

# OVATION

175 INGLEBURN ROAD — **OVATION** — LEPPINGTON

# A TRIUMPH IN LIVING

Welcome to the development that celebrates the very best of Sydney's growing South West. An exciting new address that combines life's modern conveniences with lush parklands. Ovation is the setting for unique house and land packages brought to you by one of Australia's premier construction and design teams.

This masterplanned estate has all the benefits of a tight knit community, ideally located in the heart of Leppington. Residents benefit from convenient access to exciting retail and dining options, schools and transport links.

Enjoying the best out of life is within your reach at Ovation.





Combining premium materials with a stand-out design, your Ovation home is set in a natural environment in the centre of vibrant, up and coming Leppington. Step into a superbly imagined residence that mixes modern brickwork with timber for everyday luxury. True architectural brilliance.





# AN ACCLAIMED TEAM

This exciting new development in Leppington's heart is the result of three highly regarded names in property building and design. Coming together to create one of Southwest Sydney's most coveted house and land estates, Creations Homes, Metro & Dual Property Group bring a combined 45 years of experience to Ovation. So, you can be reassured that your dream home is in the hands of teams with exceptional project management and construction knowledge.



Multi-award-winning building specialists, Creation Homes deliver exceptional results, with every project. The company works closely with Australia's leading developers to deliver residences of the highest standard.



# METRO

With almost 15 years of experience and over 50 projects delivered since the business commenced, Metro's goal is to create thoughtfully designed, perfectly positioned, high-quality, family-friendly homes that deliver liveability, connection and value to owners and residents.



Dual Property Group has been building quality homes for over 20 years. With uncompromising standards in design, materials and workmanship, Dual Property Group is committed to planning and developing sustainable housing solutions that enhance the environment.





