



ORAN PARK



Everyday  
Homes

# BAKER

MARIAN'S  
MANA

# A BEAUTIFUL LIFESTYLE SURROUNDED BY NATURE.

An exciting new addition to Marian's Mana, the Baker precinct is an invitation to discover contemporary design in harmony with genuine value.



## WELCOME TO BAKER

Proudly designed and built by the acclaimed Everyday Homes team, every home in Baker reflects their reputation for delivering quality and affordability without compromise.

Thoughtfully tailored to blend with the unique, semi-rural setting, this charming new neighbourhood features a series of three-storey, two and three-bedroom townhomes opposite Brooking Park – a prime location that allows for sweeping park views from the upper-floor living areas.

Offering the perfect balance of privacy, comfort and modern style, these light-filled residences are ideal for families, first home buyers and downsizers looking for effortless, low upkeep living.

This tranquil precinct is part of the Community Scheme which means Brooking Park and the front verges are cared for and regularly maintained so residents can enjoy a pristine streetscape all year round. Landscaped laneways and communal green spaces with shaded seating areas are a feature, inviting residents to relax, unwind and meet their neighbours.

Named in honour of Australian artist Alan Douglas Baker – celebrated for both his fine art and iconic commercial “pub” posters – this delightful precinct reflects a spirit of artistry and everyday beauty.



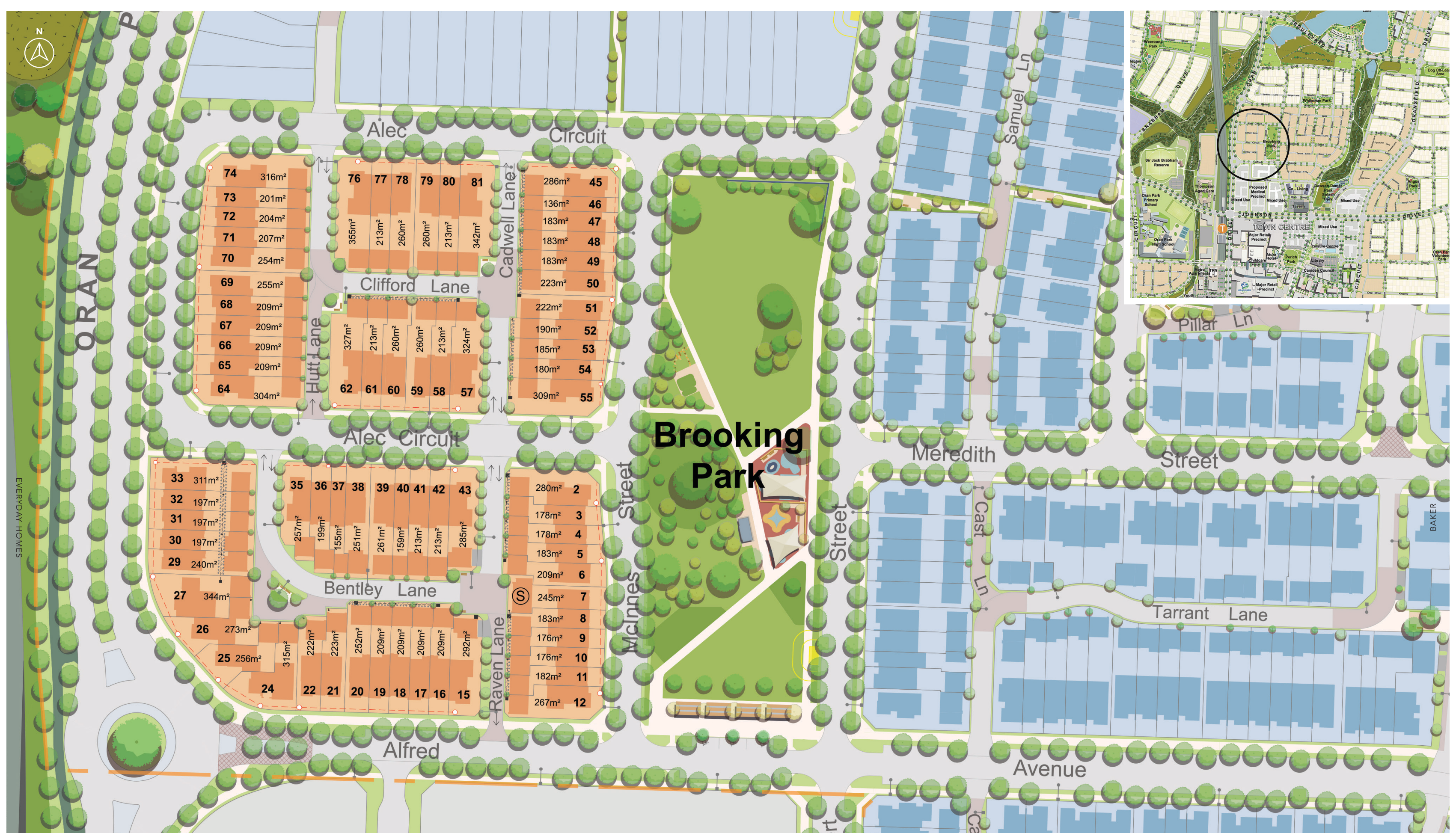
## DISCOVER CONNECTION, CREATIVITY AND COMMUNITY.

