

# GREENWAY terraces



Release 2

Lots 323, 324 & 325

3

2

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## 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 323 Industrial Colour Scheme

# Greenway Terraces

# \$699,000\*

Fixed-price and turn key home

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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 323, 324 & 325

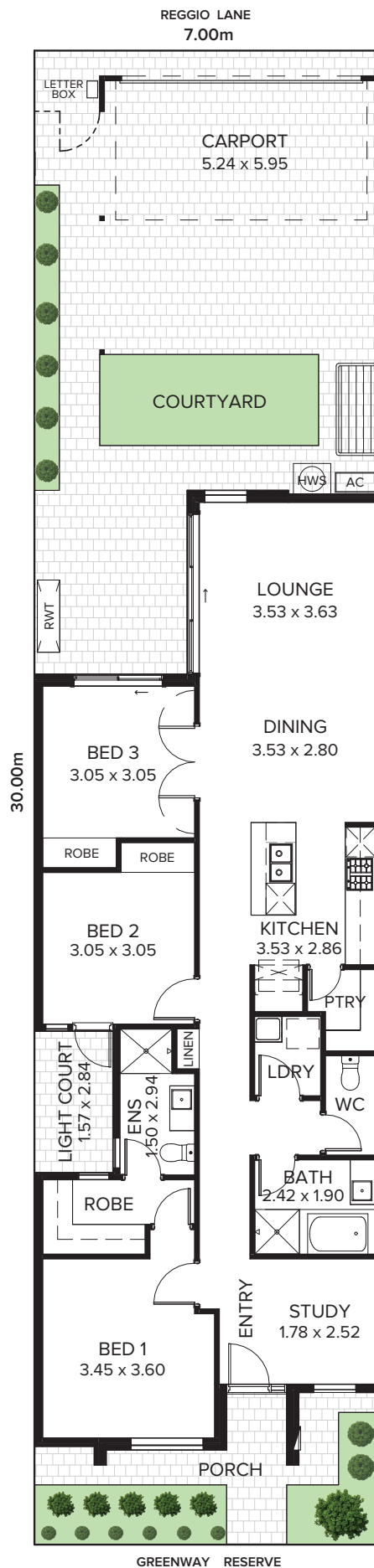
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RESIDENCE	
Living	115.20m <sup>2</sup>
Porch	2.50m <sup>2</sup>
Carport	31.90m <sup>2</sup>
<b>Total</b>	<b>149.60m<sup>2</sup></b>

LAND	
Width	7.00m
Depth	30.00m
<b>Total</b>	<b>210.00m<sup>2</sup></b>

Talk to your consultant for more information.



# Exterior Specifications

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

<b>Windows</b>	Monument
<b>Garage Door</b>	Colorbond Surfmist – Madison Profile Woodgrain
<b>Cladding</b>	Colorbond Surfmist & Colorbond Monument
<b>Render</b>	Colorbond Surfmist
<b>Eaves</b>	First Snow



## LANDSCAPING

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

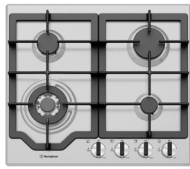
# Interior Specifications

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

<b>Basin</b>	Seima Kyra 400 Square Ceramic Basin, Inset Above Counter, incl. Waster & Overflow
<b>Bath</b>	Decina Modena Inset Bath 1210mm MO1210W
<b>Tapware</b>	Phoenix Pina Basin Mixer, Pina Wall Mixers, Pina Bath Outlet, Vivid High-Rise with 230mm Round Rose Shower, Chrome
<b>Accessories</b>	Phoenix Radii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome
<b>Shower screen</b>	600 Series Semi Frameless - Clear Glass, Polished Silver
<b>Toilet suite</b>	Seima Chios Select Close Coupled Toilet
<b>Floor grate</b>	Square Grate Stainless Steel
<b>Mirrors</b>	Mirror over all vanity units (where applicable), custom length 750mm H x 4mm polished edge
<b>Fan</b>	Exhaust fan to bathroom

## LAUNDRY

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

# LOT 323



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

## Industrial

### KITCHEN

Benchtop	20mm Zenith Savannah
Splashback	Subway Plain White Gloss 100x300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards	Laminex Natural Battalion
Overhead cupboards	Polytec Matt Maison Oak (vertical grain)
Joinery handles	Ferrara Lip Pull Stainless Steel – no handles to overhead cupboards

### BATHROOM

Benchtop	34mm Laminex Natural Pearl Concrete
Cupboard	Polytec Matt Maison Oak (vertical grain)
Wall tiles	Plain White Gloss 300 x 450mm Horizontal Stack Lay with Ultra White grout
Floor tiles	Kempsey Grey Matt 300 x 300mm with Magellan Grey grout
Joinery handles	Ferrara Lip Pull Stainless Steel

### LAUNDRY

Benchtop	34mm Laminex Natural Pearl Concrete
Wall tiles	Plain White Gloss 300 x 450mm Horizontal Stack Lay with Ultra White grout
Floor tiles	Kempsey Grey Matt 300 x 300mm with Magellan Grey grout
Base cupboards (if applicable)	Polytec Matt Maison Oak (vertical grain)
Joinery handles	Ferrara Lip Pull Stainless Steel
Hallway joinery doors	Laminex Natural Chalk White

### GENERAL

Internal wall paint	Wattyl First Snow
Main floor	8mm Godfrey Hirst Cool Grey Laminate
Carpet	Savanna Applebush

# LOT 324



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## Scandinavian

### KITCHEN

Benchtop	20mm Zenith Sugar Rush
Splashback	Subway White Undulated Gloss 75x300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards	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 300x450mm, horizontal stack bond 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 300x450mm, horizontal stack bond with Ultra White grout
Floor tiles	Kempsey White Matt 300x300mm with Misty Grey grout
Base cupboards (if applicable)	Wilsonart Xtreme Matt Landmark Wood (vertical grain)
Joinery handles	Dallas Chrome Plated
Hallway joinery doors	Laminex Natural Ghostgum

### GENERAL

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

# LOT 325



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## Organic

### KITCHEN

Benchtop	20mm Lavistone Rock Sugar
Splashback	Subway White Undulated Gloss 75x300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards	Formica Velour Crystal White
Overhead cupboards	Formica Velour Grassland
Joinery handles	Ferrara Lip Pull White – no handles to overhead cupboards

### BATHROOM

Benchtop	34mm Formica Velour Soft Oak
Cupboard	Formica Velour Grassland
Wall tiles	Astra White Matt 300 x 300mm with Misty Grey grout
Floor tiles	Astra White Matt 300 x 300mm with Misty Grey grout
Joinery handle	Ferrara Lip Pull White

### LAUNDRY

Benchtop	34mm Formica Velour Soft Oak (Laminate)
Wall tiles	Astra White Matt 300 x 300mm with Misty Grey grout
Floor tiles	Astra White Matt 300 x 300mm with Misty Grey grout
Base cupboards (if applicable)	Formica Velour Grassland
Joinery handles	Ferrara Lip Pull White
Hallway joinery doors	Formica Velour Crystal White

### GENERAL

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



THE  
**ENTRANCE**  
 ANGLE VALE

For more information visit:  
[anglevale.com.au](http://anglevale.com.au)

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