

GREENWAY terraces



Release 1

Lot 318

2

1.5

2



Perfectly Positioned Parkfront Living

Introducing the Greenway parkfronted Terrace Collection by Fairmont First, thoughtfully designed to offer an easier pathway into home ownership without compromising on quality, comfort or functionality.

Positioned alongside the Greenway Reserve within The Entrance Angle Vale, this rare and enviable collection offers a well-connected lifestyle on the park, with outdoor recreation, local dining destinations and everyday conveniences all within easy reach.

THE
ENTRANCE
ANGLE VALE

Fairmont*first*



You've arrived at The Entrance

The Entrance is situated within walking distance of the Angle Vale shopping precinct and shares the lawns of Virgara Wines and the famous Sneaky's Restaurant.

Surrounded by parks, playgrounds and everyday conveniences, The Entrance is a thoughtfully designed community for relaxed family living.

This desirable part of Adelaide's north offers a fantastic, open space lifestyle that's affordable and well connected.





Lot 318 Scandinavian Colour Scheme

Greenway Terraces

\$630,000*

Fixed-price and turn key home

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GREENWAY
terraces

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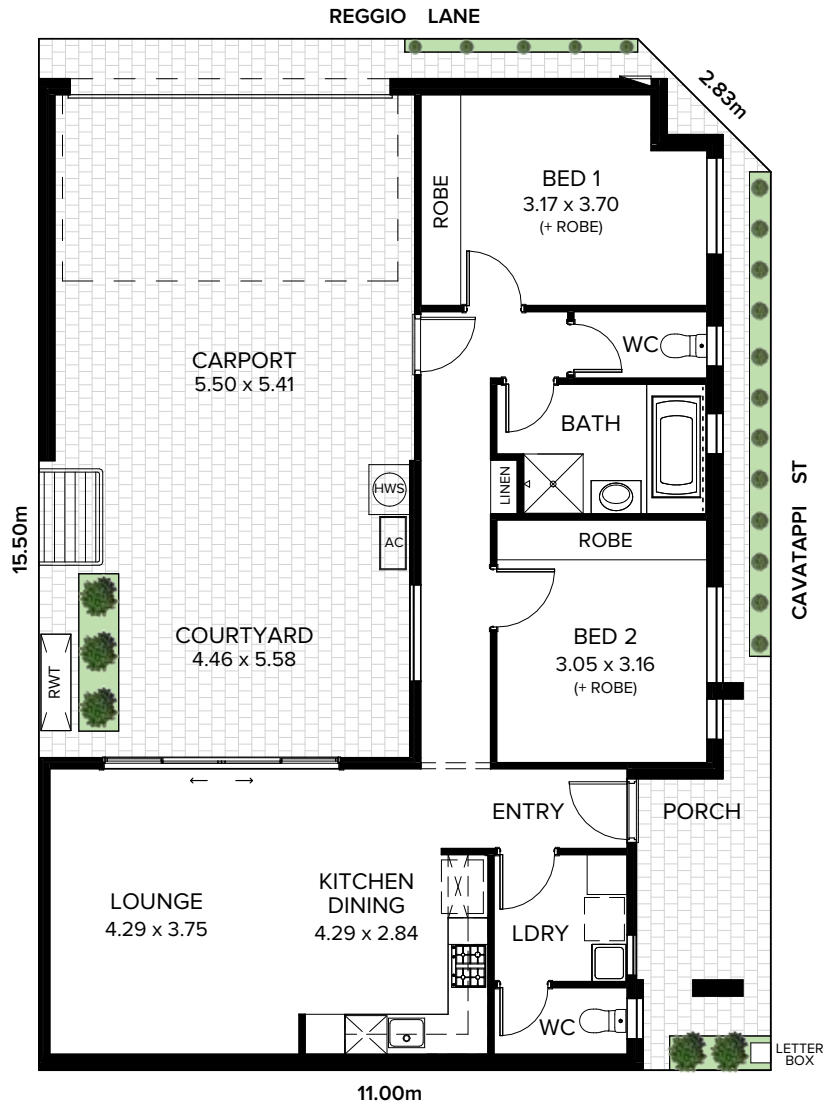
*Pricing is correct at the time of printing and is subject to change without notice. Images are for illustration purposes only.

