

Live in style  
north of the city.



**Lot 249**

Bacca Drive, Angle Vale.



**essence**

AT THE ENTRANCE



# Simple, smart & more affordable.

For almost 60 years, Fairmont Homes have helped thousands of South Australian's get into their first home. Now with Fairmont First, we bring you a simpler, smarter and more affordable journey to new home ownership.

The Essence is an exciting new fixed price opportunity brought to you by Fairmont First at *The Entrance*. We've created this brand new range that maximises affordability, but doesn't sacrifice quality. Streamlined processes

coupled with stylish home design means you get the absolute best value.

All Essence homes feature three bedrooms, a double car garage and a high standard of inclusions leaving nothing more to be desired.

Essence at *The Entrance* features six homes, each with their own carefully curated external façade.

All homes are provided as a fixed price build, meaning that buying has never been easier.





# You've arrived at the entrance.

Essence is located within The Entrance, Angle Vale and offers a wonderful lifestyle in a vibrant new community.

The Entrance is a beautiful, master-planned estate that embraces up to 10 hectares of open land and vineyards. Once part of the Virgara Family Estate, the space is simply beautiful, and the natural gumtree and vineyard lined entrance is magnificent... so magnificent, it inspired the name.

Incorporating 750 spacious allotments dotted with parks, reserves and walking trails, The Entrance is a safe, family friendly environment where people can connect and socialise. And, of course, Virgara Wines is literally next door, with its highly regarded Sneaky's Restaurant for lovers of Italian food...

Angle Vale has transformed into a modern, vibrant community with a real sense of identity. It's well connected to local amenities, around the corner from the community sporting centre and within walking distance of Angle Vale Primary School, two early learning childcare centres, the Angle Vale Tavern and a number of local shops and businesses. In 2022, the new super school Riverbanks College opened its doors and will eventually accommodate students from B-12.

Public transport is available with Hail N Ride bus stops nearby and the Munno Para railway station, just a 5-minute drive. And, of course, The Barossa, Clare Valley and Yorke Peninsula are not far away.



# Floorplans

Essence at The Entrance features three home designs, Amalfi, Capri & Halston.

Choose your desired design based on its location within the release.

# Siteplan



All dimensions and room sizes are approximate and may not be to scale. Plans and elevations are for illustration purposes only.

# Lot 249

## Design: Amalfi

Living	90.13m <sup>2</sup>
Portico	3.15m <sup>2</sup>
Alfresco	5.76m <sup>2</sup>
Garage	37.00m <sup>2</sup>
<b>Total Residence</b>	<b>136.04m<sup>2</sup></b>



All dimensions and room sizes are approximate and may not be to scale. Plans and elevations are for illustration purposes only.

## GENERAL

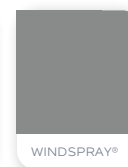
Solar	3.32KW System - No battery
Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
Entrance doors	Corinthian Madison PMAD 104 with Transucent Glass
Other external doors	Corinthian Flush Panel
External hardware	Angular Trilock Entrance Leverset Satin Chrome - 8901ANGSC
Internal doors	Corinthian Painted Redicote Flush Panel doors
Internal door hardware	Brushed Stainless Steel Tristan Lever
Insulation	Internal Walls: R2.0, External Walls: R2.5 Thermocoustic, Ceiling: R5.0
Skirtings	67x18mm MDF Bevel Profile
Tiling	2.0m tiling
Window architraves	67x18mm MDF Bevel Profile
Paint system	Matt acrylic, 2 coat system
Built in robes	Framed Mirror Doors
Electrical	Hard wired smoke detectors with battery backup, meter isolator & 6ka circuit breaker and earth leakage safety switch to meter box.
Lighting	Downlights throughout
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	Zoned ducted reverse cycle air conditioning
Garage auto panel lift door	Automated Sectional Door with two remote controls
Soil removal	By builder
Retaining	By builder, if applicable

## EXTERNAL

### FOREST

The balance of warm and cool slate tones, evokes contentment and wellbeing.

Render	Wattyl Tumblestone
Roof	Colorbond Windspray
Gutters	Colorbond Windspray
Fascias & Barge Board	Colorbond Surfmist
Cladding	Knotwood Queensland Walnut
Bricks	Austral Urban One Alloy
Mortar	Natural Grey
Garage door	Colorbond Surfmist
Front door	Colorbond Surfmist
Windows	Colorbond Monument
Porch tile	Black Textured 300x300mm



## LANDSCAPING

Paving, paths & driveway	Paved driveway, footpaths and alfresco areas
Clothesline & letterbox	Standard
Fencing & gates	Colorbond Monument fencing
Landscaped garden	Front & rear landscaping (minimal plantings) with irrigation system
Rainwater tank	1000L tank



