



ORAN PARK



creationhomes

# NOLAN

MARIAN'S  
MANA

A NEIGHBOURHOOD  
DESIGNED AROUND YOU

NOLAN



# WELCOME TO NOLAN

Named after one of Australia's leading contemporary artists, Nolan invites you to enjoy a tranquil life in an exclusive, verdant pocket of Oran Park. Nestled alongside the Ron's Creek and Whiteman Park green spaces, these designer residences are still part of the Marian's Mana Community Scheme. This distinctive development features a stunning collection of 147 townhomes and 18 studios that blend modern living with the surrounding natural beauty.

Creation Homes is Australia's largest builder of semi-detached homes for the fifth year running. It's also the Nolan Precinct's exclusive builder. As a leading name in the Australian construction industry, Creation Homes brings over a decade of expertise, building over 2,000 homes across the country every year. Renowned for their exceptional craftsmanship, commitment to quality and stylish designs, Creation Homes residences stand the test of time.

The Nolan Precinct consists of townhomes and studios in a variety of two and three-storey designs. Designed in collaboration with DC8 Studio Architects, these homes feature attractive district views and generous living spaces for the whole family. Ideally located near Nolan's signature pocket parks and landscaped pedestrian links, the townhomes are seamlessly integrated into the Precinct's unique spaces.

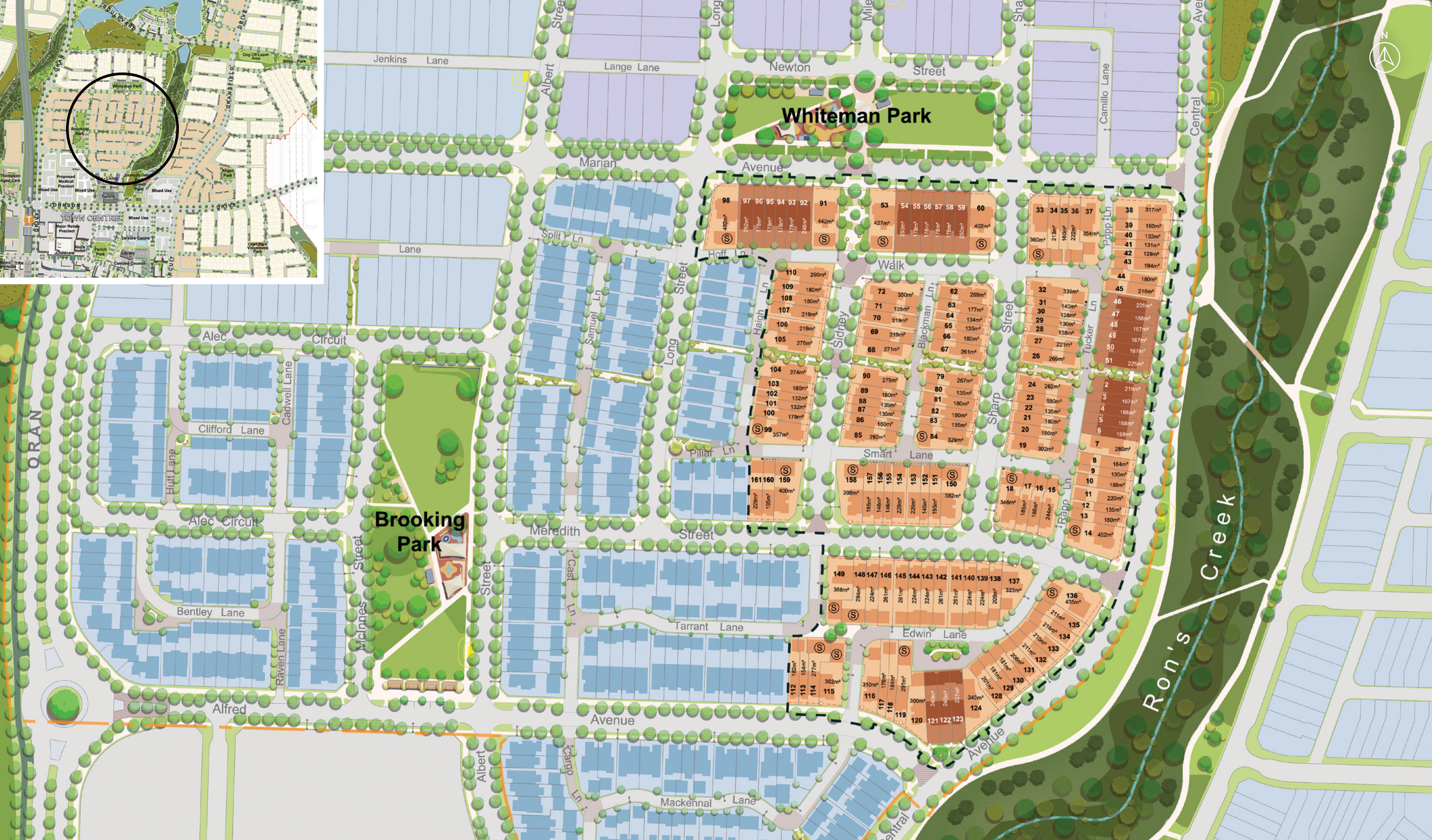
Built to the highest standards, each home in the Nolan Precinct is backed by a 90-day maintenance warranty and a six-year structural guarantee. Exceptional quality and thoughtful design by Creation Homes defines the Precinct.