Perfectly positioned along one of this community's main gateways, Baker welcomes you with a distinctive entry statement along Oran Park Drive – a bold and memorable introduction.

This enviable address sets the tone for a vibrant, connected community located moments from Oran Park's most popular attractions and amenities including exciting retail, great schools and accessible transport options.

Baker stands proudly as a true front door to Marian's Mana, offering residents a location that's both central and connected. A precinct that embraces the natural setting, this distinctive collection of homes sits directly opposite Brooking Park, giving residents a picturesque outlook of greenery and open space.

No matter where you live in Baker, you're less than 100 metres from a park or landscaped area, making it effortless to enjoy leisurely morning walks and weekend picnics. Offering residents the buzz of Oran Park Drive and the tranquility of a private, neighbourhood retreat, the design cleverly balances the energy of a main address with the peace of quieter laneways.



# FALL IN LOVE WITH THE VERSATILE SELECTION OF HOMES

The Baker precinct invites you to explore a thoughtfully designed series of contemporary homes that blend smart design with community-focused living. Along Brooking Park, the distinctive three-storey townhomes take centre stage, featuring elevated upper-floor living areas that capture the charming park views and natural light.

Across the rest of the precinct, the elegantly crafted rear-loaded townhomes add variety and balance to the community, ensuring every street feels connected yet distinct.

Every detail has been curated to create a welcoming and walkable neighbourhood. Rear-loaded garages remove driveways from the main streets, resulting in neat streetscapes where architecture and landscaping can shine. Activated front yards encourage casual chats with neighbours and behind the homes, landscaped laneways offer shared green spaces ideal for play, relaxation or spontaneous gatherings.

The result is a collection of beautiful homes that foster a genuine sense of belonging and connection.



ESTIMATED LEVY PER LOT	
Lot Area (m <sup>2</sup> )	Estimated quarterly cost
150	\$258
250	\$420
350	\$590

Fees are an estimate only and are based on the information available as of January 2026 and are subject to change.

## A TIGHT-KNIT COMMUNITY

Life in the Baker precinct is designed to be effortless, connected and beautifully maintained. With Brooking Park and the front verges cared for by the community scheme, residents can enjoy a pristine streetscape that reflects pride of place and a shared sense of ownership. This thoughtful approach ensures Baker remains a welcoming, well-kept precinct with a strong community spirit where neighbours know each other and green spaces thrive. Residences provide low maintenance living

with enduring value, making it the perfect choice for those seeking a larger home and a vibrant town centre lifestyle without the ongoing upkeep.

Whether you're a growing family, a busy professional or an empty nester looking for simplicity, Baker delivers an exceptional mix of space, style and convenience – all within a regularly maintained precinct.

# THE BAKER COLLECTION



## A UNIQUE PRECINCT

Distinctive, connected, and brimming with life – Baker stands out as one of the most sought-after addresses within Marian's Mana. As one of only two precincts in the community to offer stunning three-storey townhomes, Baker delivers a rare combination of architectural presence and lifestyle appeal.

The effortless proximity to Brooking Park invites you to enjoy a true parkside lifestyle with morning walks and inspiring green views on your doorstep.