Phoenix Pina Sink Mixer\*



Westinghouse 600mm Gas Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood



Westinghouse Dishwasher

## KITCHEN

Sink	Seima Leto 750 Undermount Sink, 2 bowls
Sink mixer	Phoenix Pina Sink Mixer 200mm Gooseneck, Chrome
Cooktop	Westinghouse 600mm Gas Cooktop
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	Westinghouse 600mm Slideout Rangehood
Dishwasher	Westinghouse Dishwasher



Semi frameless shower screen\*



Seima Chios Select Close Coupled Toilet Suite



Phoenix Pina Wall Mixer & Vivid High Rise Shower Arm



Phoenix Ralii accessories incl. shower shelf, double towel rail & toilet roll holder\*



Seima Kyra 017 Square Basin

## BATHROOMS

Basin	Seima Kyra 017 Square Ceramic Basin (Inset to main bathroom/semi recessed to ensuite)
Bath	Seima Syros Inset Bath
Tapware	Phoenix Pina Basin Mixer, Pina Wall Mixers, Pina Bath Outlet, Vivid High Rise Shower Arm, Chrome
Accessories	Phoenix Ralii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome
Shower screen	600 Series Semi Frameless - Clear Glass, Polished Silver
Toilet suite	Seima Chios Select Close Coupled Toilet
Floor grate	Square Grate 80mm Stainless Steel
Mirrors	Mirror Full With of Vanity 750mm H x 4mm polished edge, over all vanity units (where applicable)
Fan	Exhaust fan to ensuite - heat lamp to main bathroom

## LAUNDRY

Laundry sink	Acero classic 35 litre laundry sink
Sink mixer	Phoenix Ivy Sink Mixer, Chrome





# Internal Colours

Carefully selected by our team of designers, we have six timeless and inspiring colour schemes for you to choose from.

Feel at ease in your surroundings by enjoying a home that reflects you.

# Urban



## KITCHEN

Benchtop	Stone Ambassador Zenith-Platinum Black 20mm
Splashback	Grey Undulated Subway 75x300 Horizontal Stack Lay with Misty Grey Grout
Lower cupboards (inc fridge and pantry)	Polytec Stone Grey Matt
Overhead cupboards	Polytec Stone Grey Matt
Joinery handle	Livorno Dull Brushed Nickel - No handles to overhead cupboards

## BATHROOMS

Benchtop	Laminex Grigio Grafite Natural (Laminate)
Cupboard	Laminex Battalion Natural
Floor tiles	Matang Mid Grey Matt 300x300 with Slate Grey grout
Wall tiles	Plain White Matt 300x450, horizontal stack bond with Ultrawhite grout
Joinery handle	Livorno Dull Brushed Nickel

## LAUNDRY

Benchtop	Laminex Grigio Grafite Natural (Laminate)
Cupboards	Laminex Battalion Natural
Floor tiles	Matang Mid Grey Matt 300x300 with Slate Grey grout
Wall tiles	Plain White Matt 300x450, horizontal stack bond with Ultrawhite grout
Joinery handle	Livorno Dull Brushed Nickel
Bi-Fold Doors	Polytec Matt Blossom White

## GENERAL

Internal wall paint	Wattyl Floral White
Main floor	Clix 7mm Old Oak Grey Brushed
Carpet	Quest Compass Pitch

# Industrial



## KITCHEN

Benchtop	Lavistone - Rock Sugar 20mm
Splashback	Plain White Gloss Subway 100x300 Horizontal Stack Lay with Ultrawhite Grout
Lower cupboards (inc fridge and pantry)	Laminex Battalion Natural
Overhead cupboards	Polytec Maison Oak Matt - Vertical
Joinery handle	Ferrara Lip Pull Stainless Steel - no handles to overhead cupboards

## BATHROOMS

Benchtop	Laminex Pearl Concrete Natural (Laminate)
Cupboard	Polytec Maison Oak Matt - Vertical
Floor tiles	Kempsey Grey 300x300 with Magellan Grey grout
Wall tiles	Plain White Gloss 300x450, horizontal stack bond with Ultrawhite grout
Joinery handle	Ferrara Lip Pull Stainless Steel

## LAUNDRY

Benchtop	Laminex Pearl Concrete Natural (Laminate)
Cupboards	Polytec Maison Oak Matt - Vertical
Floor tiles	Kempsey Grey Matt 300x300 with Magellan Grey grout
Wall tiles	Plain White Gloss 300x450, horizontal stack bond with Ultrawhite grout
Joinery handle	Ferrara Lip Pull Stainless Steel
Bi-Fold Doors	Laminex Natural Chalk White

## GENERAL

Internal wall paint	Wattyl First Snow
Main floor tile	Clix 7mm Venetian Oak
Carpet	EC Savanna Applebush

# Chic



## KITCHEN

Benchtop	Lavistone Ice Sand 20mm
Splashback	Plain White Matt Subway 100x300 Horizontal Stack Lay with Ultrawhite Grout
Lower cupboards (inc fridge and pantry)	Laminex Terril Natural
Overhead cupboards	Laminex Calm White Natural
Joinery handle	Livorno Matt Black - No Handles to overhead cupboards