In keeping with the Marian's Mana style, Nolan has been curated by an experienced team of architects, urban designers and technical specialists. The aim is to create an urban village which integrates architecture and landscaping in an innovative way, culminating in the creation of a neighbourhood that you'll love calling home.





**Legend**

- |                     |               |                     |                                |                         |                     |
|---------------------|---------------|---------------------|--------------------------------|-------------------------|---------------------|
| Nolan Precinct      | Studio Units  | Footpath            | Basin/Wetland                  | Sewer Maintenance Shaft | Stormwater Pit      |
| Nolan Precinct Lots | Future Lots   | Decorative Pavement | Padmount Substation & Easement | Sewer Maintenance Hole  | Stormwater Easement |
| Three-Storey Lots   | Existing Lots | Coloured Concrete   | Sewer Pipe                     | Stormwater Pipe         | Street Light        |



**The Nolan Precinct is regularly maintained under the Community Title Scheme.**

For a quarterly fee, residents enjoy quality finishes around the neighbourhood and access to landscape features unique to the estate such as pocket parks and pedestrian walkways. Private contractors will be engaged by the Community Association to ensure verges, gardens, walkways and open spaces are maintained to a premium standard.

Benefits of the Marian's Mana Community Title Scheme include:

- Distinctive signage and generous landscaping.
- Mowing and edging of all public lawns (street verges and open spaces).
- Black street light columns (similar to those in the Town Centre).
- Premium pavement finishes at key locations.
- Regular mulching, watering and maintenance of garden areas.
- Trees and plants are maintained and replaced as required.
- Close proximity to the pocket parks and green pedestrian links scattered throughout the estate.



**ESTIMATED LEVY PER LOT**

Lot Area (m <sup>2</sup> )	Estimated quarterly cost
150	\$260
250	\$310
350	\$420
450	\$495

Fees are an estimate only and are based on the information available as of January 2025 and are subject to change.

# THE NOLAN COLLECTION

## An exceptional collection of new residences.

Nolan offers a range of thoughtfully designed townhomes in one, two, three and four-bedroom configurations. The layouts are ideal for growing families, downsizers and couples looking for a beautiful, well-connected place to call home.



Residents can choose between two-storey or three-storey architecturally designed homes with premium grade interiors and finishes.

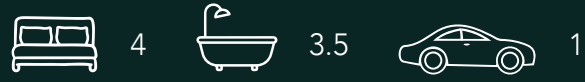
These distinctive new homes are located on peaceful tree-lined streets. Some of the properties also boast scenic views of Whiteman Park or Ron's Creek.

For your convenience and planning needs, this brochure features examples of floorplans. The size and configurations will vary depending on floorplan and façade design. These plans are only indicative.

For specific details on available homes or other designs not included in this brochure, please contact the Oran Park Sales and Information Centre.



# TYPICAL PLAN KELLY



Ground Floor	36.6m <sup>2</sup>	Balcony	26.5m <sup>2</sup>
First Floor	76.9m <sup>2</sup>	Alfresco	11.3m <sup>2</sup>
Second Floor	74.3m <sup>2</sup>	Garage	42.3m <sup>2</sup>
Porch	8.6m <sup>2</sup>	<b>Total Area</b>	<b>276.5m<sup>2</sup></b>

Note: dimensions will vary lot by lot due to variances in façade designs and other site specific items.

# TYPICAL PLAN EUREKA



Ground Floor	47.7m <sup>2</sup>	Balcony	19.3m <sup>2</sup>
First Floor	65.5m <sup>2</sup>	Alfresco	10.8m <sup>2</sup>
Second Floor	64.6m <sup>2</sup>	Garage	17.8m <sup>2</sup>
Porch	4.3m <sup>2</sup>	<b>Total Area</b>	<b>230m<sup>2</sup></b>

Note: dimensions will vary lot by lot due to variances in façade designs and other site specific items.

