

GREENWAY terraces



Release 1

Lots 320, 321 & 322

3

2

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 320 Chic Colour Scheme

Greenway Terraces

\$695,000*

Fixed-price and turn key home

Daniel Smith
+61 431 298 966
daniels@fairmontfirst.com.au



GREENWAY
terraces

Fairmontfirst

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

Floorplan

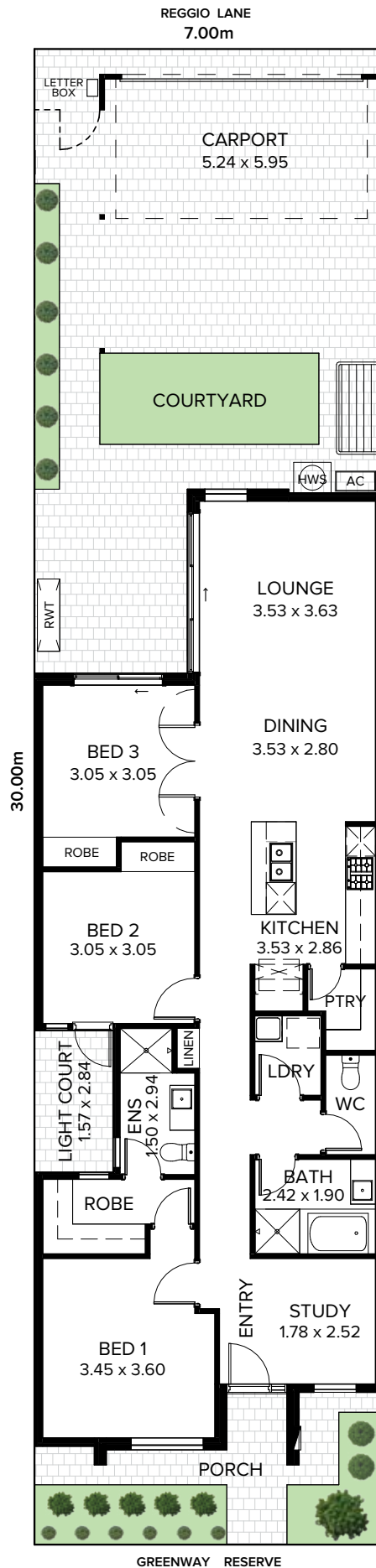
Lots 320, 321 & 322

 3
  2
  2

RESIDENCE	
Living	115.20m ²
Porch	2.50m ²
Carport	31.90m ²
Total	149.60m²

LAND	
Width	7.00m
Depth	30.00m
Total	210.00m²

Talk to your consultant for more information.



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 Surfmist – Madison Profile Woodgrain
Cladding	Colorbond Surfmist & Colorbond Monument
Render	Colorbond Surfmist
Eaves	First Snow



LANDSCAPING

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

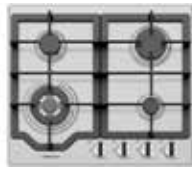
Interior Specifications

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: R2.0, External Walls: R2.5 Thermocoustic, Ceiling: R5.0
Skirtings	67x18mm MDF Bevel Profile
Cornices	Squareset to entry, study, passage, 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, batten 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 750 Undermount Sink, double 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



Decina Modena Inset Bath 1210mm

Basin	Seima Kyra 400 Square Ceramic Basin, Inset Above Counter, incl. Waster & Overflow
Bath	Decina Modena Inset Bath 1210mm MO1210W
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 320



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

Chic

KITCHEN

Benchtop	20mm Lavistone Ice Sand
Splashback	Subway Plain White Matt 100x300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards (inc fridge & pantry)	Laminex Natural Terril
Overhead cupboards	Laminex Natural Calm White
Joinery handles	Livorno Handle Matt Black – no handles to overhead cupboards

BATHROOM

Benchtop	34mm Polytec Matt Chambord (Laminate)
Cupboard	Polytec Matt Artisan Oak
Wall tiles	Jakarta White Matt with Misty Grey grout
Floor tiles	Jakarta White Matt 300 x 300mm with Misty Grey grout
Joinery handles	Livorno Handle Matt Black

LAUNDRY

Benchtop	34mm Polytec Matt Chambord (Laminate)
Wall tiles	Jakarta White Matt with Misty Grey grout
Floor tiles	Jakarta White Matt 300 x 300mm with Misty Grey grout
Base & broom cupboards (if applicable)	Polytec Matt Artisan Oak
Joinery handles	Livorno Handle Matt Black
Hallway joinery doors	Laminex Natural Calm White

GENERAL

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

LOT 321



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

Urban

KITCHEN

Benchtop	20mm Zenith Platinum Black
Splashback	Subway Grey Undulated Gloss 75x300mm Horizontal Stack Lay with Misty Grey grout
Lower cupboards (inc fridge & pantry)	Polytec Matt Stone Grey
Overhead cupboards	Polytec Matt Stone Grey
Joinery handles	Livorno Handle Dull Brushed Nickel – no handles to overhead cupboards

BATHROOM

Benchtop	34mm Laminex Natural Grigio Grafite (Laminate)
Cupboard	Laminex Natural Battalion
Wall tiles	Plain White Matt with Ultra White grout
Floor tiles	Matang Mid Grey Matt 300 x 300mm with Magellan Grey grout
Joinery handles	Livorno Handle Dull Brushed Nickel

LAUNDRY

Benchtop	34mm Laminex Natural Grigio Grafite (Laminate)
Wall tiles	Plain White Matt with Ultra White grout
Floor tiles	Matang Mid Grey Matt 300 x 300mm with Magellan Grey grout
Base & broom cupboards (if applicable)	Laminex Natural Battalion
Joinery handles	Livorno Handle Dull Brushed Nickel
Hallway joinery doors	Polytec Matt Blossom White

GENERAL

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

LOT 322



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

Coastal

KITCHEN

Benchtop	20mm Zenith Sugar Rush
Splashback	Subway Cream Undulated Gloss 75x300mm Horizontal Stack Lay with Misty Grey grout
Lower cupboards (inc fridge & pantry)	Polytec Matt Classic White
Overhead cupboards	Polytec Matt Classic White
Joinery handles	Dallas Dull Brushed Nickel – no handles to overhead cupboards

BATHROOM

Benchtop	34mm Formica Velour Autumn Oak
Cupboard	Polytec Matt Classic White
Wall tiles	Plain White Gloss horizontal stack bond with Ultra White grout
Floor tiles	Kempsey Sabbia Matt 450x450mm with Mudberry grout
Joinery handles	Dallas Dull Brushed Nickel

LAUNDRY

Benchtop	34mm Formica Velour Autumn Oak
Wall tiles	Plain White Gloss horizontal stack bond with Ultra White grout
Floor tiles	Kempsey Sabbia Matt 450x450mm with Mudberry grout
Base, & broom cupboards (if applicable)	Polytec Matt Classic White
Joinery handles	Dallas Dull Brushed Nickel
Hallway joinery doors	Polytec Matt Classic White

GENERAL

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



THE
ENTRANCE
 ANGLE VALE

For more information visit:
anglevale.com.au

Fairmont First
 19 Fullarton Rd, Kent Town SA 5067

RLA 274625. Fairmont Homes Builder's Licence No. 188013. Details correct at the time of publishing. Development plan shown is for indicative purposes only, please refer to final plans held by council. The information in this marketing brochure, including photographs, artist impressions, illustration, floorplans, site plans and measurements are indicative or approximate only, and can be subject to change without notice.