

# EDEN

Lots 3, 4, 31, 32 & 33



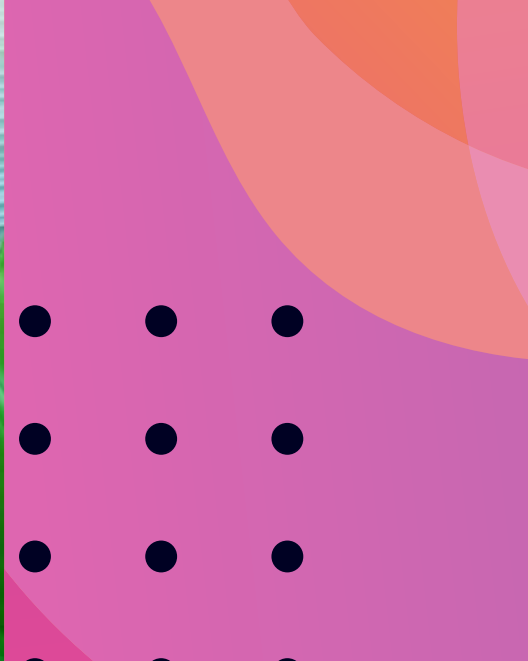
SANCTUARY  
AT PENNINGTON



ENJOY  
STYLISH LIVING  
11KM FROM  
THE CITY.

# SANCTUARY

AT PENNINGTON



CHOOSE FROM  
A SELECTION  
OF QUALITY BUILT  
HOMES BY SA'S  
MOST TRUSTED  
BUILDER, FAIRMONT  
HOMES.





Nestled between the city and the sea, Sanctuary is a vibrant new address that offers the best in affordable stylish living.

Love living in this exclusive new community, so close to all amenities.



# WELCOME TO SANCTUARY

Sanctuary offers a fantastic opportunity to build with SA's most trusted home builder, Fairmont Homes. Providing choice and flexibility, Fairmont are offering an array of living choices to suit all lifestyles.

## THE BUILDER - FAIRMONT

Fairmont Homes was established in 1966, when they started building new homes – many for first home buyers who had recently migrated to Australia. Their vision was to build homes that the average person could afford, homes that were designed for everyday family life, and homes that would last.

Today, Fairmont Homes are proud to have built over 30,000 homes for South Australians. They have evolved into one of SA's most reputable volume home builders, while always maintaining their commitment to build quality homes at an affordable price.

Within the highly anticipated release of Sanctuary, you can select from a range

of stunning 2 & 3 bedroom designs. Varying in size, to fit on allotments ranging from 7.2m – 19m wide, all homes are thoughtfully designed to maximise space and natural light.

You will have a choice of 3 stylish colour schemes and a contemporary but timeless palette of fixtures and finishes. It is here, at Sanctuary, that you can enjoy an affordable and vibrant lifestyle that offers comfort, security and style.

All homes are being offered as exclusive fixed price, turn-key packages, so all you have to do is move in.

Fairland don't just sell land; we create communities. Safe and sustainable environments that connect people and give them a sense of belonging.

## THE DEVELOPER - FAIRLAND

With over 40 years experience, Fairland is a one of Australia's leading residential developers creating award winning master-planned communities, medium density housing and infrastructure redevelopment.

It is Fairland's long standing commitment to deliver sustainable, healthy and vibrant communities that transcend generations.

Their ability to handle complexity and ensure the smooth and efficient operations from initial concepts to completion is reflected in every project they undertake. Fairlands collaborative environment allows them to collectively create Australia's most liveable communities.

Sanctuary at Pennington will comprise of 39 allotments, and gives you the opportunity to take advantage of living in a thoughtfully designed Fairland community within the established suburb of Pennington.

Between the city and the sea, this highly desirable location is close to all amenities, promising to boast a fantastic lifestyle.

Having already developed 59 community estates, and won numerous HIA and UDIA awards, Fairland are proud to provide confidence to those who invest in Sanctuary.