GROUND FLOOR

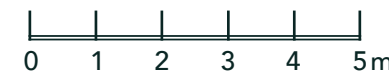
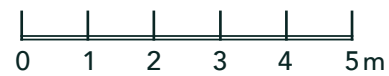
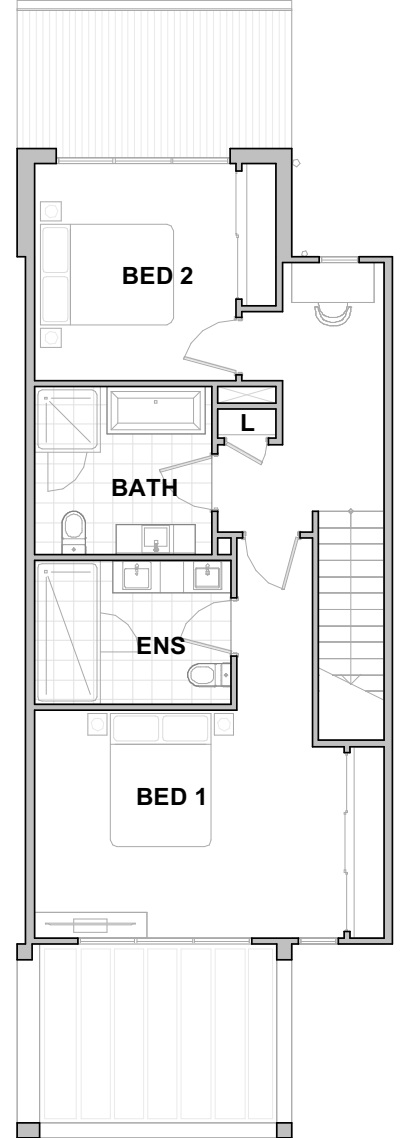
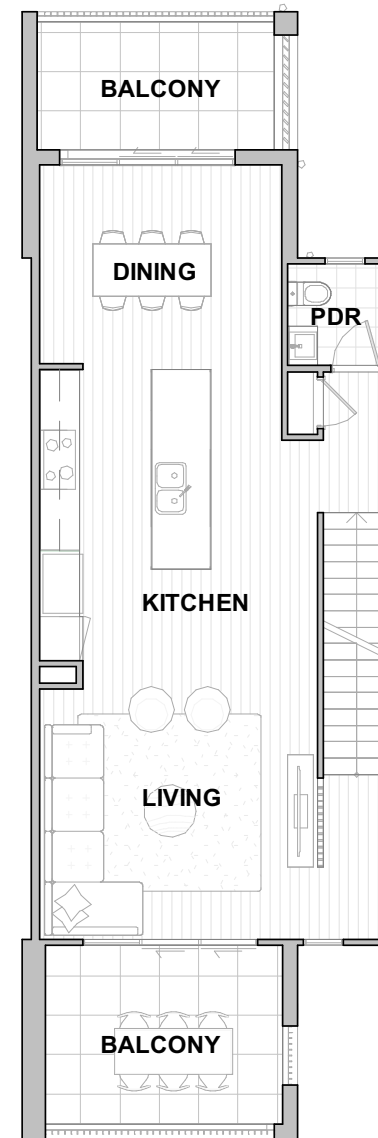
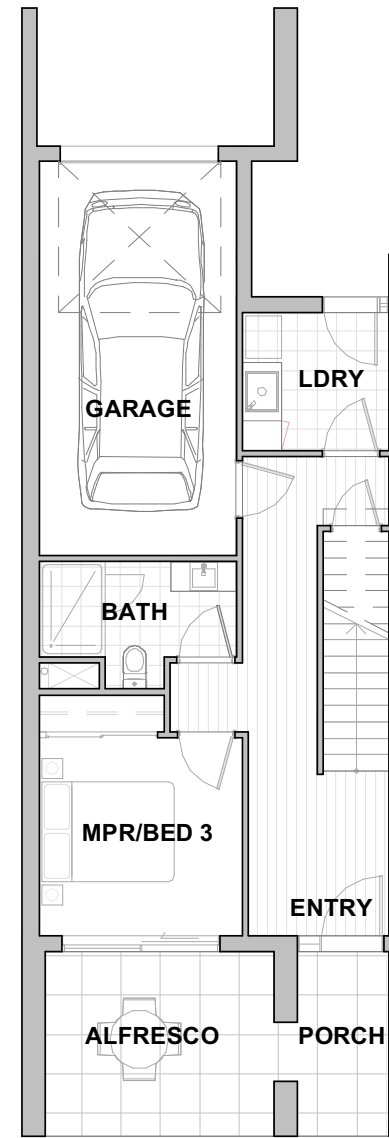
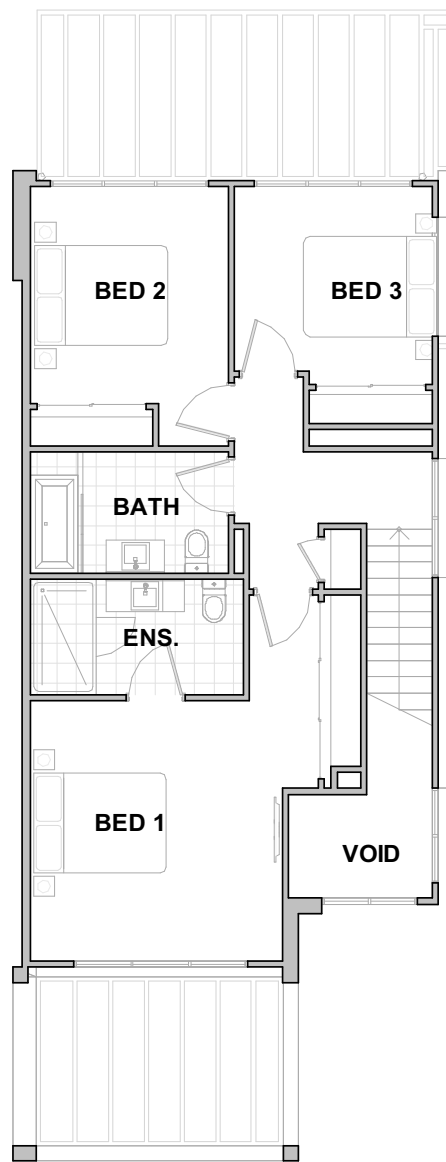
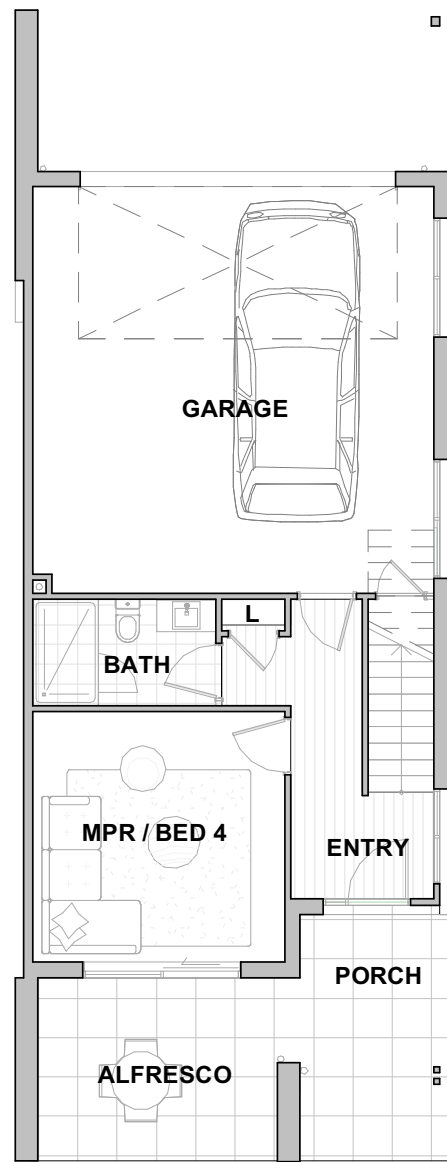
FIRST FLOOR