Designed and built by Everyday Homes, every home in Baker combines trusted craftsmanship, value and contemporary design to create an elevated but attainable lifestyle. Discover generous homes with modern layouts, leafy outlooks and effortless connections to parks, cafés, shops and transport. A precinct unlike any other, Baker embodies convenience and community to offer something truly special.

TYPICAL PLAN

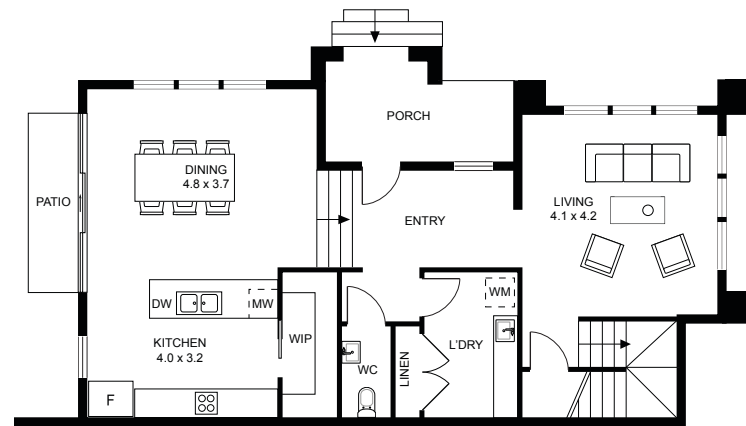
# DATURA



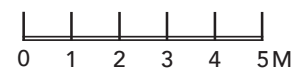
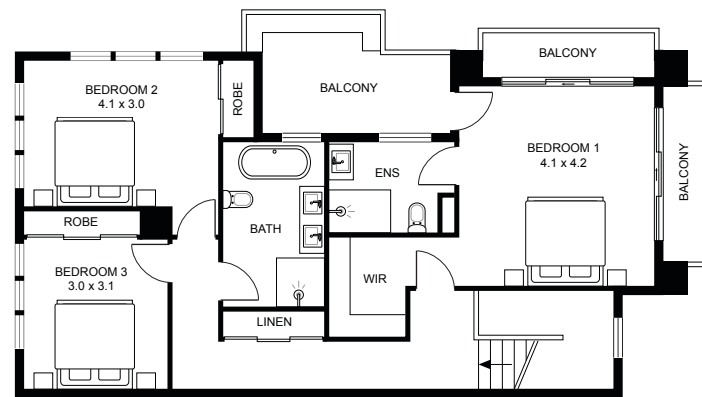
Ground Floor	87m <sup>2</sup>	Alfresco	4m <sup>2</sup>
First Floor	84m <sup>2</sup>	Garage	36m <sup>2</sup>
Porch	9m <sup>2</sup>	<b>Total Floorspace</b>	<b>238m<sup>2</sup></b>
Balcony	18m <sup>2</sup>		

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

GROUND FLOOR



FIRST FLOOR



TYPICAL PLAN

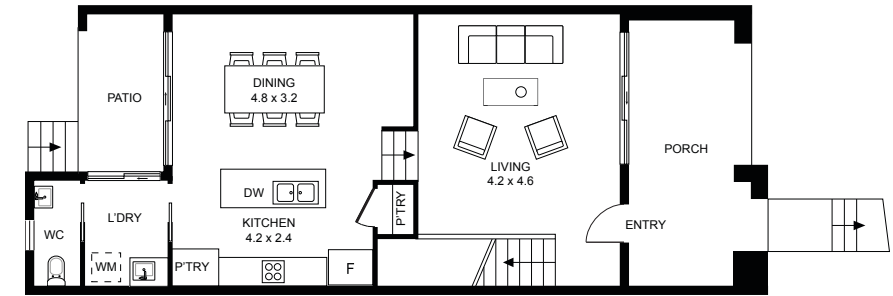
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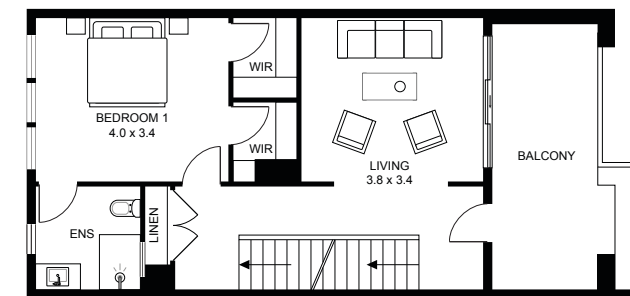
Ground Floor	64m <sup>2</sup>	Balcony	31m <sup>2</sup>
First Floor	57m <sup>2</sup>	Alfresco	5m <sup>2</sup>
Second Floor	55m <sup>2</sup>	Garage	36m <sup>2</sup>
Porch	16m <sup>2</sup>	<b>Total Floorspace</b>	<b>265m<sup>2</sup></b>