LIVERPOOL CBD

LEPPINGTON TRAIN STATION

AMITY COLLEGE

M5 AND M7 MOTORWAYS

CROSSROADS

LEPPINGTON PUBLIC SCHOOL

EDMONDSON PARK/ED. SQUARE

LEPPINGTON VILLAGE SHOPPING CENTRE

# OVATION

WILLOWDALE SHOPPING CENTRE

LEPPINGTON ANGLICAN COLLEGE

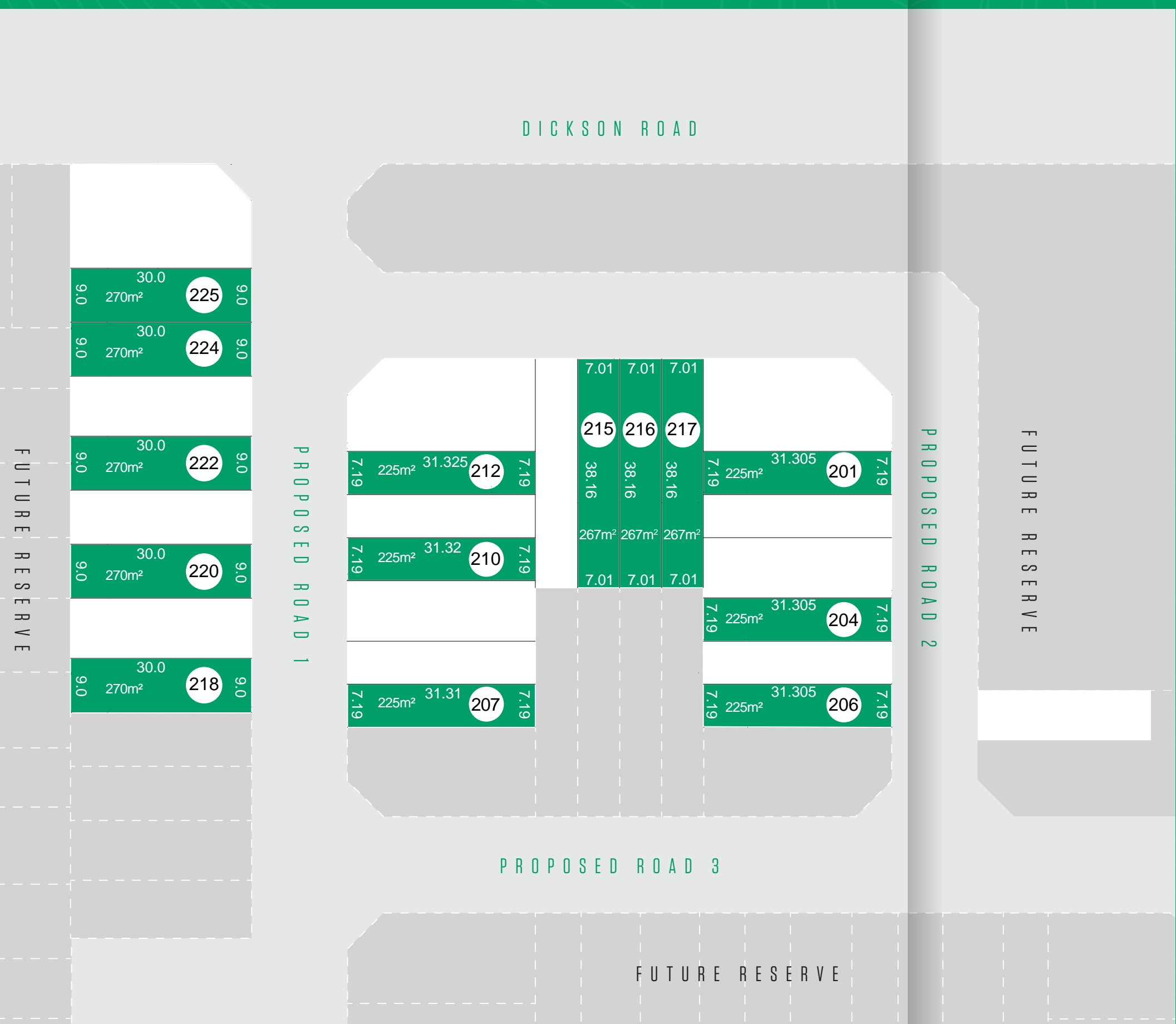




### TURN-KEY FAMILY HOMES

For growing families or urban professionals searching for extra space in a leafy setting, Ovation offers a range of three, four & five-bedroom homes. Each light-filled design compliments the natural environment beautifully.





# BUILDING THE HOME OF YOUR DREAMS

Realising the vision you have for your dream home is one of the most exciting creative projects life can offer. That's why Ovation invites you to select from a broad range of house and land packages. Our house and land packages cater to all family needs from traditional lots ideal for family homes to low maintenance terrace lots, perfect for three-bedroom residences.



One of the guiding principles at Ovation is designing homes that brim with understated opulence. That's why so much care has been taken to ensure you'll step into a space that features incredible details including premium kitchen appliances, reverse cycle air conditioning and the latest in hybrid flooring.





# YOUR FAMILY-FRIENDLY CONNECTION

Quickly becoming one of the South West's most dynamic and well-connected suburbs, Leppington is the ideal place to raise young families and enjoy a more spacious home close to all the urban conveniences. From accessible transport links and beautiful green open spaces to some of the best schools in the area, this vibrant suburb is a highly sought-after address.



Enjoy a healthy lifestyle with a range of fun activities including a bowling game or two with friends or a power walk in the local park.



Make nature your new neighbour with an abundance of lush parklands and green spaces on your doorstep.

