

NOVA
LOT 119 - 122

50
85
ENFIELD



HOME
BUILDER
GRANT
READY!



THE PRODUCT

All homes are offered as fixed price, turn-key packages, so all you have to do is move in!

Within this release of 5085, you have the choice of six architecturally designed town homes in three diverse designs - Nova, Luna and Stella.

Perfectly situated overlooking a park, residents of 5085 will enjoy open space, which is relatively unique compared to most townhouse developments. Each home offers its own distinct style and benefits. All homes are thoughtfully designed, functional and constructed to maximise space and natural light.

Each home will comprise of their very own private open space - landscaped low maintenance courtyard garden and garage. The Nova design also includes a generous sized balcony.

Inside, you will find a contemporary but timeless palette of fixtures and finishes.

Providing choice and flexibility, it is here that you can enjoy an affordable and vibrant lifestyle that offers comfort, security and style.

Choice and flexibility is everything, which is why we are offering an array of living choices to suit all lifestyles.

SITE PLAN

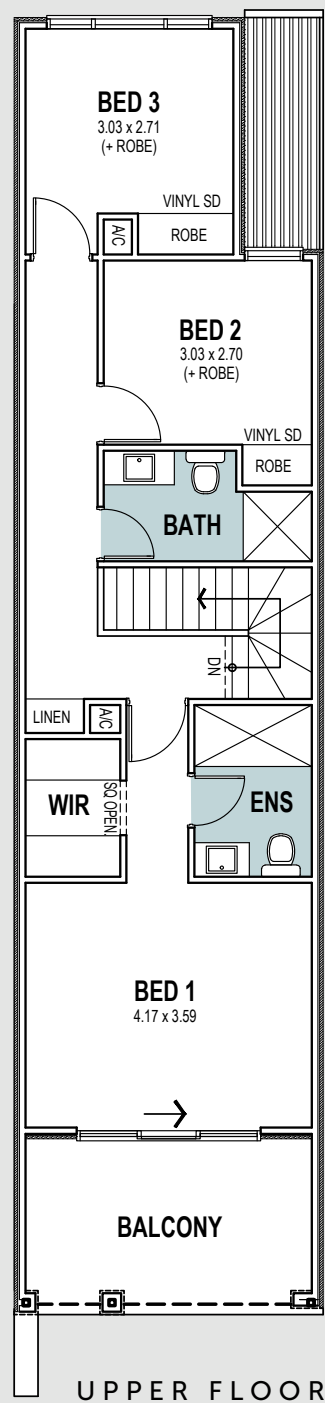
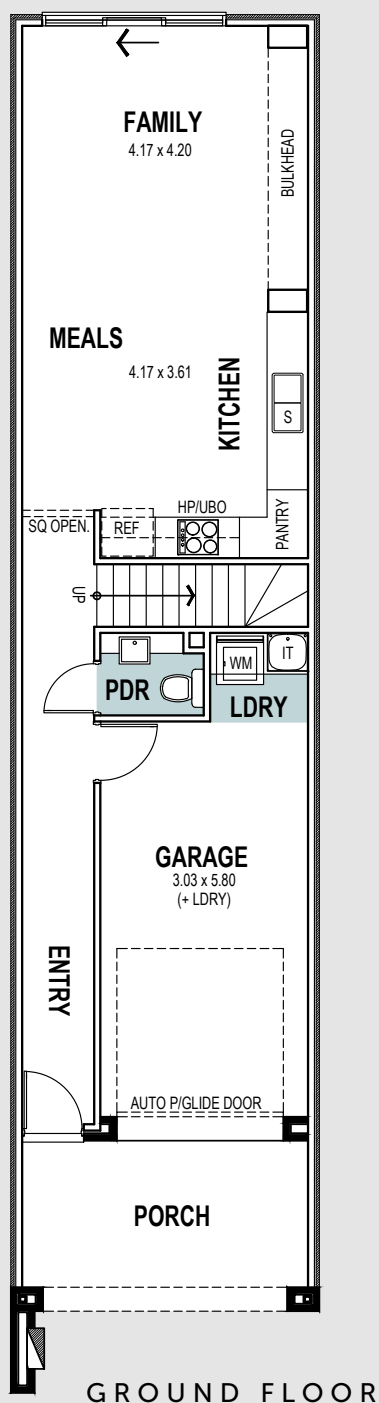


The above site plan is for illustration purposes only. Dimensions and room sizes are approximate and may not be to scale. Paths and landscaping is indicative only

NOVA

LOT 119, 120, 121 & 122

Living ground	54.71m ²		
Living upper	70.15m ²		
Total living	124.86m²		
Porch	11.25m ²		
Balcony	11.59m ²		
Garage	19.65m ²		
Total Residence	167.35m²	Width	4.50m
Land size	122m²	Depth	19.02m



