

TR

TAHLIA RISE



Lot 12

Tahlia Court, Parafield Gardens





The perfect blend of convenience & community.

Tahlia Rise is a boutique new community by Fairland and Fairmont First, offering a rare opportunity to build your dream home in the heart of Parafield Gardens. Nestled beside a peaceful, connected reserve, this limited land release is perfectly positioned within a well-established suburb filled with lifestyle convenience.

Located just 16km north of the Adelaide CBD, Parafield Gardens offers the ideal balance of urban access and suburban comfort. Enjoy easy commutes via Main North Road, Salisbury Highway, and nearby train stations on the Gawler Line.

Everything you need is close by—local shopping centres, including Hollywood Plaza and Martins Plaza, schools, parks, and sporting facilities are all within easy reach. The suburb is also home to a

tight-knit community, supported by active recreation centres and green spaces like Baltimore Reserve and Reg Groth Reserve.

Families are well catered for, with a range of schools nearby, including Parafield Gardens Primary and High Schools, The Pines School, and Garden College.

Parafield Gardens is a smart investment in a high-growth area offering great value without compromising lifestyle.

Tahlia Rise delivers more than just location, it offers a place to truly call home.



Fixed price house & land at exceptional value.

At Tahlia Rise, you have the opportunity to secure an affordable, fixed-price house and land package in the well-established northern suburb of Parafield Gardens.

Located on Martins Road, this boutique development offers a total of 22 homes and 9 stylish terraces, all thoughtfully designed to deliver comfort, style and value.

Each home features spacious open-plan living, modern design, and quality inclusions—all at a fixed price with no hidden costs or surprises, making the buying process simple and stress-free.

Whether you're a first-home buyer, downsizer, or investor, these homes provide an ideal opportunity to enjoy quality living without compromise.

Quality built by Fairmont First, you'll also have the choice of four internal selections, allowing you to personalise your space to suit your style.

Don't miss your chance to secure a Torrens Titled home in this highly sought-after neighbourhood.

