Breakwater TERRACES

LOTS 3158 – 3160 & 5053 – 5055

2 2 2

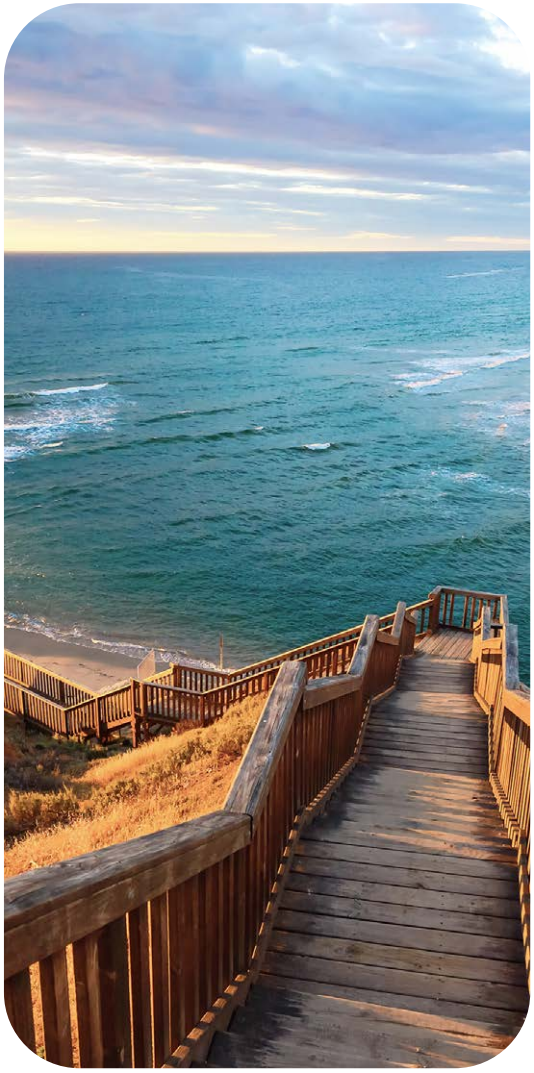
LAVANT STREET, SEAFORD HEIGHTS

Welcome to Vista

Vista at Seaford Heights offers the perfect balance of coastal living and everyday convenience. Just minutes from Adelaide's stunning south coast, this thriving master-planned community combines quality homes with parks, playgrounds, bike paths and open green spaces.

With an established town centre featuring Aldi, a gym, childcare, medical services and more, everything you need is close at hand. Excellent schools, public transport and easy access to the Southern Expressway make commuting simple, while the renowned McLaren Vale wine region is only a short drive away.

Whether you're buying your first home, growing your family or looking for a fresh start, Vista at Seaford Heights is a place you'll be proud to call home.



Your new community awaits.

Secure you home with only a $10,000 deposit with the balance paid on completion.

Vista introduces five new terrace homes built by Fairmont First within the established community at Seaford Heights.

These homes are all at a fixed price, with no hidden costs or surprises, meaning that buying has never been easier.

Available exclusively through HomeSeekerSA, with shared equity option to help make home ownership more accessible. Visit HomeSeekerSA for eligibility requirements.

Fairmont*first*

vista
seaford heights

How to buy.

Am I eligible to purchase?

To find out if you are eligible to buy a home through HomeSeeker SA and Fairmont First you need to answer ‘yes’ to the following statements.

- Either I am or the person I am buying the home with are/is an Australian citizen or holds permanent residency in Australia, and is 18 years or older.
- My annual household income is less than $155,000 before tax (couple or family) OR $120,000 before tax (single).
- My assets are valued at less than $739,500 (couple or family) OR $579,500 (single).
- I do not currently own any residential properties, including properties located in regional South Australia, interstate, or overseas.
- If I do currently own a residential property I have a binding contract for the sale of that property in place.
- I will live in my new home bought through HomeSeeker SA for a continuous period of no less than 6 months following property settlement.
- I have saved enough money for a deposit and upfront fees and charges to buy a home.
- I have finance pre-approval from a bank or finance institution.

Confirming your eligibility:

To confirm your eligibility, you simply need to sign a Declaration of Eligibility (in the form of a Statutory Declaration) stating you meet the eligibility requirements.

