

Live in style  
north of the city.



**Lot 2021**

Virgara Way, 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

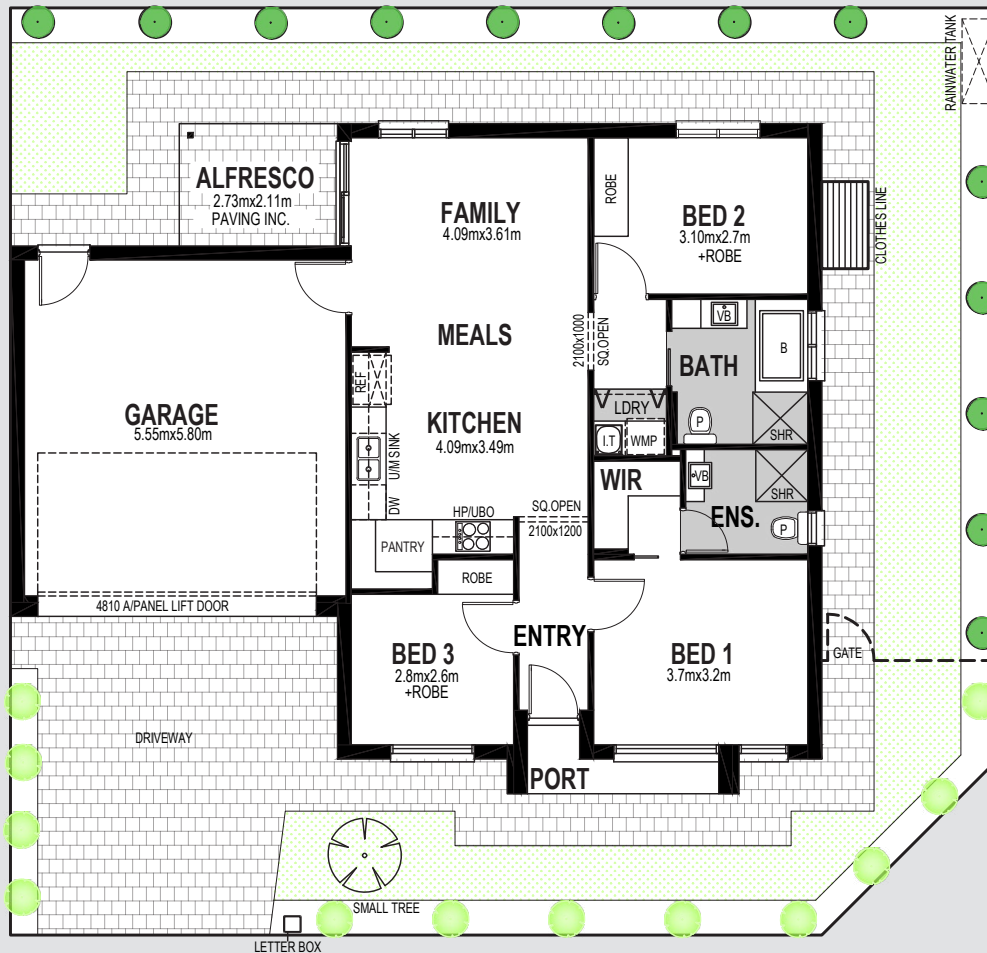


All dimensions and room sizes are approximate and may not be to scale. Plans and elevations are for illustration purposes only.

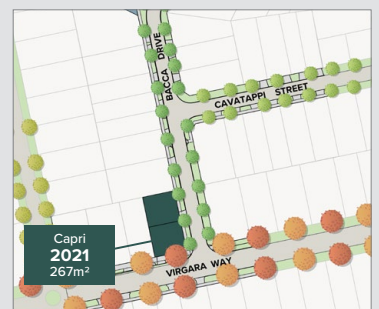
# Lot 2021

## Design: Capri

|                        |                            |
|------------------------|----------------------------|
| Living                 | 90.13m <sup>2</sup>        |
| Portico                | 2.94m <sup>2</sup>         |
| Alfresco               | 5.76m <sup>2</sup>         |
| Garage                 | 37.00m <sup>2</sup>        |
| <b>Total Residence</b> | <b>135.83m<sup>2</sup></b> |



Virgara Way



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

## GENERAL

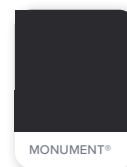
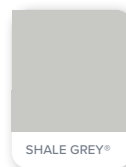
|                             |  |
|-----------------------------|--|
| Solar                       | 3.32KW System - No battery   |
| Ceiling height              | 2700mm   |
| Internal linings            | 10mm Boral sheetrock plasterboard  |
| Entrance doors              | Corinthian Madison PMAD 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

### STORM

Dark, moody hues inspired by the elements of winter storm clouds.

|                 |                          |
|-----------------|--------------------------|
| Render to peirs | Colorbond Shale Grey     |
| Roof            | Colorbond Shale Grey     |
| Gutters         | Colorbond Shale Grey     |
| Fascias         | Colorbond Monument       |
| Bricks          | PGH Nightfall Midnight   |
| Mortar          | Natural Grey             |
| Garage door     | Colorbond Monument       |
| Front door      | Colorbond Shale Grey     |
| Windows         | 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 Radii 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 Radii 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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