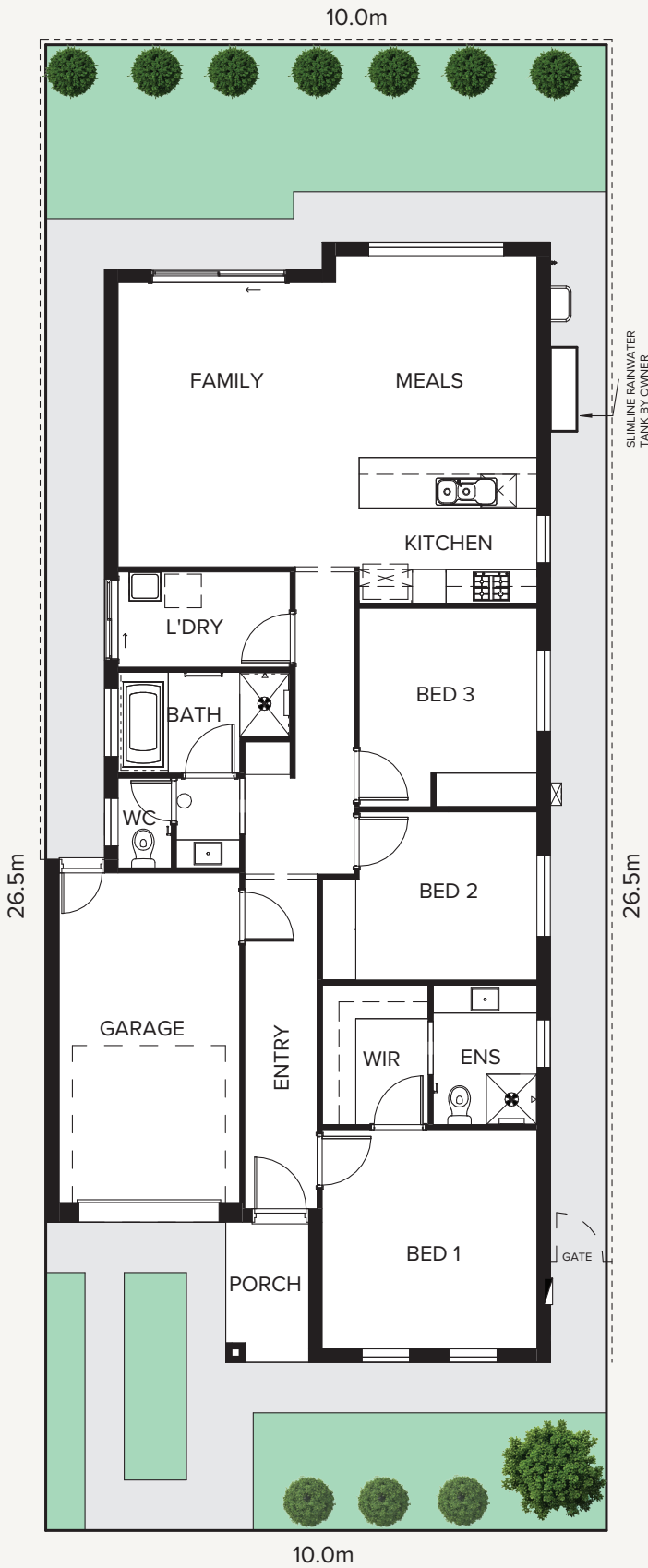
Fairmont*first*

Lot 12

Tahlia Court, Parafield Gardens

265m²

3 2 1



*Illustration purposes only



Living	132.86m ²
Porch	3.70m ²
Garage	21.81m ²
Total	158.37 m²

Lot 12

Last remaining



Specifications



Tahlia Rise features a selection of beautifully designed 2 and 3 bedroom homes, crafted to offer both comfort and style.

The first release at Tahlia Rise includes a range of floorplans to select from.

Choose your desired allotment based on its location within the release.

GENERAL

Solar Panels	3.32KW - No Battery
Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
Entrance doors	Urban 104 Primed
Other external doors	Corinthian Flush Panel
External hardware	Tristan Lever Entrance Set Satin Chrome with Dexton Deadlock Single Cylinder Satin Chrome
Internal doors	Corinthian Painted Redicote Flush Panel doors (2400h)
Internal door hardware	Tristan Lever Passage/Privacy Set Satin Chrome
Insulation	Internal Walls: R2.0, External Walls: R2.5, Ceiling: R5.0
Cornices	Cove 90mm
Skirtings	67x18mm MDF bevel profile
Window architraves	67x18mm MDF bevel profile
Paint system	Matt acrylic, 2 coat system
Built in robes (as per plan)	Mirror sliding doors (If applicable)
Electrical	Hard wired smoke detectors with battery backup, meter isolator & 6ka circuit breaker and earth leakage safety switch to meter box.
Lighting	Downlights to entry & main living areas, batten lights to remainder.
Exhaust fans	To all bathrooms
NBN upgrade option	NBN provision includes 600 series HUB, lockable enclosure, splitter for TV data/patch panel, ethernet & phone hub, wiring prov. for phone (x1), data point (x2), internal lead-in cables (Cat 6).
Hot water service	Instantaneous gas 26L
Air-conditioning	Ducted reverse cycle air conditioning
Garage door	Automated panel lift door with two remote controls
Kitchen	Overhead cupboards and microwave provision (inc pot-drawer) to kitchen
Soil Removal	By builder
Landscaping	Paving, RWT, letterbox, fencing, retaining, stormwater & soft landscaping by owner*

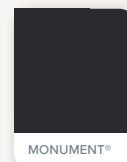
*Owner to follow council approved site plan for soft & hard landscaping design.

EXTERNAL

STORM

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

Render to porch/portico	Colorbond Shale Grey
Face render	Wattyl Soft Apparition
Roof	Colorbond Shale Grey
Gutters	Colorbond Shale Grey
Fascias	Colorbond Monument
Bricks	PGH Nightfall Midnight
Mortar	Natural Grey
Garage door	Colorbond Monument - Hampton profile
Front door	Colorbond Shale Grey
Windows	Monument
Porch & alfresco tile	Black Textured 300x300mm



KITCHEN



Phoenix Pina Sink Mixer*



Westinghouse 600mm Electric Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood

Sink	Seima Acero Sink, 1 3/4 bowls / single bowl to fit
Sink mixer	Phoenix Pina Sink Mixer 200mm Gooseneck, Chrome
Cooktop	Westinghouse 600mm Electric Cooktop, Black Ceramic
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	Westinghouse 600mm Slideout Rangehood
Dishwasher	Westinghouse 600mm Freestanding - s/steel

BATHROOMS



Semi frameless shower screen*



Seima Chios Select Close Coupled Toilet Suite



Phoenix Pina Wall Mixer & Vivid High-Rise Shower Arm



Phoenix Ralii accessories incl. shower shelf, double towel rail & toilet roll holder*