Speak to your sales consultant today to obtain a declaration of eligibility.

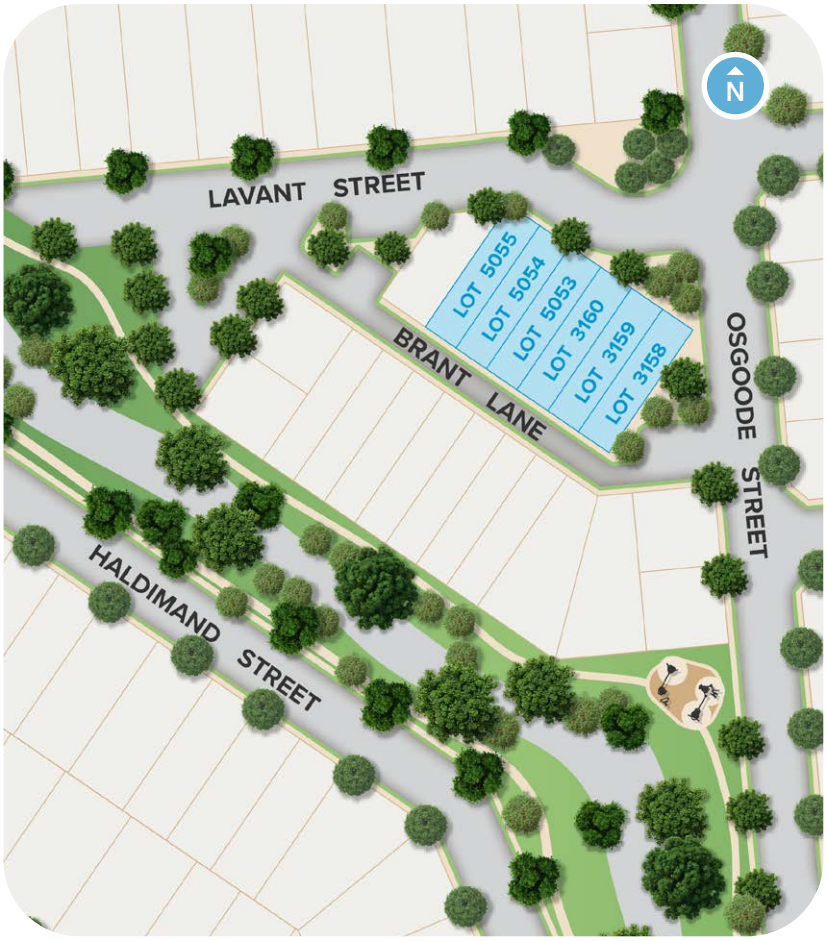
Disclaimer: Please note that eligibility for HomeSeeker SA does not guarantee a person will be able to obtain a home loan or any other finance required to purchase a home. Finance and home loan approvals are determined by relevant financial institutions based on various factors that are independent of HomeSeeker SA eligibility criteria. The South Australian Government and its agencies are not liable for any financial or legal consequences that may arise from a person's inability to obtain a home loan or other finance, regardless of whether the person satisfies the HomeSeeker SA eligibility criteria. If you are considering purchasing a HomeSeeker SA property, it is recommended that you explore your financing options thoroughly and seek expert advice, such as from a lender or mortgage broker.

Lavant Street street view.

Fixed-price and turn key homes

Each two-bedroom home has been carefully considered to maximise comfort, functionality and value. Perfectly positioned in a park-facing location these homes feature premium inclusions and professionally selected interior finishes throughout. With fixed pricing and a streamlined purchase process, every detail has been taken care of, making it easy to step into a brand new home.

- 3.32kW Solar system
- Reverse Cycle Ducted Air-Conditioning
- 2.7m ceilings throughout
- 2.0m tiling in bathroom and ensuite
- Stone bench top to kitchen
- 600mm kitchen appliances and dishwasher
- Overhead kitchen cupboards
- Built-in robes (mirror doors)
- Downlights throughout (excluding external & garage)
- NBN upgrade



Lots 5054, 5055, 3158 & 3159

Daniel Smith
0431 298 966 daniels@fairmontfirst.com.au

Lots 5053 & 3160

Jenny Bromley
0438 046 050 jenniferb@fairmontfirst.com.au

Breakwater TERRACES

Fairmontfirst

Images are for illustration purposes only.