INTERNAL SELECTIONS

GENERAL

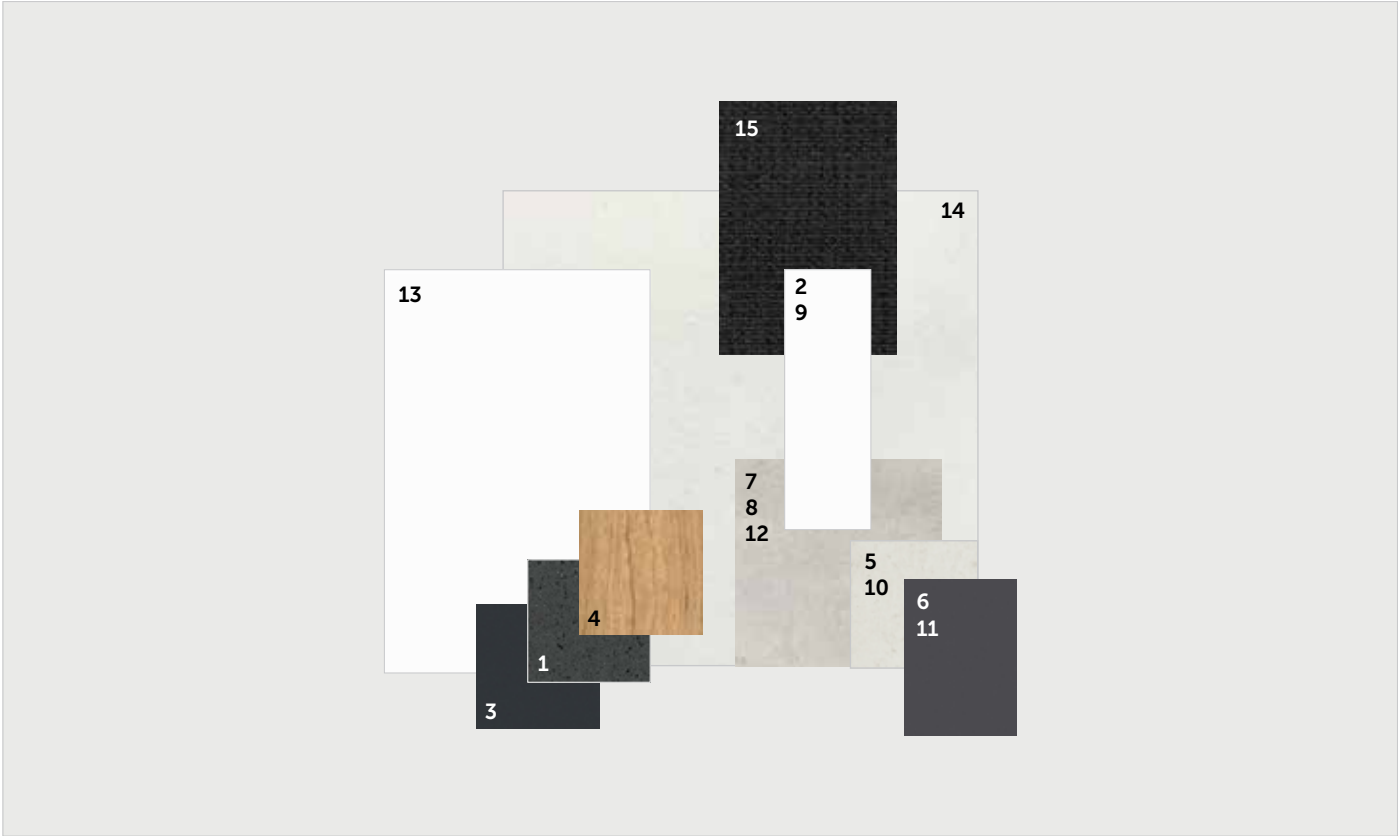
Ceiling height	Ground: 2700mm, Upper: 2550mm
Internal linings	10mm Boral sheetrock plasterboard
External doors	Corinthian Madison Entry Door with Translucent Glass
External hardware	Trilock Leverset Aurora Satin Chrome, Aurora Entrance Lever Lockset Brushed Satin Chrome, Single Cylinder Deadbolt
Internal doors	Corinthian Painted Redicote Flush Panel doors
Internal door hardware	Lianna Passage Leverset Satin Chrome, Lianna Privacy Leverset Satin Chrome
Insulation	Internal Walls: R2.0 to internal walls, External Walls:R2.5 Thermocoustic, Ceiling: R5.0, Subfloor: R2.0
Cornices	Ground: Square Set, Upper: Cove 90mm
Skirtings	67x18mm MDF bevel profile with 67x18mm door aves
Window architraves	67x18mm MDF bevel profile
Paint system	Matt acrylic, 2 coat system
Built in robes	Vinyl Sliding Doors - white
Stairs	Gyprock balustrade to staircase with timber top, carpeted M.D.F treads/risers/stringers and painted handrail
Electrical	Hard wired smoke detectors with battery backup, meter isolator & 6ka circuit breaker and earth leakage safety switch to meter box.
NBN provision	600 Series Hub, lockable enclosure, splitter for TV data, patch panel, ethernet and phone hub, wiring provison for phone (x2), data point (x2), internet lead-in cable (cat 6).
Hot water service	Rheem gas continuous flow 26 litre
Air-conditioning	Ducted reverse cycle air by Fujitsu
Garage auto panel lift door	Madison Sectional Door

