

# GREENWAY terraces



Release 2

Lot 327

🛏 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 327 Coastal Colour Scheme

# Greenway Terraces

**\$645,000\***

Fixed-price and turn key home

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GREENWAY  
terraces

**Fairmontfirst**

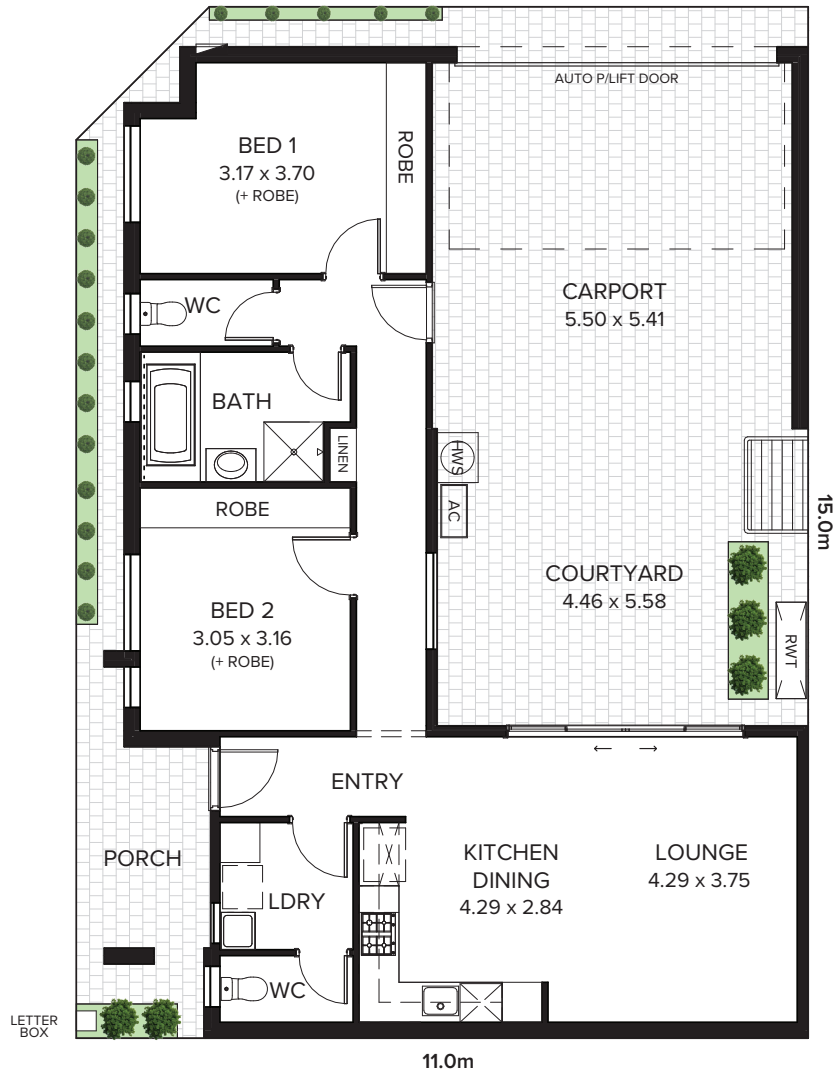
\*Pricing is correct at the time of printing and is subject to change without notice. Images are for illustration purposes only.

# Floorplan

 2 bedroom

 1.5 bathroom

 2 carport space



| RESIDENCE    |                            |
|--------------|----------------------------|
| Living       | 89.60m <sup>2</sup>        |
| Porch        | 5.20m <sup>2</sup>         |
| Carport      | 32.40m <sup>2</sup>        |
| <b>Total</b> | <b>127.20m<sup>2</sup></b> |

| LAND         |                           |
|--------------|---------------------------|
| Width        | 15.0m                     |
| Depth        | 11.0m                     |
| <b>Total</b> | <b>163.0m<sup>2</sup></b> |

# 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 Surfemist – Maddison Profile Woodgrain |
| <b>Cladding</b>    | Colorbond Surfemist & Colorbond Monument         |
| <b>Render</b>      | Colorbond Surfemist                              |
| <b>Eaves</b>       | First Snow                                       |



## LANDSCAPING

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

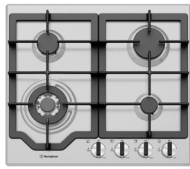
# Interior Specifications

| 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: R2.50, 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 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

|                      |   |
|----------------------|---|
| <b>Basin</b>         | Seima Kyra 400 Square Ceramic Basin, Inset Above Counter, incl. Waster & Overflow   |
| <b>Bath</b>          | Syros Inset Bath 1525mm   |
| <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 327



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 Matt 300x400mm Horizontal Stack Lay 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 Matt 300x400mm Horizontal Stack Lay 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](http://anglevale.com.au)

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