Floorplan

2 bedroom

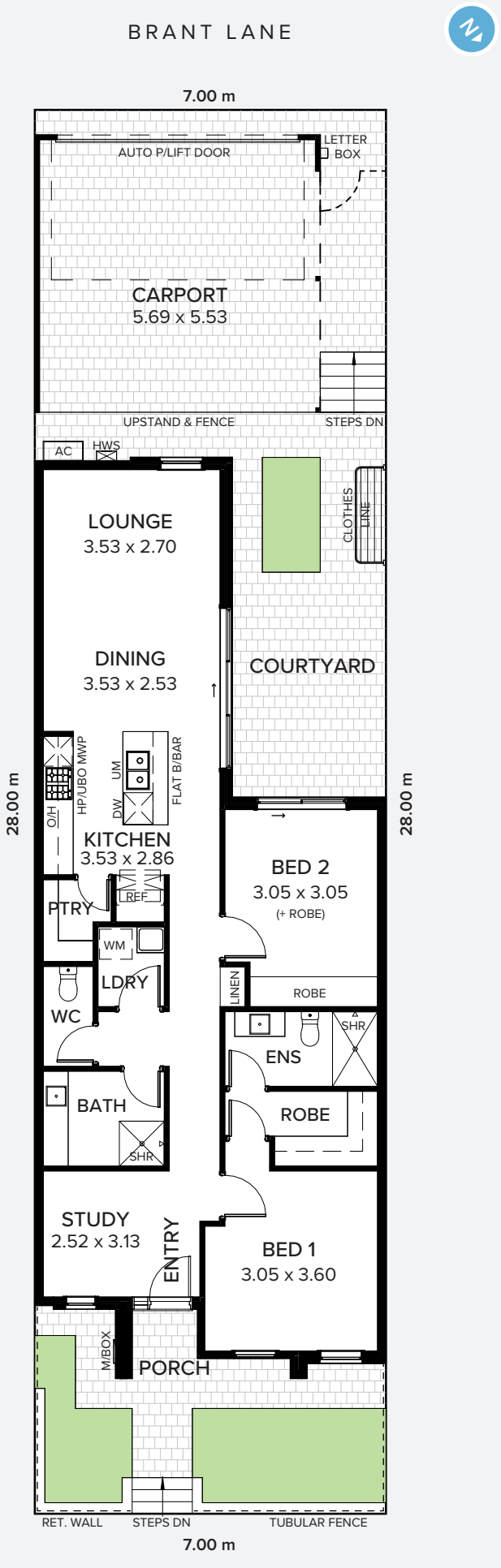
2 bathroom

2 carport space

Note, terrace sizing varies between each Lot.
Lot 5054 is shown for reference.

RESIDENCE	
Living	101.9m²
Porch	2.5m²
Carport	31.5m²
Total	135.9m²

LAND	
Width	7.0m
Depth	28.0m
Total	196m²



Fairmont*first*

Images are for illustration purposes only.

Exterior Specifications

Face Brick	Austral Urban One Snow
Mortar	Brighton Lite White Sand
Roof	Colorbond Surfmist
Gutter	Colorbond Surfmist
Fascia	Colorbond Surfmist
Downpipes	75mm PVC Painted Throughout
Windows	Monument

Carport Door	Colorbond Sufmist – Madison Profile Woodgrain
Texture Coated Panels	Colorbond Monument, Surfmist & Wattyl Feather Dawn
Cladding	Colorbond Monument & Surfmist
Eaves	First Snow (double strength)
Front Door	Clear Varnish on Blonde Oak Door, Feather Dawn to frame

Lavant Street street view.

LANDSCAPING

Paving, paths & driveway	Paved paths, porch, driveway and carport – Charcoal 200 x 200mm
Clothesline, letterbox & gas meter	Standard letterbox
Fencing & gates	Colorbond Bushland fencing
Landscaped garden	Front & rear landscaping (minimal plantings) with irrigation system, Kikuyu instant lawn with pop up sprinklers (If applicable. Landscaping on brochure plan is indicative only regarding the amount of planting & lawn.)