SECOND FLOOR

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR





# TYPICAL PLAN SWAN



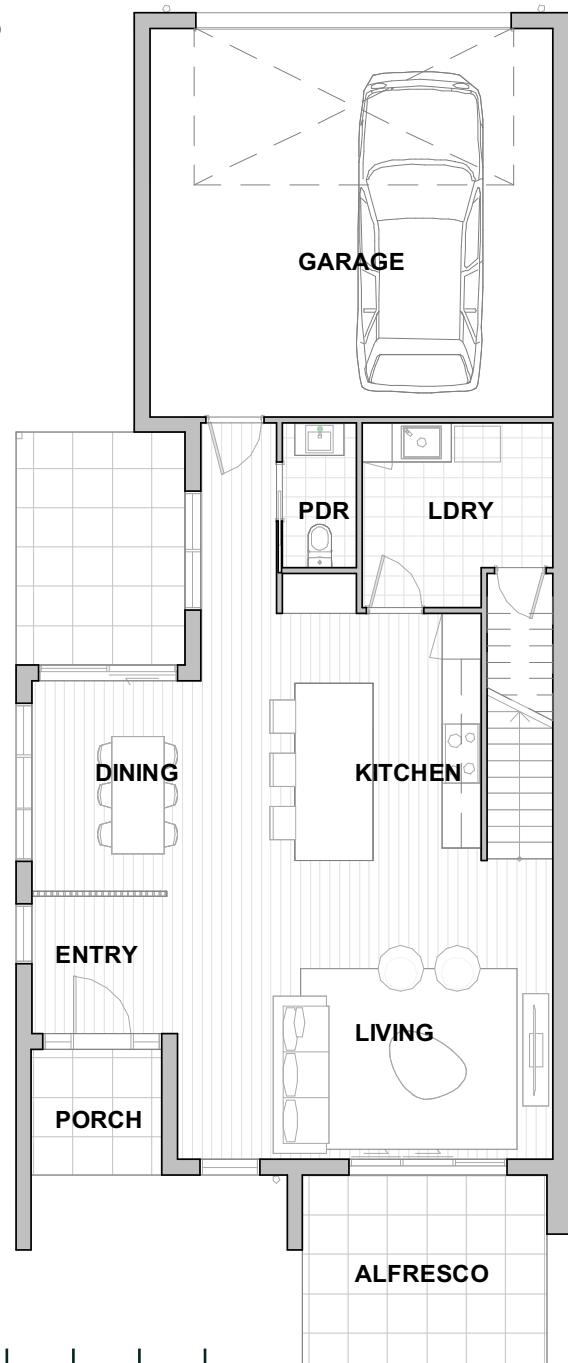
Ground Floor	83m <sup>2</sup>	Alfresco	19m <sup>2</sup>
First Floor	111m <sup>2</sup>	Garage	40m <sup>2</sup>
Porch	4m <sup>2</sup>	<b>Total Area</b>	<b>273m<sup>2</sup></b>
Balcony	16m <sup>2</sup>	Note: dimensions will vary lot by lot due to variances in façade designs and other site specific items.	