# SITE PLAN



## KEY

- **Oasis**  
7.2m block width
- **Lotus**  
9m block width
- **Haven**  
12.5m block width
- **Eden**  
15-19m block width
- **Serenity**  
13.3m block width



# FLOORPLAN



## EDEN A

LOTS 3 & 4

Living	91.52m <sup>2</sup>
Porch	1.40m <sup>2</sup>
Alfresco	7.88m <sup>2</sup>
Garage	37.00m <sup>2</sup>
<b>Total</b>	<b>137.80m<sup>2</sup></b>

Depth	11.60m
Width	14.00m



## EDEN B

LOTS 31, 32 & 33

Living	104.53m <sup>2</sup>
Porch	1.40m <sup>2</sup>
Alfresco	8.06m <sup>2</sup>
Garage	39.30m <sup>2</sup>
<b>Total</b>	<b>153.29m<sup>2</sup></b>

Depth	11.56m
Width	15.50m



# EXTERNAL SELECTIONS

Select from three stunning exterior pre-selection themes carefully crafted by our experienced colour consultants.

## OPTION A

Main render	Colorbond Dune
Roof	Colorbond Dune
Gutter	Colorbond Dune
Fascia	Colorbond Dune
Bricks	Austral Muscat Grey
Mortar	Brighton Lite White Sand
Panel lift door	Classic Cedar
Front door	Classic Cedar
Windows	A&L Black



## OPTION B

Main render	Colorbond Dune
Roof	Colorbond Woodland Grey
Gutter	Colorbond Woodland Grey
Fascia	Colorbond Dune
Bricks	Austral Biscotti
Mortar	Brighton Lite White Sand
Panel lift door	Woodland Grey
Front door	Colorbond Woodland Grey
Windows	A&L Black



## OPTION C

Main render	Colorbond Shale Grey
Roof	Colorbond Monument
Gutter	Colorbond Nightsky
Fascia	Colorbond Shale Grey
Bricks	PGH Liquorice
Mortar	Brighton Lite White Sand
Panel lift door	Colorbond Surfmist
Front door	Colorbond Surfmist
Windows	A&L White



# INTERNAL SELECTIONS

Find your style by choosing from one of our stunning selection themes.

ALL THREE PRE-SELECTION THEMES FEATURE A HIGH QUALITY SELECTION OF NEUTRAL COLOURS, MATERIALS AND FINISHES TO MAKE STYLING YOUR NEW HOME AS EFFORTLESS AS POSSIBLE.



## TAN

Earthy, natural materials and a warm harmonic colour palette create a layered, textural environment.

Background: Internal wall paint	Wattyl Lushious White
1. Main floor laminate	Quick Step - Impressive Ultra (IM1856) - Soft Oak Medium
2. Carpet	EC. Andes Peak - Olca (2404)
3. Kitchen benchtop	Smartstone Arcadia 20mm thick
4. Kitchen cupboards	Polytec Amaro Matt
5. Overhead cupboards	Laminex Classic Oak Natural Finish
6. Kitchen splashback	Matt White 100x300 (COL103003)
7. Joinery handle	Satin Chrome (200 132)
8. Wet area floor tile	Matang Latte Matt 300x300 (ST30307)
9. Wet area wall tile	Plain White Matt 300x400 (KIM30405)
10. Wet area cupboards	Laminex Classic Oak Natural Finish
11. Bathroom/ensuite benchtop	Smartstone Arcadia 20mm thick
12. Laundry benchtop	Laminex Stipple Seal Natural Finish





## RAW

An industrial, edgy style that combines earthy and organic materials.

Background: Internal wall paint	Wattyl Floral White
1. Main floor tile	Kempsey Grey Matt 450x450 (AUSFN0111M)
2. Carpet	EC. Woodland Rubus (3315)
3. Kitchen benchtop	Smartstone Arcadia 20mm thick
4. Kitchen cupboards	Laminex Black Natural Finish
5. Overhead cupboards	Laminex Oiled Legno Natural Finish
6. Kitchen splashback	Plain White Gloss 100x300 (COL103001)
7. Joinery handle	Matt Black (046 856)
8. Wet area floor tile	Matang Charcoal Matt 300x300 (ST30302)
9. Wet area wall tile	Eur Plain White Gloss 300x400 (EUR30405)
10. Wet area cupboards	Laminex Oiled Legno Natural Finish
11. Bathroom/ensuite benchtop	Smartstone Arcadia 20mm thick
12. Laundry benchtop	Wilsonart Bleached Concrete, Concrete Finish

## INK

Sleek and contrasting to create a visible balance between light and dark elements.