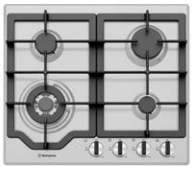
Interior Specifications

GENERAL

Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
Front external door	2340mm high Blonde Oak with 5x vertical translucent glass inserts
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: R2.0, External Walls: R2.5 Thermocoustic, Ceiling: R5.0
Skirtings & architraves	67x18mm MDF Bevel Profile
Cornices	Feature Squareset, Cove 90mm to remainder
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, (Battens to Garage)
Exhaust fans	Exhaust fan to Bathroom(s), Laundry & WC (where required)
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
Carport auto panel lift door	Automated 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 750 Undermount Sink, double bowl, stainless steel
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, Stainless Steel

BATHROOM & ENSUITE

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 017 Square Basin

Basin	Seima Kyra 017 Square Ceramic Basin, incl. Waster & Overflow
Tapware	Pina Basin Mixer, Pina Wall Mixer, 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 Full Width of Vanity Polished Edge
Fan	Exhaust fan to bathrooms

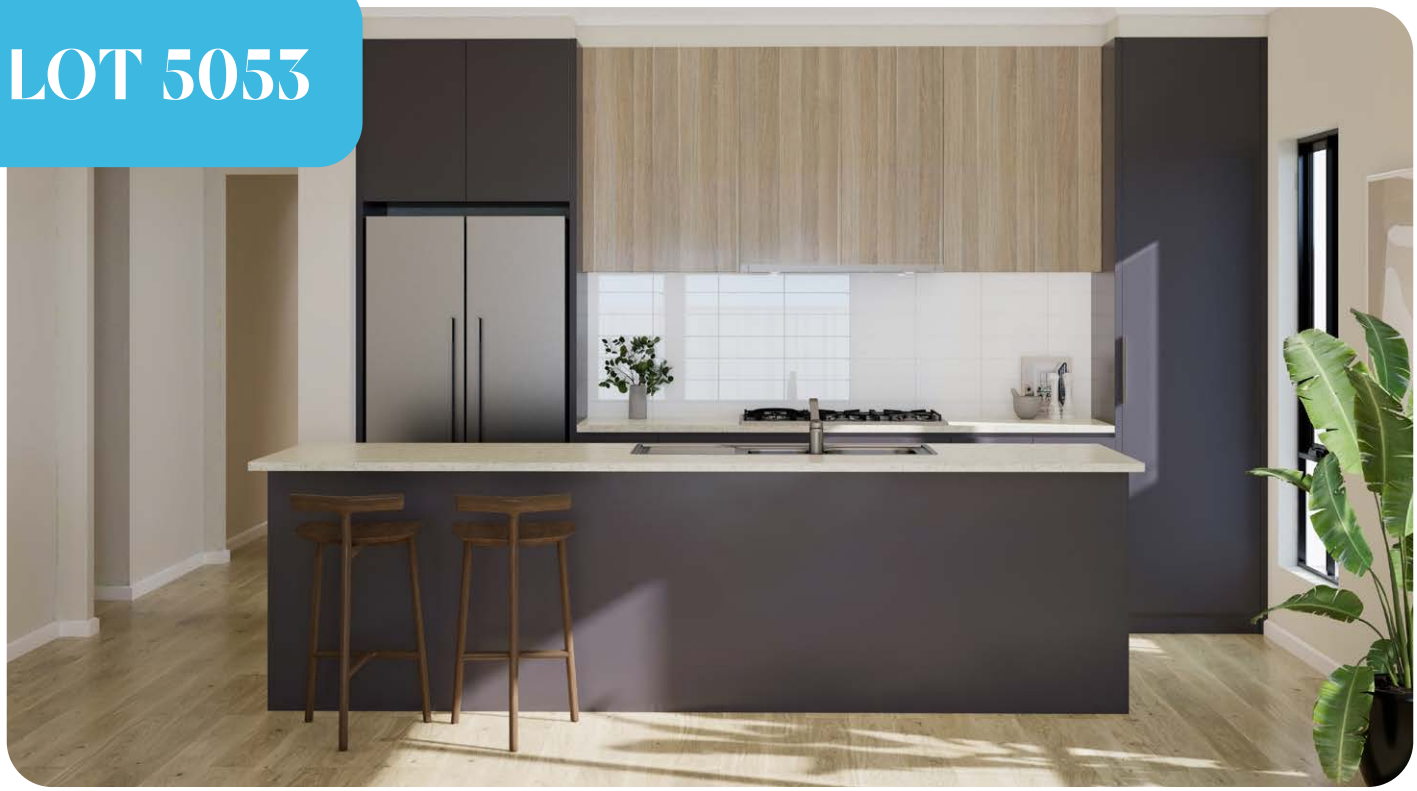
WC

Accessories	Phoenix Radii Toilet Roll Holder, Round Plate, Chrome
Toilet suite	Seima Chios Select Close Coupled Toilet

LAUNDRY

Inset sink	Acero 35L Laundry Sink with Overflow, stainless steel
Sink mixer	Ivy MK11 Sink Mixer Chrome

LOT 5053



Industrial

Scheme illustration above is an artist impression that is indicative or approximate only and may not reflect specific layout, and can be subject to change without notice.

KITCHEN	
Benchtop	20mm Lavistone Ice Sand (stone)
Splashback	Subway Plain White Gloss 100 x 300mm horizontal stack lay with Ultra White grout
Lower cupboards	Laminex Natural Battalion
Overhead cupboards (inc fridge provision)	Polytec Matt Maison Oak (vertical grain, laminate)
Joinery handles	Ferrara Lip Pull Stainless Steel – no handles to overhead cupboards

BATHROOM	
Benchtop	Laminex Natural Pearl Concrete
Base cupboards	Polytec Matt Maison Oak (vertical grain, laminate)
Joinery handles	Ferrara Lip Pull Stainless Steel