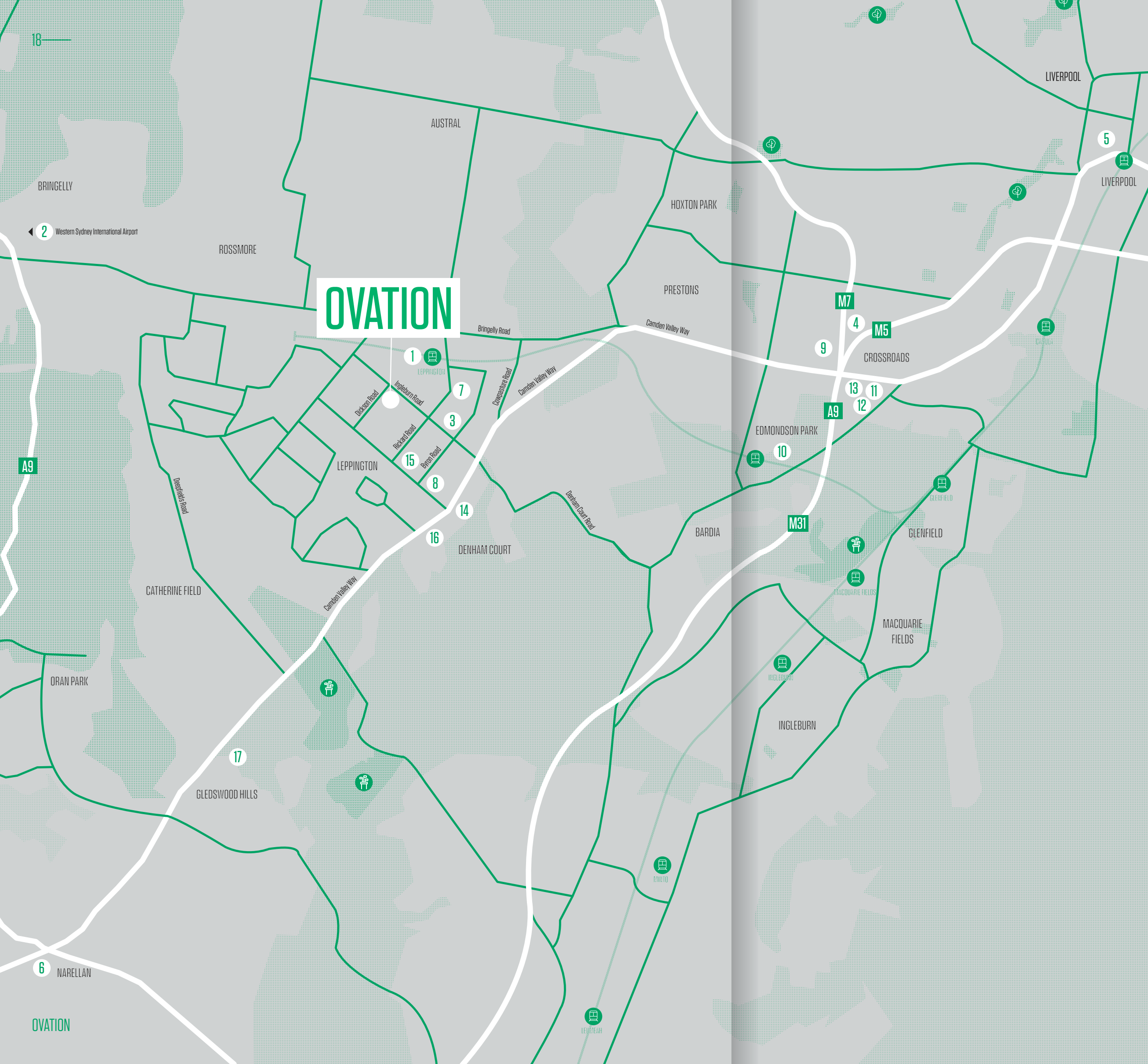


The freshly renovated Camden Valley Country Club is a modern bistro with delicious food and beverage options, a children's play area, live music and breathtaking district views.



From a morning coffee to an afternoon stroll in one of the area's many open green spaces, there's something for everyone in Leppington.





## LOCATED IN THE HEART OF A VIBRANT SUBURB

Sydney's South West is one of the fastest growing areas in NSW offering existing – and new residents – all of life's conveniences in one easily accessible location. From efficient transport links and spacious purpose-built homes to modern shopping centres and beautiful parklands, it's little wonder why Ovation is quickly becoming one of the most attractive new developments in the Leppington area.

### KEY LOCATIONS

1	Leppington Train Station	1.5km
2	Western Sydney International Airport	18km
3	Leppington Village Shopping Centre	700m
4	M5 and M7 Motorways	14km
5	Liverpool CBD	14km
6	Narellan Shopping Centre	12km
7	Leppington Public School	1km
8	Leppington Anglican College	2km
9	Amity College	9.5km
10	Edmondson Park/Ed. Square	7.5km
11	Crossroads Liverpool	9km
12	Crossroads Hotel	9km
13	Crossroads Homemaker Centre	9.5km
14	Willowdale Shopping Centre	3km
15	Leppington Oval	2km
16	Willowdale Park	2.5km
17	Gledswood Hills Country Club	8km





Conveniently located at the centre of Sydney's rapidly evolving South West, Ed.Square Town Centre is your one-stop hub for all your retail and entertainment needs.



Eat, drink, celebrate and stay at the iconic Crossroads Hotel - unique to the Macarthur region and a much-loved local hotspot.



Located 700m from Ovation, the new Leppington Village Shopping Centre features a state-of-the-art full service Woolworths and over 20 specialty stores including cafes, retailers, services and restaurants.



Offering a great selection of food, fashion, homewares and services, Willowdale Shopping Centre is also home to your local Coles supermarket.



