



LOT 144



**evoke**  
COLLECTION

## evoke

COLLECTION

Introducing 'Evoke' a considered collection of fixed price home and land packages by Fairmont First in Senses, Mount Barker. Thoughtfully designed homes for modern Adelaide Hills living.

Each residence offers a refined, low-maintenance layout that balances comfort, style and exceptional value, making everyday life both effortless and rewarding.

Framed by rolling hills, tree-lined streets and a warm, connected community, this is your opportunity to secure a quality home in a truly picturesque setting without compromising on budget or lifestyle.



# Lot 144

## Birdsong Cres Mt Barker

# \$589,000\*

Fixed-price home & land package

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### Inclusions

- Choice of four colour schemes carefully crafted by expert interior designers
- 3.32kW solar package
- Alfresco with slab and tiles
- 2700mm high ceilings throughout
- Downlights throughout entry & living (battens to remainder)
- Reverse cycle ducted air conditioning
- 2 coat paint system
- Built-in robes with mirror doors
- Fixed siteworks & footings
- Laminate & carpet flooring
- 67mm bevel skirting/arch
- Cornice 90mm Cove
- Entry door: PMAD144 with Translucent Glass
- Entry door hardware: Trilock Angular Leverset Satin Chrome/Matt Black (to match scheme)
- Internal doors: Plain flush panel

### Available Upgrades

- Dishwasher
- Wet area tile upgrades to 2 meters
- Downlights throughout entire home (excluding garage)
- Solar upgrade to 6.6kW
- Hybrid (battery-ready) solar inverter
- EV charger
- Internal door height & hardware
- A/C controller
- Stone benchtop, undermount kitchen sink & Gooseneck Mixer

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COLLECTION

**Fairmontfirst**

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

# Lot 144

 3 bedroom

 2 bathrooms

 1 garage space



RESIDENCE	
Living	94.51m <sup>2</sup>
Portico	4.59m <sup>2</sup>
Alfresco	8.0m <sup>2</sup>
Garage	22.31m <sup>2</sup>
<b>Total</b>	<b>129.41m<sup>2</sup></b>

LAND	
Width	15.0m
Depth	15.0m
<b>Total</b>	<b>225m<sup>2</sup></b>

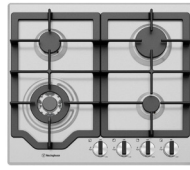
Please note; this package is not full turn-key. Exclusions include but not limited to fencing, landscaping, driveways, pathways, storm water provision & rain water tank. Talk to your consultant for more information.

# Interior Specifications

## KITCHEN



Ivy Sink Mixer



Westinghouse  
600mm Gas Cooktop



Westinghouse  
600mm Electric Oven



Westinghouse 600mm  
Slideout Rangehood

<b>Sink</b>	Acero 1 ¾ bowl with drainer, Stainless Steel
<b>Sink mixer</b>	Ivy Sink Mixer, Chrome
<b>Cooktop</b>	Westinghouse 600mm Gas Cooktop
<b>Oven</b>	Westinghouse 600mm Multi-function Electric Oven
<b>Rangehood</b>	Westinghouse 600mm Slideout Rangehood

## 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
<b>Tapware</b>	Phoenix Pina Basin Mixer, Pina Wall Mixers, Vivid High-Rise Shower Arm, 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 80mm Stainless Steel
<b>Mirrors</b>	Mirror Full Width of Vanity 750mm H x 4mm polished edge, over all vanity units (where applicable)
<b>Fan</b>	Exhaust fan to ensuite and bathroom

## LAUNDRY

<b>Laundry sink</b>	Acero 45L S/S Inset Trough
<b>Sink mixer</b>	Phoenix Ivy Sink Mixer, Chrome

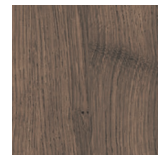


## Earth

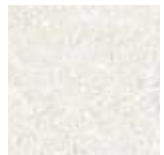
Raw, textural materials and light tones that create an edgy, refined style, provoking a casual atmosphere.