Background: Internal wall paint	Wattyl Kitty Grey
1. Main floor tile	Kempsey Ash Matt 450x450 (AUSFN0112M)
2. Carpet	EC. Birdwood Leske (2960)
3. Kitchen benchtop	Smartstone Arcadia 20mm thick
4. Kitchen cupboards	Laminex Polar White Natural Finish
5. Overhead cupboards	Laminex Terril Natural Finish
6. Kitchen splashback	Matt White 100x300 (COL103003)
7. Joinery handle	Bright Chrome Knob (331 258)
8. Wet area floor tile	Kempsey White Matt 300x300 (AUSFI0110M)
9. Wet area wall tile	Plain White Matt 300x400 (KIM30405)
10. Wet area cupboards	Laminex Terril Natural Finish
11. Bathroom/ensuite benchtop	Smartstone Arcadia 20mm thick
12. Laundry benchtop	Laminex Neo Tornado Natural Finish

# INCLUSIONS



Phoenix Arlo Sink Mixer - chrome (151-7310-00)



Westinghouse 600mm & 900mm Gas Cooktop (WHG644SC & WHG958SC)



Westinghouse 600mm & 900mm Electric Oven (WVE613SC & WVE915SCA)



Westinghouse 600mm & 900mm Slideout Rangehood (WRR604SB & WRR904SB)



Westinghouse 600mm Freestanding Dishwasher (WSF6606XA)

## KITCHEN

ITEM	SPECIFICATION
Sink	Seima Acero 1080 Abovemount Sink, 1¾ bowls (191615/191613 - refer to plan)
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck chrome (151-7310-00)
Cooktop	Westinghouse 600mm Gas Cooktop (WHG644SC) - EDEN A, lots 3 & 4 Westinghouse 900mm Gas Cooktop (WHG958SC) - EDEN B, lots 31,32 & 33
Oven	Westinghouse 600mm Multi-function Electric Oven (WVE613SC) - EDEN A, lots 3 & 4 Westinghouse 900mm Multi-function Electric Oven (WVE915SCA) - EDEN B, lots 31,32 & 33
Rangehood	Westinghouse 600mm Slideout Rangehood (WRR604SB) - EDEN A, lots 3 & 4 Westinghouse 900mm Slideout Rangehood (WRR904SB) - EDEN B, lots 31,32 & 33
Dishwahr	Westinghouse 600mm Freestanding Dishwasher (WSF6606XA)
Overhead cupboards	Scheme Tan, Raw or Ink (refer selections) - No handles to overhead cupboards
Lower cupboards	Scheme Tan, Raw or Ink (refer selections)
Splashback	Scheme Tan, Raw or Ink (refer selections)
Benchtops	Scheme Tan, Raw or Ink (refer selections)



Semi frameless shower screens



Seima Select Close Coupled Toilet Suite (191786)



Phoenix Pina shower rails (153-6810-00)



Phoenix Radii accessories incl. shower shelf (RA886CHR) double towel rail (RA813CHR) toilet roll holder (RA892CHR)



Seima Kyra 215 Semi Recessed Square Basin (191486)

## BATHROOM

ITEM	SPECIFICATION
Basin	Seima Kyra 215 Semi Recessed Square Basin with chrome Pop Up Waste (191486)
Shower screens	600 Series Semi Frameless Polished Silver
Toilet suite	Seima Select Close Coupled Toilet Suite with soft close lid (191786)
Bath	Seima Tondo 02 Inset Bath 1525mm (191525)
Benchtop	Scheme Tan, Raw or Ink (refer selections)
Cupboard	Scheme Tan, Raw or Ink (refer selections)
Floor tiles	Scheme Tan, Raw or Ink (refer selections)
Wall tiles	Scheme Tan, Raw or Ink (refer selections), 2m high tiling to bathroom/ensuite
Tapware	Phoenix Ivy MKII Fixed Basin Mixer (154-7700-00), Ivy MKII Wall Mixer (154-7805-00), Pina Rail Shower chrome (153-6810-00), Ivy Bath Outlet 150mm (671 CHR)
Floor grates	Square Grate 80mm Stainless Steel (VFGS1SS)
Mirrors (bathroom/ensuite/WC)	Mirror over all vanity units (where applicable)
Fan	Exhaust fan to bathroom/ensuite