# TYPICAL PLAN SIDNEY

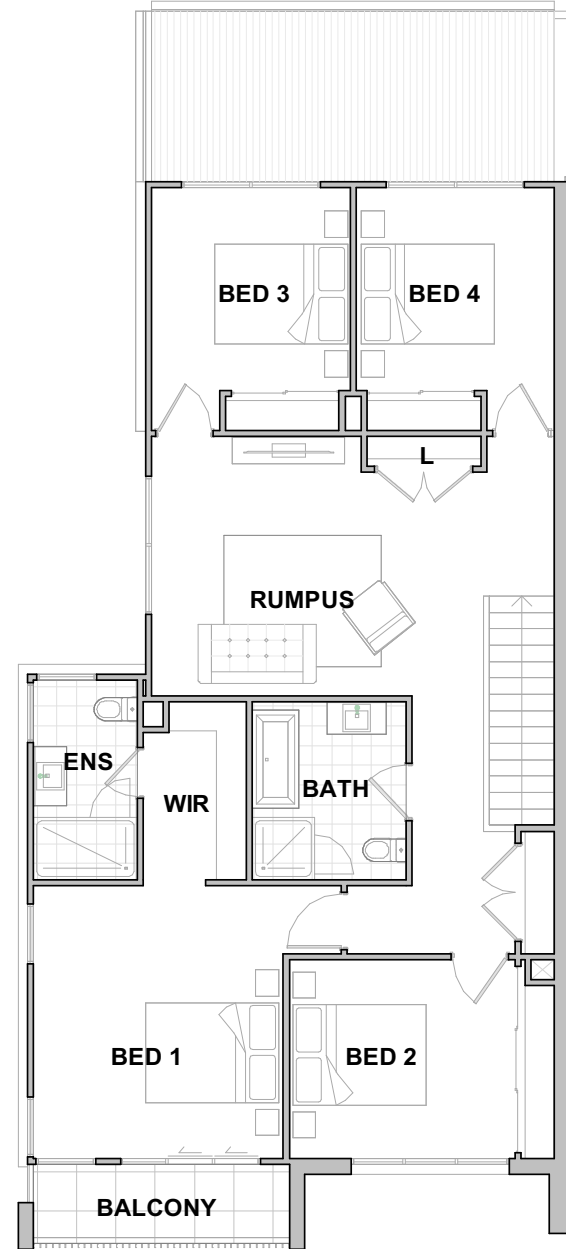


Ground Floor	78.9m <sup>2</sup>	Alfresco	6.5m <sup>2</sup>
First Floor	71.6m <sup>2</sup>	Garage	39.8m <sup>2</sup>
Porch	10.5m <sup>2</sup>	<b>Total Area</b>	<b>213.1m<sup>2</sup></b>
Balcony	5.8m <sup>2</sup>	Note: dimensions will vary lot by lot due to variances in façade designs and other site specific items.	