Savanna  
Rivergum



Old World Oak



Coastal Bone  
Matt

### KITCHEN

Benchtop	Polytec Argento Stone Matt (Laminate)
Splashback	Plain White Matt Subway 100 x 300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards (inc fridge and pantry)	Polytec Moss Grey Matt
Overhead cupboards	Polytec Moss Grey Matt
Joinery handle	New Prato Dull Brushed Nickel - no handles to overhead cupboards

### BATHROOMS

Benchtop	Polytec Snow Fabrini Matt
Cupboard	Laminex Refined Walnut Natural (vertical grain)
Floor tiles	Coastal Bone Matt 450 x 450mm with Misty Grey grout
Wall tiles	Plain White Matt 300 x 450mm Horizontal Stack Lay with Ultra White grout
Joinery handle	New Prato Dull Brushed Nickel
Laundry doors & hallway joinery doors (if applicable)	Polytec Moss Grey Matt

### LAUNDRY

Floor tiles	Coastal Bone Matt 450 x 450mm with Misty Grey grout
Wall tiles	Plain White Matt 300 x 450mm Horizontal Stack Lay with Ultra White grout
Benchtop	Polytec Snow Fabrini Matt
Base cupboards	Laminex Refined Walnut Natural (vertical grain)

### GENERAL

Internal wall paint	Wattyl First Snow
Main floor	Clix 7mm Laminate Old World Oak
Carpet	Savanna Rivergum



## Scandinavian

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



Compass  
Maverick



Montana Oak  
Light Beige



Kempsey  
White

### KITCHEN

Benchtop	Polytec Buller Stone Matt (Laminate)
Splashback	White Undulated Subway 75 x 300mm 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 (vertical grain)
Floor tiles	Kempsey White Matt 300 x 300mm with Misty Grey grout
Wall tiles	Plain White Gloss 300 x 450mm, horizontal stack bond with Ultra White grout
Joinery handle	Dallas Chrome
Laundry doors & hallway joinery doors (if applicable)	Laminex Polar White Natural

### LAUNDRY

Floor tiles	Kempsey White Matt 300 x 300mm with Misty Grey grout
Wall tiles	Plain White Gloss 300 x 450mm, horizontal stack bond with Ultra White grout
Benchtop	Polytec Buller Stone Matt
Base cupboards	Polytec Soft Walnut Matt (vertical grain)

### GENERAL

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



## Organic

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



Savanna  
Cottonwood



Montana Oak  
Light Beige



Astra White  
Matt

### KITCHEN

Benchtop	Formica Purestone Velour (Laminate)
Splashback	White Undulated Subway 75 x 300mm 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 300 x 300mm with Misty Grey grout
Wall tiles	Astra White Matt 300 x 300mm stackbond with Misty Grey grout
Joinery handle	Ferrara Lip Pull White
Laundry doors & hallway joinery doors (if applicable)	Formica Crystal White Velour

### LAUNDRY

Floor tiles	Astra White Matt 300 x 300mm with Misty Grey grout
Wall tiles	Astra White Matt 300 x 300mm stackbond with Misty Grey grout
Benchtop	Formica Soft Oak Velour (laminated)
Base cabinets	Formica Grassland Velour

### GENERAL

Internal wall paint	Wattyl First Snow
Main floor	Clix 7mm Laminate 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.