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

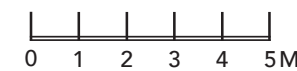
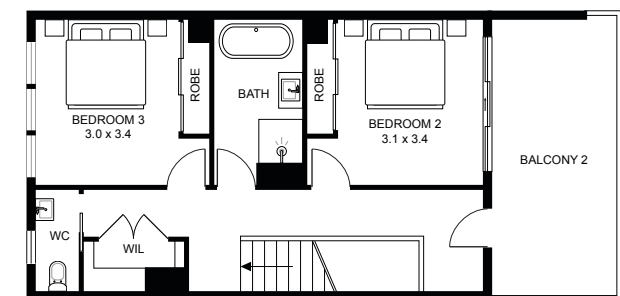
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TYPICAL PLAN

# LILY



Ground Floor	78m <sup>2</sup>	Alfresco	9m <sup>2</sup>
First Floor	66m <sup>2</sup>	Garage	36m <sup>2</sup>
Porch	9m <sup>2</sup>	<b>Total Floorspace</b>	<b>208m<sup>2</sup></b>
Balcony	10m <sup>2</sup>		

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

TYPICAL PLAN

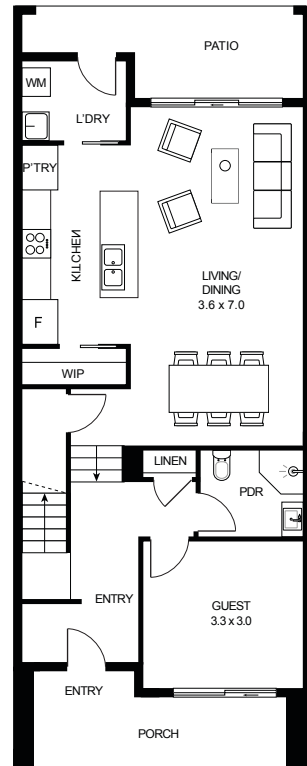
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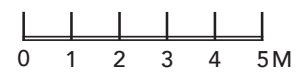
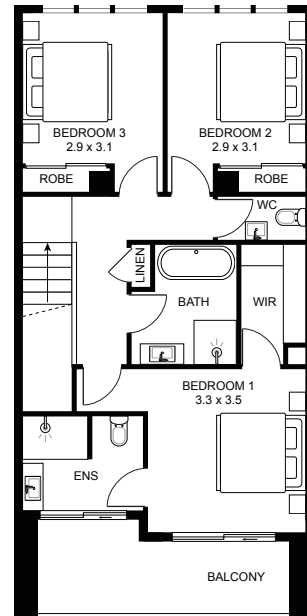
Ground Floor	97m <sup>2</sup>	Alfresco	11m <sup>2</sup>
First Floor	87m <sup>2</sup>	Garage	36m <sup>2</sup>
Porch	7m <sup>2</sup>	<b>Total Floorspace</b>	<b>243m<sup>2</sup></b>
Balcony	5m <sup>2</sup>		