Floorplan - Lot 318

 2 bedroom

 1.5 bathroom

 2 carport space



RESIDENCE	
Living	89.60m ²
Porch	5.20m ²
Carport	32.40m ²
Total	127.20m²

LAND	
Width	15.50m
Depth	11.00m
Total	169.00m²

Exterior Specifications

Brick	Austral Urban One Alloy
Mortar	Natural Grey
Roof	Colorbond Basalt
Gutter	Colorbond Basalt
Fascia	Colorbond Basalt
Downpipes	75mm PVC Painted Throughout

Windows	Monument
Garage Door	Colorbond Surfemist – Maddison Profile Woodgrain
Cladding	Colorbond Surfemist & Colorbond Monument
Render	Colorbond Surfemist
Eaves	First Snow



LANDSCAPING	
Paving, paths & driveway	Paved porch, driveway, carport, footpaths and courtyard areas (if applicable) – Charcoal 200x200mm
Clothesline, letterbox & gas metre	Standard with gas metre enclosed
Fencing & gates	Colorbond Monument fencing
Landscaped garden	Front & rear landscaping (minimal plantings) with irrigation system, Kikuyu instant lawn
Carport	Colorbond Monument Frame (if applicable)

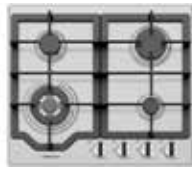
Interior Specifications

GENERAL	
Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
External doors	Madison Primed with Translucent Glass PMAD104
Other external doors	Corinthian Flush Panel
Entry hardware	Angular Trilock, Satin Chrome
Internal doors	2040mm Corinthian Painted Redicote Flush Panel doors
Internal door hardware	Tristan Passage Leverset, Tristan Privacy Leverset, Satin Chrome
Insulation	Internal Walls: R2.50, External Walls: R2.5 Thermocoustic, Ceiling: R5.0
Skirtings	67x18mm MDF Bevel Profile
Cornices	Squareset to entry, kitchen, dining & living, cove 90mm to remainder
Window architraves	67x18mm MDF Bevel Profile
Paint system	2 coat system
Built in robes	Mirrored sliding 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, battens to Garage
Exhaust fans	Exhaust fan to Bathroom(s), Laundry & WC
NBN Provision	600 Series Hub, lockable enclosure, splitter for TV data, patch panel, Ethernet & phone hub, wiring provision for phone (x2), data point (x2), internet lead-in cable (cat 6).
Hot water service	Gas continuous flow 26 litre
Air-conditioning	Zoned ducted reverse cycle air conditioning
Garage auto panel lift door	Automated Madison Sectional Door with two remote controls

KITCHEN



Phoenix Pina Sink Mixer



Westinghouse 600mm Gas Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood



Westinghouse Dishwasher

Sink	Seima Leto 400 Undermount Sink, single bowl
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

BATHROOM



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 400 Square Basin

Basin	Seima Kyra 400 Square Ceramic Basin, Inset Above Counter, incl. Waster & Overflow
Bath	Syros Inset Bath 1525mm
Tapware	Phoenix Pina Basin Mixer, Pina Wall Mixers, Pina Bath Outlet, Vivid High-Rise with 230mm Round Rose Shower, 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 Stainless Steel
Mirrors	Mirror over all vanity units (where applicable), custom length 750mm H x 4mm polished edge
Fan	Exhaust fan to bathroom

LAUNDRY

Inset sink	Seima Acero 006 Abovemount Laundry Sink, 35L
Sink mixer	Phoenix Ivy Sink Mixer, Chrome

LOT 318



Illustration above is an artist impression that is indicative or approximate only, and can be subject to change without notice.

Scandinavian

KITCHEN

Benchtop	20mm Lavistone Ice Sand
Splashback	Subway White Undulated Gloss 75x300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards (inc fridge & pantry)	Laminex Natural Ghostgum
Overhead cupboards	Laminex Natural Ghostgum
Joinery handles	Dallas Chrome Plated – no handles to overhead cupboards

BATHROOM

Benchtop	34mm Laminex Natural Carrara Delicata
Cupboards	Wilsonart Xtreme Matt Landmark Wood (vertical grain)
Wall tiles	Plain White Gloss Horizontal Stack Lay with Ultra White grout
Floor tiles	Kempsey White Matt 300x300mm with Misty Grey grout
Joinery handles	Dallas Chrome Plated

LAUNDRY

Benchtop	34mm Laminex Natural Carrara Delicata
Wall tiles	Plain White Gloss horizontal Stack Lay with Ultra White grout
Floor tiles	Kempsey White Matt 300x300mm with Misty Grey grout
Base & broom cupboards (if applicable)	Wilsonart Xtreme Matt Landmark Wood (vertical grain)
Joinery handles	Dallas Chrome Plated
Hallway joinery doors	Laminex Ghostgum Natural

GENERAL

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



THE
ENTRANCE
 ANGLE VALE

For more information visit:
anglevale.com.au

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