

GREENWAY terraces



Release 2

Lot 326

2

1.5

1



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.





Greenway Terraces

\$645,000*

Fixed-price and turn key home

Scott Constable

+61 403 158 401

scottc@fairmontfirst.com.au



GREENWAY
terraces

Fairmontfirst

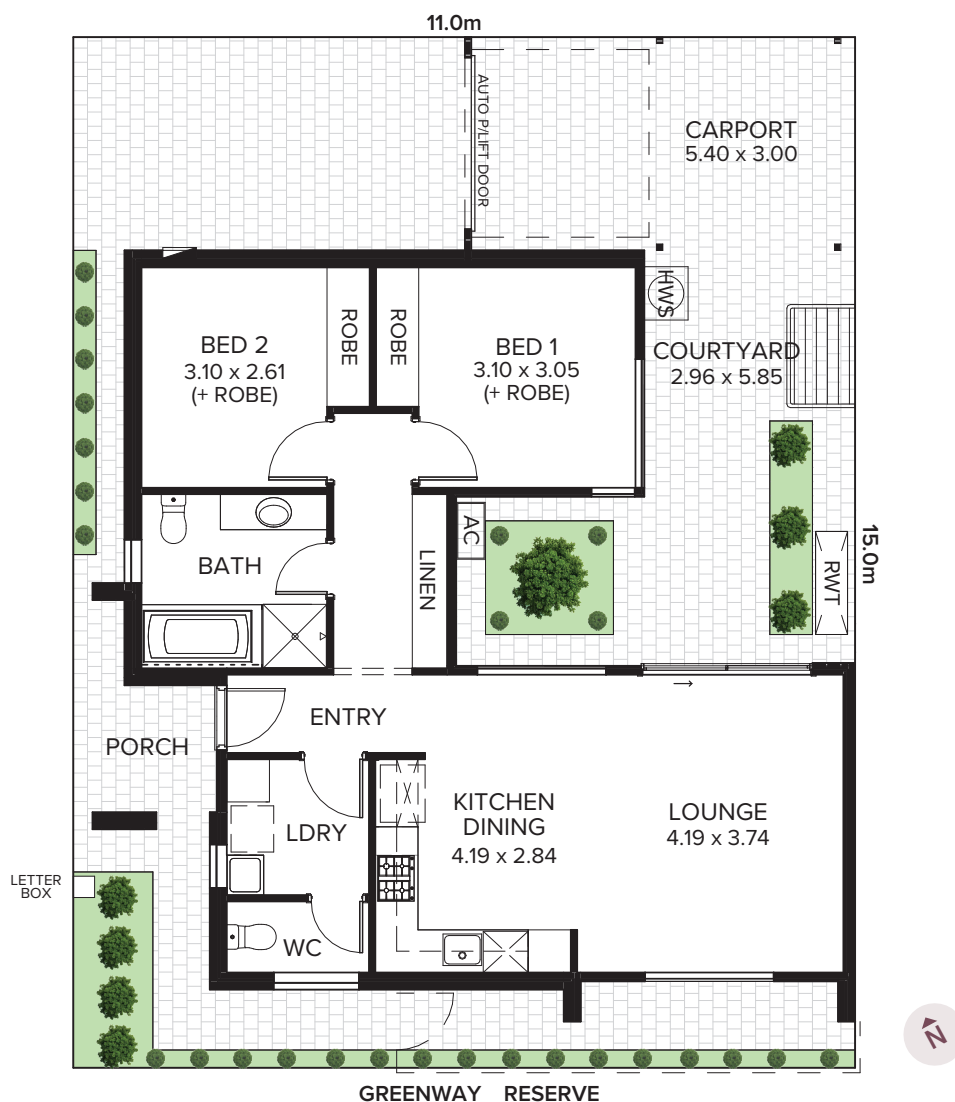
*Pricing is correct at the time of printing and is subject to change without notice. Images are for illustration purposes only.

Floorplan - Lot 326

 2 bedroom

 1.5 bathroom

 1 carport space



RESIDENCE	
Living	77.60m ²
Porch	3.70m ²
Carport	16.50m ²
Total	97.80m²

LAND	
Width	15.0m
Depth	11.0m
Total	165.0m²

Exterior Specifications

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

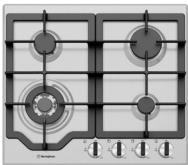
Windows	Monument
Garage Door	Colorbond Surfmist – Maddison Profile Woodgrain
Cladding	Colorbond Surfmist & Colorbond Monument
Render	Colorbond Surfmist
Eaves	First Snow



LANDSCAPING	
Paving, paths & driveway	Paved porch, driveway, carport, footpaths and courtyard areas (if applicable) – Charcoal 200x200mm
Clothesline, letterbox & gas metre	Standard with gas metre enclosed
Fencing & gates	Colorbond Monument fencing
Landscaped garden	Front & rear landscaping (minimal plantings) with irrigation system, Kikuyu instant lawn
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: R2.50, 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

Basin	Seima Kyra 400 Square Ceramic Basin, Inset Above Counter, incl. Waster & Overflow
Bath	Syros Inset Bath 1525mm
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 326



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 White Undulated Gloss 75x300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards (inc fridge & pantry)	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 400mm 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 400mm with Ultra White grout
Floor tiles	Kempsey Grey Matt 300 x 300mm with Magellan Grey grout
Base & broom 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 Australian Select Timbers, Lifestyle Laminated, Stone Grey
Carpet	Savanna Applebush



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.