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

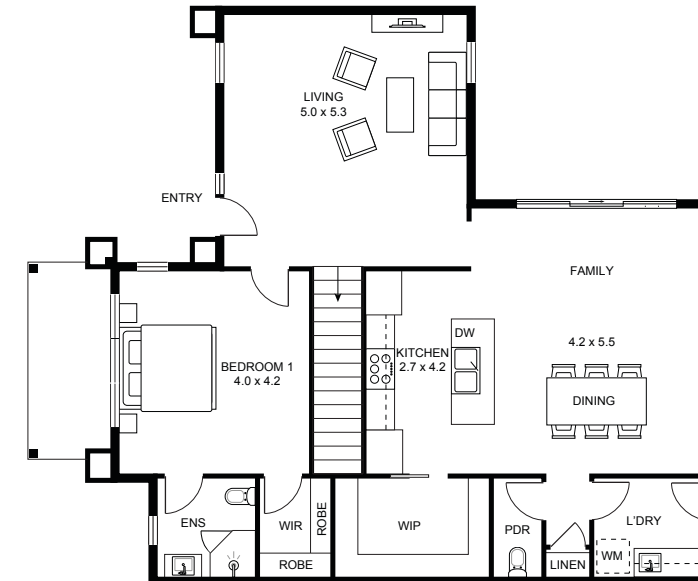
GROUND FLOOR



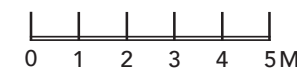
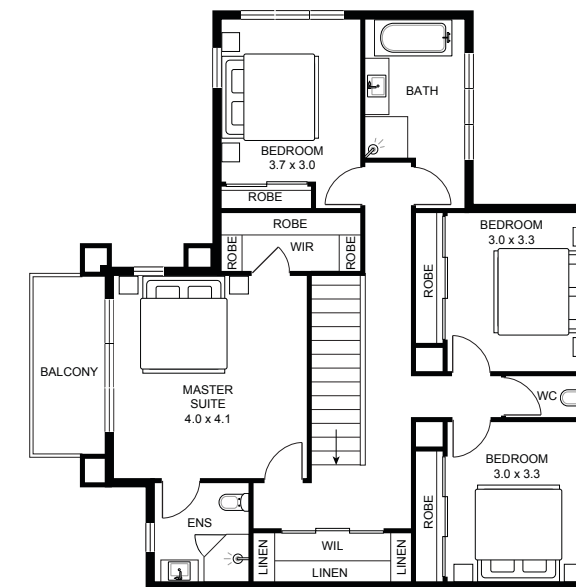
FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



TYPICAL PLAN

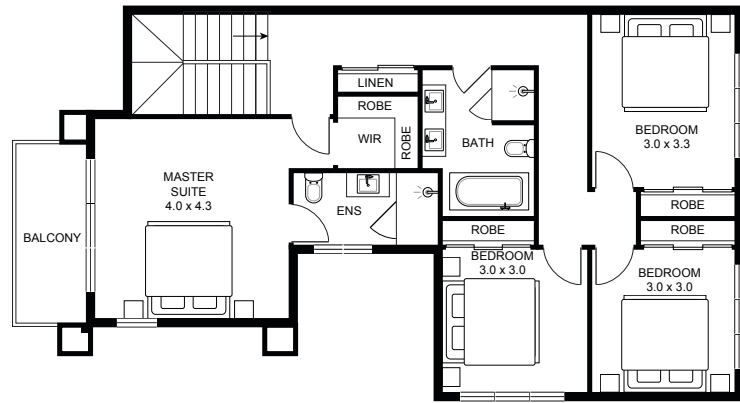
# PROTEA



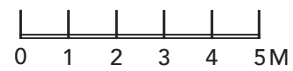
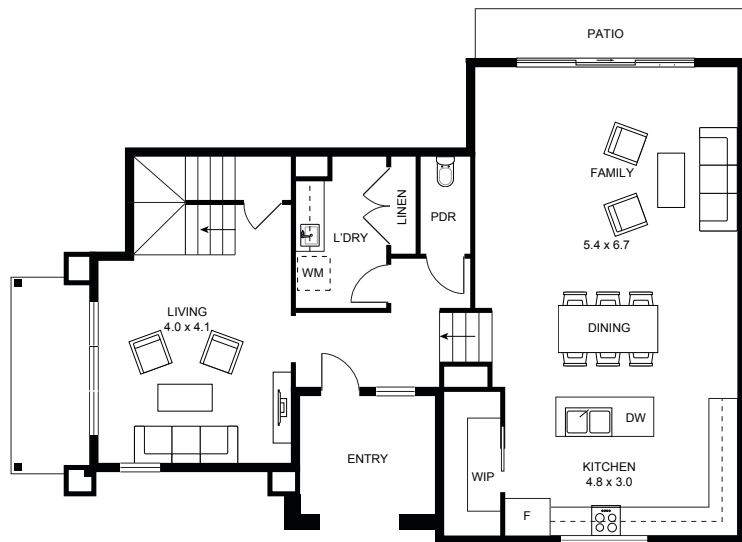
Ground Floor	110m <sup>2</sup>	Alfresco	28m <sup>2</sup>
First Floor	91m <sup>2</sup>	Garage	36m <sup>2</sup>
Porch	11m <sup>2</sup>	<b>Total Floorspace</b>	<b>282m<sup>2</sup></b>
Balcony	6m <sup>2</sup>		