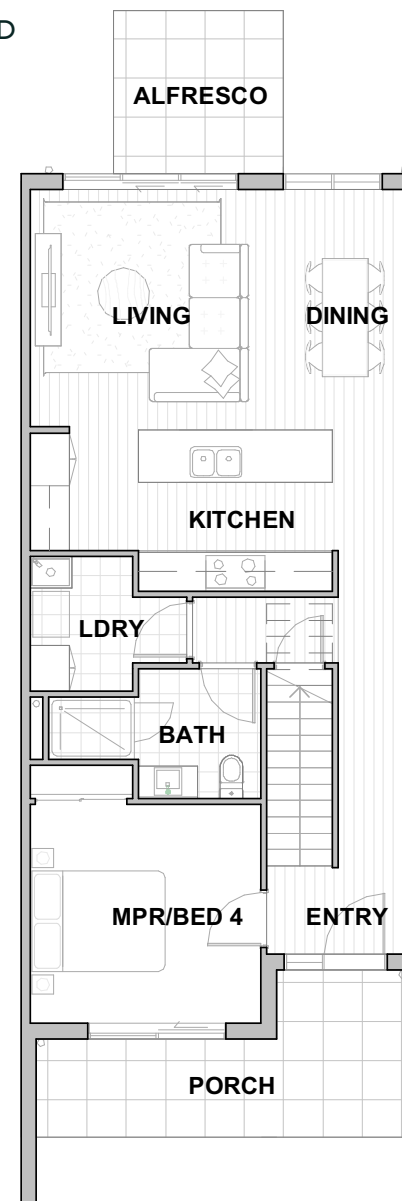
GROUND FLOOR



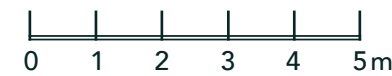
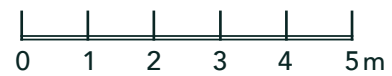
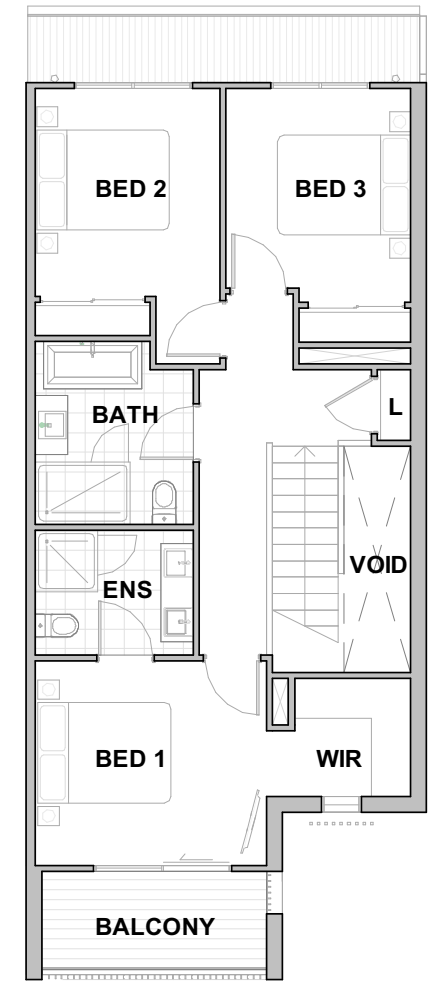
FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



# TYPICAL PLAN WILLS

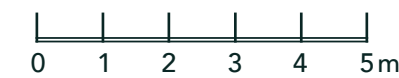
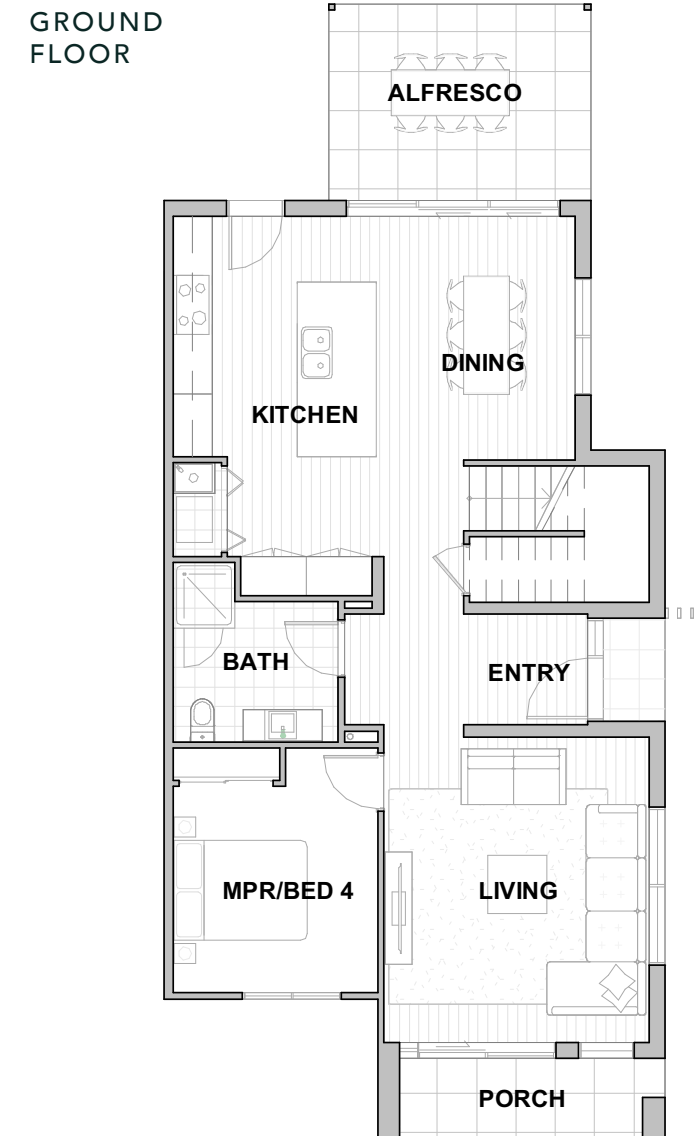
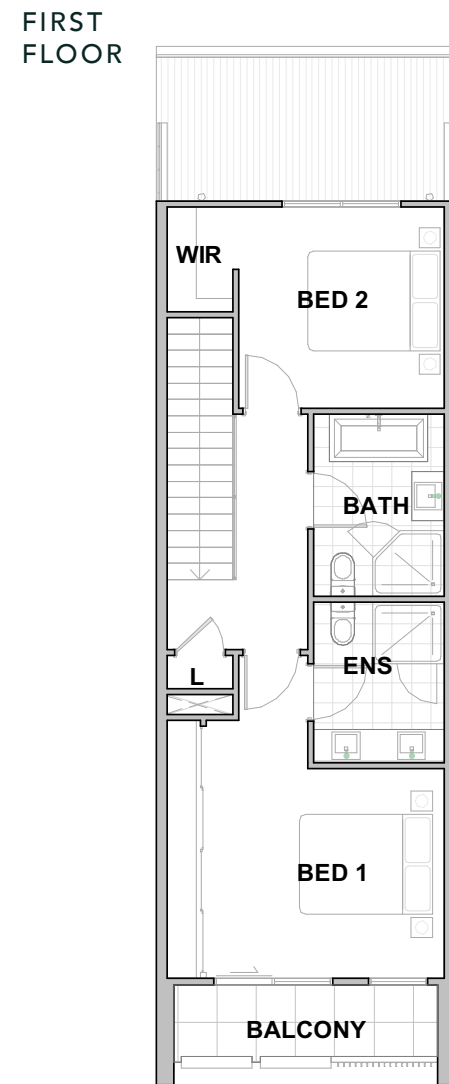
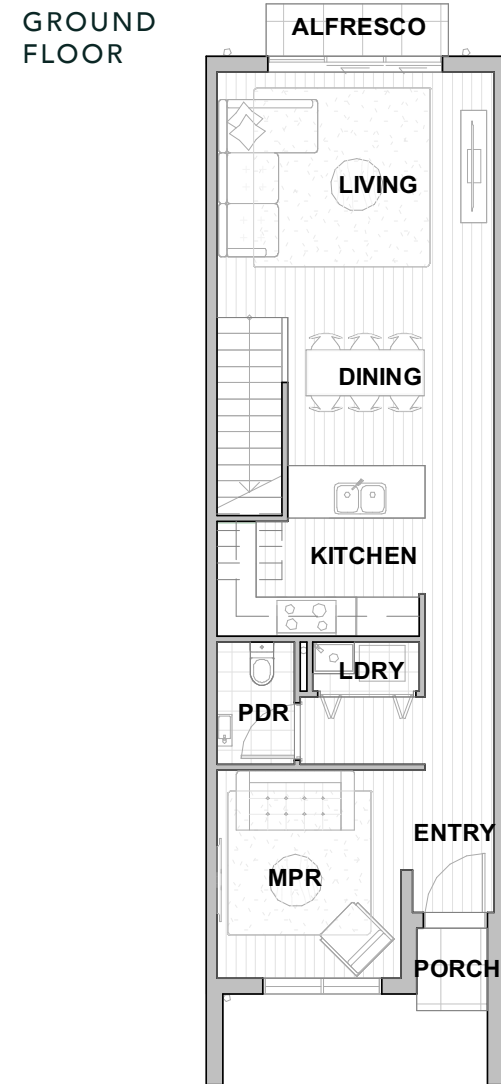