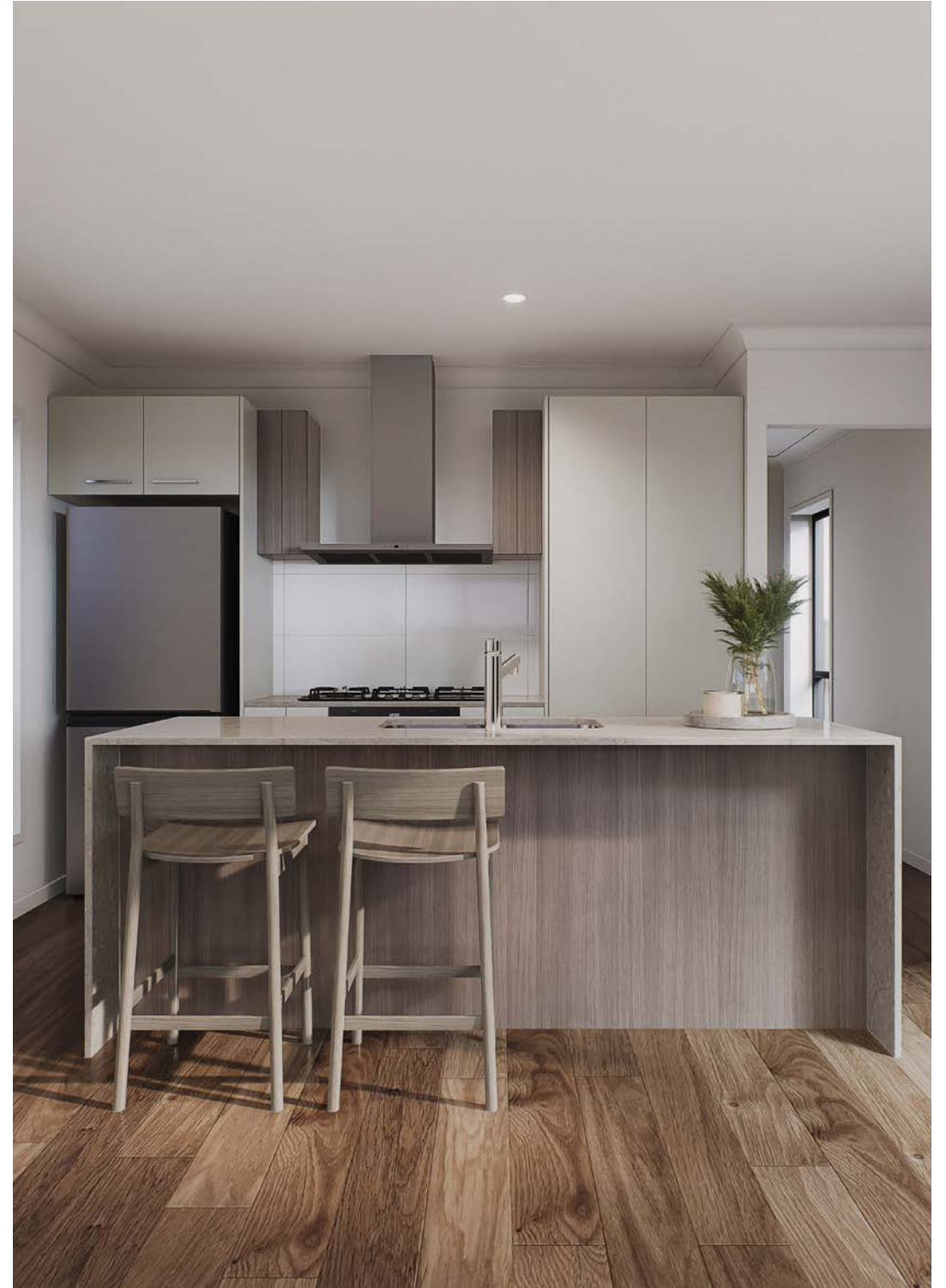
With over 220 specialty stores, outdoor dining options, movie theatre and plenty of parking, Narellan Town Centre is one of the largest shopping centres in Sydney's Southwest.



Inspired by classic European homes, Ovation residences feature tall windows, pitched roofs and a classic mix of brick, cladding and render in keeping with the natural environment.











Disclaimer

The developer, its agencies and related entities do not make any representations or give any warranties that the information set out in this brochure is or will remain accurate or complete at all times and they disclaim all liability for harm, loss, costs, or damage which arises in connection with any use or reliance on the information. The pictures showing the interiors and exteriors of the homes are computer generated images and indicative only. Final product may differ from that illustrated and may show fixtures, fittings or finishes which are outside the schedule of finishes and inclusions. This may include landscaping, furniture, light fittings and decorative items, which are shown as examples only. Please refer to schedule of finishes for specific details of the inclusions. Changes may be made during the development and any dimensions, finishes and specifications are subject to change without notice.

Creative and Marketing by James Agency



# OVATION

OVATIONLEPPINGTON.COM.AU

1800 024 016



creationhomes

METRO