Seima Kyra 400 Square Basin

Basin	Seima Kyra 400 Square Ceramic Basin (Inset to main bathroom)
Bath	Seima Syros Inset Bath
Tapware	Phoenix Pina Basin Mixer, Pina Wall Mixers, Pina Bath Outlet, Vivid High-Rise Shower Arm, Chrome
Accessories	Phoenix Ralii 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 Width of Vanity 750mm H x 4mm polished edge, over all vanity units (where applicable)
Fan	Exhaust fan to ensuite and bathroom

LAUNDRY

Laundry sink	Seima Tilos Trough & Cabinet, White Stainless Steel, 45L
Sink mixer	Phoenix Ivy Sink Mixer, Chrome



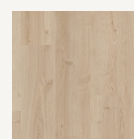
Organic

Fresh tones compliment subtle layered environmental elements, creating a sense of comfort and relaxation.

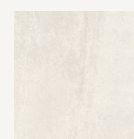
FLOORING



Savanna
Cottonwood



Montana Oak
Light Beige



Astra White
Matt

KITCHEN

Benchtop	Lavistone - Rock Sugar 20mm
Splashback	White Undulated Subway 75x300 Horizontal Stack Lay with Ultra White 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
Hallway joinery doors (if applicable)	Formica Crystal White Velour

LAUNDRY

Floor tiles	Astra White Matt 300x300 with Misty Grey grout
Wall tiles	Astra White Matt 300x300 stackbond with Misty Grey grout

GENERAL

Internal wall paint	Wattyl First Snow
Main floor	Clix 7mm Montana Oak Light Beige
Carpet	EC Savanna Cottonwood



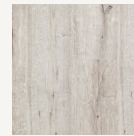
Urban

Strong and contemporary, with a balance of modern lines and materials, embracing elements of inner city living.

FLOORING



Compass
Pitch



Old Oak Grey
Brushed



Matang Mid
Grey Matt

KITCHEN

Benchtop	Lavistone - Black Granite 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
Cupboard	Laminex Battalion Flint
Floor tiles	Carrington Charcoal Matt 450x450 with Slate Grey grout
Wall tiles	Plain White Matt 300x450, horizontal stack bond with Ultra White grout
Joinery handle	Livorno Dull Brushed Nickel
Hallway joinery doors (if applicable)	Polytec Blossom White Matt

LAUNDRY

Floor tiles	Carrington Charcoal Matt 450x450 with Slate Grey grout
Wall tiles	Plain White Matt 300x450, horizontal stack bond with Ultra White grout

GENERAL

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



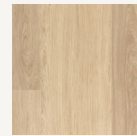
Coastal

Light, bright, natural materials and a warm harmonic colour palette evoking the calm and breeziness of the beach.

FLOORING



Summit Point
Feathertop



Classic Oak
White Varnished



Kempsey
Sabbia Matt

KITCHEN

Benchtop	Zenith - Sugar Rush 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 Ultra White grout
Joinery handle	Dallas Dull Brushed Nickel
Hallway joinery doors (if applicable)	Polytec Classic White Matt

LAUNDRY

Floor tiles	Kempsey Sabbia Matt 300x300 with Mudberry grout
Wall tiles	Plain White Matt 300x450, horizontal stack bond with Ultra White grout

GENERAL

Internal wall paint	Watty! Slightly
Main floor	Clix 7mm Classic Oak White Varnished
Carpet	EC Summit Point Feathertop



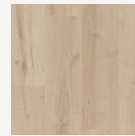
Scandinavian

A minimalist and restrained warm colour palette with a focus on clean simple lines and functionality.

FLOORING



Compass
Maverick



Montana Oak
Light Beige



Kempsey
White

KITCHEN

Benchtop	Zenith - Sugar Rush 20mm
Splashback	White Undulated Subway 75x300 Horizontal Stack Lay with Ultra White grout
Lower cupboards (inc fridge and pantry)	Laminex Polar White Natural
Overhead cupboards	Laminex Polar White Natural
Joinery handle	Dallas Chrome - no handles to overhead cupboards

BATHROOMS

Benchtop	Polytec Buller Stone Matt
Cupboard	Polytec Soft Walnut Matt
Floor tiles	Kempsey White Matt 300x300 with Misty Grey grout
Wall tiles	Plain White Gloss 300x450, horizontal stack bond with Ultra White grout
Joinery handle	Dallas Chrome
Hallway joinery doors (if applicable)	Laminex Polar White Natural

LAUNDRY

Floor tiles	Kempsey White Matt 300x300 with Misty Grey grout
Wall tiles	Plain White Gloss 300x450, horizontal stack bond with Ultra White grout

GENERAL

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