Ground Floor	64m <sup>2</sup>	Alfresco	2.2m <sup>2</sup>
First Floor	54.5m <sup>2</sup>	Garage	20.1m <sup>2</sup>
Porch	1.3m <sup>2</sup>	<b>Total Area</b>	<b>147.1m<sup>2</sup></b>
Balcony	5m <sup>2</sup>	Note: dimensions will vary lot by lot due to variances in façade designs and other site specific items.	

# TYPICAL PLAN NED



Ground Floor	91.7m <sup>2</sup>	Alfresco	12m <sup>2</sup>
First Floor	90m <sup>2</sup>	Garage	39.2m <sup>2</sup>
Porch	14.5m <sup>2</sup>	<b>Total Area</b>	<b>251.9m<sup>2</sup></b>
Balcony	4.5m <sup>2</sup>	Note: dimensions will vary lot by lot due to variances in façade designs and other site specific items.	



# INCLUSIONS

## EXTERNAL FEATURES

Garage	Sectional overhead Colorbond® door with auto opener, two hand-held and one wall-mounted transmitter.
Letterbox	Milkcan letterbox incorporated into front fence masonry pillar.
Front Door	2340mm x 900mm painted timber front door with adjacent translucent glazing panel.
Entry Porch	Ceramic tiles.
Rear Terrace/Alfresco	Ceramic tiling to all alfresco slabs.
Roofing	Colorbond corrugated steel roof sheeting.
Fascia and Gutter	Colorbond fascia, gutters and box gutters. Colorbond rain heads and PVC downpipes.
Windows	Powdercoated aluminium windows and/or sliding doors with keyed-alike locks to each opening. Decor satin (obscure glaze) to ensuite, bathroom & WC windows and clear glazing to the balance unless specified otherwise.
Hot Water	Instantaneous electric hot water system.

## LANDSCAPING

Landscape	Landscaping to front and rear yards including a combination of turf and mulched garden beds, pebbles and stepping stones.
Driveway	Plain or coloured concrete to match rear laneway.
Fencing	Typical side and rear boundaries generally specified as Woodland Gray timber lapped and capped fencing. Secondary street boundaries specified as combination of masonry and palisade fencing while front boundaries specified as palisade fence with base masonry blocks for retaining as required.

## GENERAL

Linen Cupboard	Melamine shelving (subject to design).
Built-In Pantry	Subject to design.
Clothesline	Wall or ground-mounted folding clothesline (dependent on house design).
Door Bell	Hard-wired door bell. Allure leverset double cylinder polished.
Entry Door Handle	Gainsborough Trilock Omni Pull Handle and Leverset Polished Stainless Steel in lieu of standard entry handles.
Rainwater Tank	2000L rainwater tank located under garage slab.
Internal Door Furniture	Chrome finish lever passage set.
Main Bathroom, Ensuite, Powder Room	Chrome finish lever passage set.

