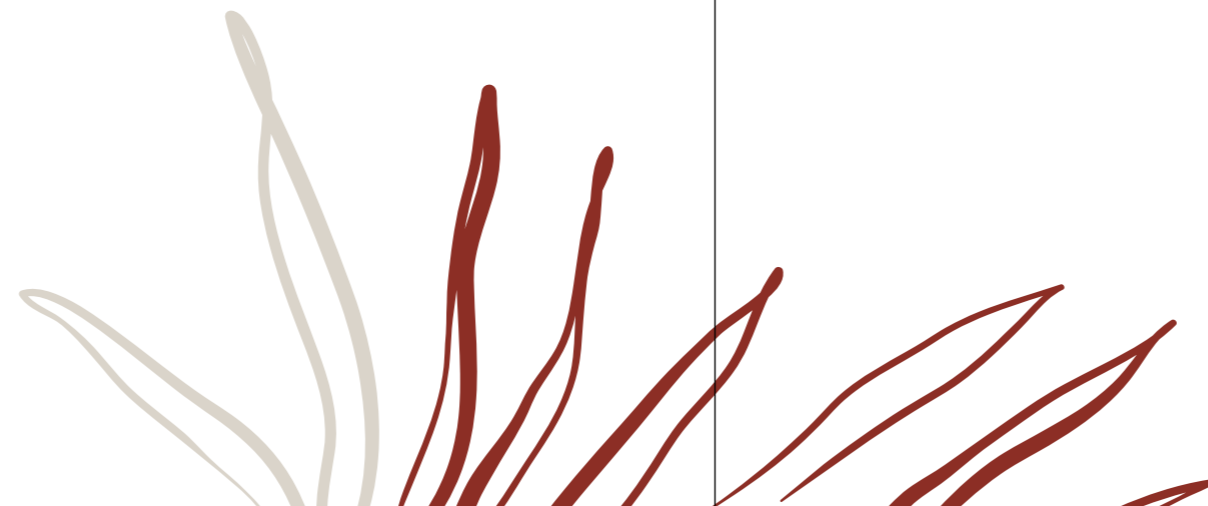


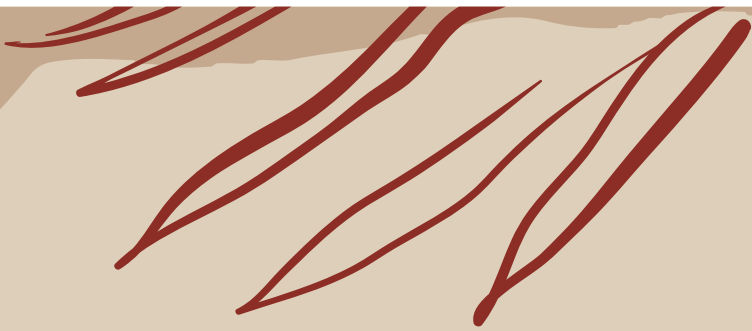
ARTIST IMPRESSION.

what is **TURNKEY?**

Full turnkey means that your new house from Creation Homes will come complete with all the premium inclusions you need so that you can move in straight away. These turnkey inclusions contain the following and much more.

- Fixed site works
- Front & rear landscaping
- Driveway & fencing
- Stone kitchen benchtop
- Flooring throughout
- Fisher & Paykel appliances
- LED downlights throughout
- 6-star energy rating





WAITING ON HR LOGO - KATALAND