## BATHROOMS

Benchtop	Polytec Chamboard Matt (Laminate)
Cupboard	Polytec Artisan Oak Matt - Vertical
Floor tiles	Jakarta White Matt 300 x 300 with Misty Grey grout
Wall tiles	Jakarta White Matt 300 x 300 stackbond with Misty Grey grout
Joinery handle	Livorno Matt Black

## LAUNDRY

Benchtop	Polytec Chamboard Matt (Laminate)
Cupboards	Polytec Artisan Oak Matt - Vertical
Floor tiles	Jakarta White Matt 300 x 300 with Misty Grey grout
Wall tiles	Jakarta White Matt 300 x 300 stackbond with Misty Grey grout
Joinery handle	Livorno Matt Black
Bi-Fold Doors	Laminex Calm White Natural

## GENERAL

Internal wall paint	Wattyl Feather Dawn
Main floor tile	Clix 7mm Camel Oak Greige
Carpet	EC Savanna Coolibah

# Organic



## KITCHEN

Benchtop	Stone Ambassador Zenith - Sugar Rush
Splashback	White Undulated Subway 75x300 Horizontal Stack Lay with Ultrawhite Grout
Lower cupboards (inc fridge and pantry)	Formica Crystal White Velour
Overhead cupboards	Formica Grassland Velour
Joinery handle	Ferrara Lip Pull White - no handles to overhead cupboards

## BATHROOMS

Benchtop	Formica Soft Oak Velour (Laminate)
Cupboard	Formica Grassland Velour
Floor tiles	Astra White Matt 300x300 with Misty Grey grout
Wall tiles	Astra White Matt 300x300 stackbond with Misty Grey grout
Joinery handle	Ferrara Lip Pull White

## LAUNDRY

Benchtop	Formica Soft Oak Velour (Laminate)
Cupboards	Formica Grassland Velour
Floor tiles	Astra White Matt 300x300 with Misty Grey grout
Wall tiles	Astra White Matt 300x300 stackbond with Misty Grey grout
Joinery handle	Ferrara Lip Pull White
Bi-Fold Doors	Formica Crystal White Velour

## GENERAL

Internal wall paint	Wattyl Spirit Grey
Main floor	Clix 7mm Montana Oak Light Beige
Carpet	EC Savanna Cottonwood

# Coastal



## KITCHEN

Benchtop	Lavistone - Ice Sand 20mm
Splashback	Cream Undulated Subway 75x300 Horizontal Stack Lay with Misty Grey Grout
Lower cupboards (inc fridge and pantry)	Polytec Classic White Matt
Overhead cupboards	Polytec Classic White Matt
Joinery handle	Dallas Dull Brushed Nickel - no handles to overhead cupboards

## BATHROOMS

Benchtop	Formica Autumn Oak Velour (Laminate)
Cupboard	Polytec Classic White Matt
Floor tiles	Kempsey Sabbia Matt 300x300 with Mudberry Grout
Wall tiles	Plain White Matt 300x450, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Dull Brushed Nickel

## LAUNDRY

Benchtop	Formica Autumn Oak Velour (Laminate)
Cupboards	Polytec Classic White Matt
Floor tiles	Kempsey Sabbia Matt 300x300 with Mudberry Grout
Wall tiles	Plain White Matt 300x450, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Dull Brushed Nickel
Bi-Fold Doors	Polytec Classic White Matt

## GENERAL

Internal wall paint	Wattyl Slightly
Main floor	Clix 7mm Classic Oak White Varnished
Carpet	EC Summit Point Feathertop

# Scandi



## KITCHEN

Benchtop	Stone Ambassador Zenith - Sugar Rush 20mm
Splashback	White Undulated Subway 75x300 Horizontal Stack Lay with Ultra White Grout
Lower cupboards (inc fridge and pantry)	Laminex Ghostgum Natural
Overhead & cupboards	Laminex Ghostgum Natural
Joinery handle	Dallas Chrome - No handles to overhead cupboards

## BATHROOMS

Benchtop	Laminex Carrara Delicata Natural (Laminate)
Cupboard	Wilsonart Landmark Wood Xtreme Matt - Vertical
Floor tiles	Kempsey White Matt 300x300 with Misty Grey grout
Wall tiles	Plain White Gloss 300x450, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Chrome

## LAUNDRY

Benchtop	Laminex Carrara Delicata Natural (Laminate)
Cupboards	Wilsonart Landmark Wood Xtreme Matt - Vertical
Floor tiles	Kempsey White Matt 300x300 with Misty Grey grout
Wall tiles	Plain White Gloss 300x450, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Chrome
Bi-Fold Doors	Laminex Natural Ghostgum

## GENERAL

Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Montanna Oak Light Beige
Carpet	Quest Compass Maverick

THE  
**ENTRANCE**  
ANGLE VALE



 **Fairland** *Fairmontfirst*

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