## HEATING & COOLING

A/C	Actron dual zone ducted reverse cycle heating/cooling system.
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## INTERNAL DETAILING

Floor Coverings	Hybrid timber flooring from selected Creation Homes standard range to ground floor living, dining, kitchen and hallways. Ceramic tiles to all wet areas. Premium carpet on superior grade foam underlay to all remaining areas.
Walls	Plasterboard with low sheen three-coat paint finish.  Bath and Ensuite - all walls tiled to 1200mm with 2100mm in showers. Splashback to laundry and powder room (subject to design). Skirting tiles to laundry, powder room and WC where applicable. Full height tiling to ensuites.
Wall Tiling	Plasterboard with coat paint finish.
Ceiling	Two-storey home: 2740mm ground floor. 2440mm first floor. Three-storey home: 2740mm ground floor and first floor. 2440 second floor.
Ceiling Height	Two-storey home: 2740mm ground floor. 2440mm first floor. Three-storey home: 2740mm ground floor and first floor. 2440 second floor.
Cornices	P50 shadowline cornice to ground floor. 90mm standard cove cornice to first floor.
Doors and Fixing	Gloss paint finish to flush panel internal doors, skirtings and architraves. Internal doors 2340mm on ground floor and 2040mm on first floor with cushion door stops as required. Pine architraves and skirting, in gloss painted finish.
Stairs	MDF Treads and risers (carpet finish) stainless steel balusters and painted timber rail and stringer (subject to design).

## ELECTRICAL

Smoke Alarm	Hard-wired smoke detectors.
Connectivity	1 x data, 1 x telephone and 1 x TV point.
Powerpoints	Double powerpoints throughout.
Electrical Switch Plates	Clipsal Classic in white finish or similar.
Lighting	LED Downlights throughout all internal and external areas.
Exhaust Fans	Where applicable.

## BEDROOMS

Main Bedroom	Walk-in robe (subject to design). Melamine shelf with hanging rail.
Wardrobe	Mirrored sliding robe doors. Melamine shelf with hanging rail.

## KITCHEN

Appliances	Stainless steel SMEG 900mm appliances. <ul style="list-style-type: none"> <li>• SMEG 900mm Oven Classic Thermoseal Oven.</li> <li>• SMEG 900mm Induction Black Glass Cooktop.</li> <li>• SMEG 900mm Concealed Undermount Rangehood.</li> <li>• SMEG 600mm Integrated Dishwasher.</li> </ul>
Benchtops	20mm stone benchtops as standard. 40mm stone benchtops with waterfall edges to select dwellings.
Joinery	Laminated kitchen soft-close cabinet doors, end panels and drawer fronts with melamine base and overhead cabinets.
Splash Back	Ceramic tile splash back in accordance with selected colour scheme.
Sink	Stainless steel double bowl under-mount sink.
Powerpoint	Single power point provision for kitchen appliance.
Tapware	Chrome finish gooseneck sink mixer.
Microwave	Open space integrated into cabinets for microwave.

## ENSUITE AND BATHROOM

Shower Screen	Up to 2000mm high semi-frameless with clear glass.
Shower	Shower with hand held and adjustable shower head on rail. Shower base tiled with upgraded tile insert floor wastes and 300 x 600mm niche to all showers.
Basin	Vitreous china inset basin. <i>*House Specific*</i>
Joinery	Laminated finish with soft-close drawers in accordance with selected colour scheme. Fully lined melamine carcass vanity with 20mm reconstituted stone with square edge benchtop.
Toilet	Limni wall-faced toilet suite with soft-close seat.
Floor/Wall Finish	First quality ceramic tiles to floor. All walls tiled to 1200mm with 2100mm in showers with full height tiling to ensuite.
Mirror	Polished edges.
Tapware	Chrome finish mixer to basin.
Bath	White acrylic (where applicable).
Exhaust Fan	Ducted and ceiling mounted.
Accessories	Double towel rail in chrome finish, toilet roll holder in chrome finish.

## POWDER ROOM

Joinery	Vitreous china wall hung hand basin OR Inset basin on cabinet with fully lined melamine carcass, laminated door and reconstituted stone 20mm thick to match kitchen.
Toilet	Limni wall-faced toilet suite with soft-close seat.
Floor/Wall Finish	Tiled floor with tiled skirting.
Mirror	Polished edges.
Tapware	Chrome finish mixer to basin.
Exhaust Fan	Ducted and ceiling mounted.
Accessories	Hand towel ring and toilet roll holder in chrome finish.

## LAUNDRY

Laundry Tub <i>*House Specific*</i>	Built-in Joinery - stainless steel 45L inset trough on cabinet with fully lined melamine carcass, laminated doors and reconstituted stone 20mm thick to match the splashback.
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.

## BASIX

BASIX compliance is subject to assessment on individual house designs such as location, building size, orientation and construction type, landscaping and fixtures.

DISCOVER YOUR SANCTUARY  
AT NOLAN - WHERE PREMIUM  
TOWNHOME LIVING AWAITS.





**ORAN PARK**



**Greenfields**



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