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

GROUND FLOOR



FIRST FLOOR



TYPICAL PLAN

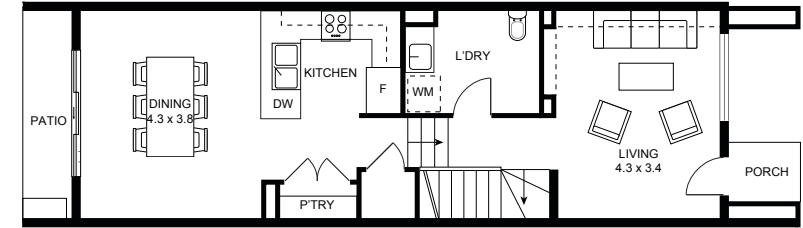
# POPPY



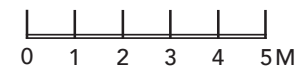
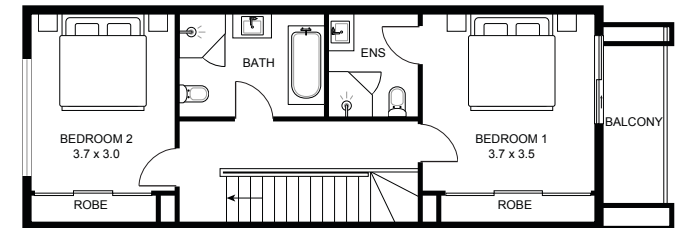
Ground Floor	55m <sup>2</sup>	Alfresco	4m <sup>2</sup>
First Floor	45m <sup>2</sup>	Garage	23m <sup>2</sup>
Balcony	4m <sup>2</sup>	<b>Total Floorspace</b>	<b>131m<sup>2</sup></b>

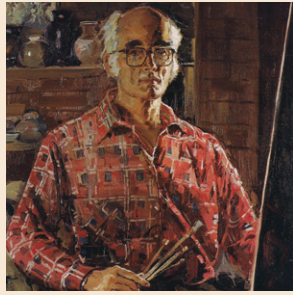
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GROUND FLOOR



FIRST FLOOR





ARTIST PROFILE

# BAKER

Alan D. Baker (1914 – 1987)

Alan D. Baker – to whom the Alan Baker Art Gallery in Camden is dedicated – was a prolific local artist. A 26-time Archibald Prize finalist, he was accomplished in portraiture and landscape painting but for many, he is best remembered for his captivating floral still lifes.

Most people will be very familiar with Alan’s superb “Hotel Posters” commissioned by the various breweries around NSW. Alan Baker’s work decorated some of the best known hotels in the state including prestigious hotels such as The Greengate Hotel at Killara, Mansions Hotel at Kings Cross, The Great Southern Hotel at Newcastle and The Cecil at Cronulla, all commissioned by Tooths Brewery to decorate the dining rooms of these well-known landmarks.

Alan Baker concentrated on landscapes, seascapes and still life; primarily flowers, often grown in his beloved garden at The Oaks.

His works are in the New South Wales Art Gallery, National Gallery of Australia in Canberra, Queensland Institute of Technology, the Hinton collection at Armidale and also within many private and public collections.



Alan Douglas Baker  
*The Struggle for Survival*, c1980  
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Alan Baker was a Fellow and Vice President of the Royal Art Society of New South Wales and was on its Council for many years. He was also a trustee of the Marshall Bequest at the New South Wales Art Gallery.

In 1987, Alan Baker died at The Oaks at the age of 73.



Alan Douglas Baker  
*Almond Blossom*, c1980  
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**Everyday**  
Homes

THE TRUE ESSENCE OF  
ORAN PARK LIVING, BAKER IS  
NOT JUST A PLACE TO LIVE BUT  
A PLACE TO THRIVE.



**ORAN PARK**



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