# INCLUSIONS

## LAUNDRY

ITEM	SPECIFICATION
Wall tiles	Scheme Tan, Raw or Ink (refer selections), skirting tile to walls, approx 400mm over laundry trough
Floor tiles	Scheme Tan, Raw or Ink (refer selections)
Benchtop	Scheme Tan, Raw or Ink (refer selections)
Cupboards	Scheme Tan, Raw or Ink (refer selections)
Inset sink	Seima Acero 007 Abovemount Laundry Sink, 45L (191611)
Sink mixer	Phoenix Ivy MKII Sink Mixer (154-7300-00)

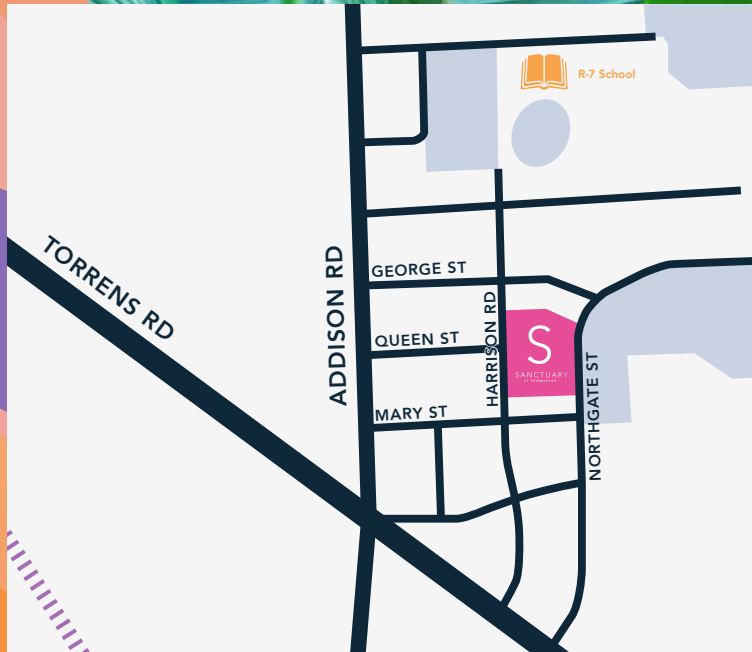
## GENERAL

ITEM	SPECIFICATION
Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
Internal doors	Corinthian Flush Panel PMDF - Painted Redicote doors
Internal door hardware	Terrace Passage Knobset PSS/SS (500TERSS)
Insulation	Walls: R2.0 to external walls and garage walls, Ceiling: R5.0
Cornices	Cove 90mm
Skirtings	67x18mm MDF bevel profile with 67x18mm door aves
Window architraves	67x18mm MDF bevel profile
Paint system	Matt acrylic, 2 coat system
Built in robes	Vinyl Sliding Doors - white
Electrical	Hard wired smoke detectors with battery backup, meter isolator & 6ka circuit breaker and earth leakage safety switch to meter box.
NBN provision	600 Series Hub, lockable enclosure, splitter for TV data, patch panel, ethernet and phone hub, wiring provision for phone (x2), data point (x2), internet lead-in cable (cat 6).
Hot water service	Rheem gas continuous flow 26 litre
Air-conditioning	Reverse cycle air by Fujitsu
External doors	Corinthian Flush Panel - Primed or Veneer
External hardware	Terrace Entrance Set (540TERPSK), Contractor Double Cylinder Deadbolt (550PSK)
Garage auto panel lift door	Madison Sectional Door

## LANDSCAPING

ITEM	SPECIFICATION
Paving, paths & driveway	Paved driveway and house perimeter
Clothesline & letterbox	Standard
Fencing & gates	Colorbond Monument fencing & side gate
Landscaped garden	Front & rear landscaping with irrigation system
Rain water tank	1000L tank - Colorbond Monument





FOR MORE INFORMATION  
CALL ROB BRERETON 0412 738 017  
OR VISIT [FAIRLAND.COM.AU](http://FAIRLAND.COM.AU)

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**Fairmont**

  
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