LANDSCAPING

Paving, paths & driveway	Paved driveway and house perimeter
Clothesline & letterbox	Standard
Fencing & gates	Colorbond Monument fencing & side gate
Landscaped garden	Front & rear landscaping with irrigation system
Rain water tank	1000L tank - Colorbond Monument

raw

An industrial, edgy style that combines earthy and organic materials.



Phoenix Arlo
Sink Mixer



Westinghouse
600mm Gas Cooktop



Westinghouse
600mm Electric Oven



Westinghouse 600mm
Slideout Rangehood



Westinghouse
600mm Freestanding
Dishwasher

KITCHEN	
1. Benchtop	Smartstone Marengo 20mm thick
2. Splashback	White Gloss Subway Tile 300x100, Grout - Midnight, horizontal stackbond
3. Lower Cupboards	Laminex Terril Natural Finish
4. Overhead cupboards	Laminex Sublime Teak Natural Finish - No handles to overhead cupboards
Joinery handle	Matt Black
Sink	Seima Kubic 726 Undermount Blade Sink, 2 bowls
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck Matte Black
Cooktop	Westinghouse 600mm Gas Cooktop
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	Westinghouse 600mm Slideout Rangehood, Galvanised Flue Casing 125x1200mm
Dishwasher	Westinghouse 600mm Freestanding Dishwasher



Semi frameless shower screens



Seima Limni Toilet Suite with Classic Seat



Phoenix Teva shower rails



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



Seima Kyra 215 & Kyra 017 Square Basins

BATHROOM / ENSUITE / POWDER

5. Benchtop	Polytec White Cement Matera
6. Cupboard	Laminex Battalion Natural Finish
7. Floor tiles	Kempsey Grey Matt 300x300, Grout - Magellan Grey
8. Wall tiles	Kempsey Grey Matt 300x600, Grout - Magellan Grey
9. Powder wall tiles	White Gloss Subway Tile 300x100, Grout - Midnight, horizontal stackbond
Basin	Seima Kyra 215 Semi Recessed Square Basin with Matte Black Pop Up Waste (to Powder), Kyra 017 Square Ceramic Basin, Inset Above Counter, with Overflow & Matte Black Pop Up Waste (to Ensuite & Bathroom)
Tapware	Phoenix Arlo Basin Mixer Matte Black, Arlo Shower Wall Mixer Matte Black, Teva Rail Shower Matte Black
Accessories	Phoenix Radii Accessories incl. 600mm Double Towel Rail Round Plate Matte Black, Toilet Roll Holder Round Plate Matte Black, Metal Shower Shelf Round Plate Matte Black
Shower screens	600 Series Semi Frameless Matt Black Frame - Clear Glass
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Floor grates	Square Grate 80mm Stainless Steel
Mirrors	Mirror over all vanity units (where applicable), custom length x 750mmH x 4mm polished edge
Fan	Exhaust fan to bathroom/ensuite

LAUNDRY

10. Benchtop	Polytec White Cement Matera
11. Cupboards	Laminex Battalion Natural Finish
12. Floor tiles/skirting	Kempsey Grey Matt 300x300, Grout - Magellan Grey
13. Wall tiles	Plain White Gloss 300x400, Grout - Ultrawhite, horizontal square lay
Inset sink	Seima Acero 007 Abovemount Laundry Sink, 45L
Sink mixer	Phoenix Ivy MKII Sink Mixer Chrome

GENERAL

Internal wall paint	Wattyl Spirit Grey
14. Main floor tile	Kempsey White Matt 450x450, Grout - Misty Grey
15. Carpet	EC Savannah Applebush



For more information
call Rob Brereton on 0412 738 017
or visit 5085enfield.com.au

Northridge
ENFIELD


Fairland

Fairland Group Pty Ltd
19 Fullarton Rd, Kent Town SA 5067
Ph: 08 8112 3133 Fax: 08 8221 5510
fairland.com.au

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