Compass  
Pitch



Old Oak Grey  
Brushed



Matang Mid  
Grey Matt

### KITCHEN

Benchtop	Laminex Nero Grafite Natural (Laminate)
Splashback	Grey Undulated Subway 75 x 300mm 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 450 x 450mm with Slate Grey grout
Wall tiles	Plain White Matt 300 x 450mm, horizontal stack bond with Ultra White grout
Joinery handle	Livorno Dull Brushed Nickel
Laundry doors & hallway joinery doors (if applicable)	Polytec Blossom White Matt

### LAUNDRY

Floor tiles	Carrington Charcoal Matt 450 x 450mm with Slate Grey grout
Wall tiles	Plain White Matt 300 x 450mm, horizontal stack bond with Ultra White grout
Benchtop	Laminex Grigio Grafite Natural
Base cupboards	Laminex Battalion Natural

### GENERAL

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

# Exterior Specifications

## Mason Facade with Forest Colour Scheme

A soft, native inspired palette, with connection the Australian environment.

Face Render	Wattyl Tumblestone	Brick	Austral Urban One Alloy
Render to bulkhead & peir	Wattyl Colorbond Surfmist	Mortar	Brighton Lite White Sand
Stone veneer to peir	Coffin Bay Split Face - Irregular	Garage Door	Colorbond Surfmist - Madison Profile
Roof	Colorbond Windspray	Entry Door	Wattyl Colorbond Surfmist
Gutter	Colorbond Windspray	Windows	Monument
Fascia	Colorbond Surfmist	Porch Tile	Black Textured 300 x 300



# Upgrade Option Specifications

<b>KITCHEN</b>	
Dishwasher	Westinghouse 600mm Freestanding Dishwasher, Stainless Steel
Stone & sink	20mm stone bench tops & undermount kitchen sink (Leto 750 Double Bowl, Stainless Steel Sink & Pina Gooseneck Mixer, Chrome) <ul style="list-style-type: none"> <li>Earth: Lavistone, Ice Sand</li> <li>Scandinavian: Zenith, Sugar Rush</li> <li>Organic: Lavistone, Rock Sugar</li> <li>Urban: Lavistone, Platinum Black</li> </ul>
<b>SOLAR</b>	
Solar System 1	Upsize to a 6.6kW Solar System
Solar System 2	Upsize to a 6.6kW Solar System (hybrid battery ready)
EV charger	GoodWe HCA 7kW AC EV Charger
<b>BATHROOM</b>	
Tiles 2m high	Wall tiles in bathroom and ensuite to 2000mm (excluding WC/Van.)
<b>INTERNAL</b>	
Lighting package	Includes downlights throughout, excluding garage
Internal door height & hardware	2400mm tall internal doors TradePro Tristan Passage Lever Set in Satin Chrome or Bright Chrome (to match scheme)
<b>AIR CONDITIONING</b>	
Reverse cycle with AirWAIR Controller	Enhance your air conditioning with AirWAIR, the controller to take care of your climate control from a touch screen, phone or tablet. Includes ducted reverse cycle heating and cooling

# Selection Confirmation

Name \_\_\_\_\_ Lot Number **144**

Email \_\_\_\_\_ Phone \_\_\_\_\_

## INTERIOR SELECTION



Earth



Scandinavian



Organic



Urban

## UPGRADE SELECTIONS

- |   |               |   |               |
|---|---------------|---|---------------|
| <input type="checkbox"/> Dishwasher inclusion                                       | <b>\$1124</b> | <input type="checkbox"/> AC AirWAIR Controller  | <b>\$990</b>  |
| <input type="checkbox"/> Stone kitchen bench top, undermount sink & Gooseneck mixer | <b>\$4563</b> | <input type="checkbox"/> Solar System upgrade 1 | <b>\$3430</b> |
| <input type="checkbox"/> Internal door height & hardware upgrade                    | <b>\$1698</b> | <input type="checkbox"/> Solar System upgrade 2 | <b>\$5460</b> |
| <input type="checkbox"/> 2m tile upgrade in bathroom & ensuite                      | <b>\$1343</b> | <input type="checkbox"/> EV charger upgrade     | <b>\$4235</b> |
|   |               | <input type="checkbox"/> Downlights throughout  | <b>\$1669</b> |

Lot 144 Package Price **\$589,000**

Upgrades \_\_\_\_\_

Total \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_