Wall tiles	Plain White Gloss 300 x 450mm horizontal stack lay with Ultra White grout
Floor tiles	Kempsey Grey Matt 300 x 300mm with Magellan Grey grout

LAUNDRY	
Benchtop	Laminex Natural Pearl Concrete
Base cupboards	Polytec Matt Maison Oak (vertical grain, laminate)
Splashback	Plain White Gloss 300 x 450mm horizontal stack lay with Ultra White grout
Floor tiles	Kempsey Grey Matt 300 x 300mm with Magellan Grey grout
Hallway joinery doors	Laminex Natural Chalk White
Joinery handles	Ferrara Lip Pull Stainless Steel

GENERAL	
Internal wall paint	Wattyl First Snow
Main floor	Clix 7mm Old World Oak – main living
Carpet	Summit Point Hotham – bedrooms including robes/WIR

LOT 5054

Chic

Scheme illustration above is an artist impression that is indicative or approximate only and may not reflect specific layout, and can be subject to change without notice.

KITCHEN	
Benchtop	20mm Lavistone Ice Sand (stone)
Splashback	Subway Plain White Matt 100 x 300mm horizontal stack lay with White grout
Lower cupboards	Laminex Natural Terril
Overhead cupboards (inc fridge provision)	Laminex Natural Calm White
Joinery handles	Livorno Handle Matt Black – no handles to overhead cupboards

BATHROOM	
Benchtop	Polytec Matt Chamboard
Base cupboards	Polytec Matt Artisan Oak (vertical grain, laminate)
Joinery handles	Livorno Handle Matt Black
Wall tiles	Jakarta White Matt 300 x 300mm with Misty Grey grout
Floor tiles	Jakarta White Matt 300 x 300mm with Misty Grey grout

LAUNDRY	
Benchtop	Polytec Matt Chamboard
Base cupboards	Polytec Matt Artisan Oak (vertical grain, laminate)
Splashback	Jakarta White Matt 300 x 300mm with Misty Grey grout
Floor tiles	Jakarta White Matt 300 x 300mm with Misty Grey grout
Hallway joinery doors	Laminex Natural Calm White
Joinery handles	Livorno Handle Matt Black

GENERAL	
Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Camel Oak Greige – main living
Carpet	Savanna Coolibah – bedrooms including robes/WIR

LOT 5055

Coastal

Scheme illustration above is an artist impression that is indicative or approximate only and may not reflect specific layout, and can be subject to change without notice.

KITCHEN	
Benchtop	20mm Zenith Sugar Rush (stone)
Splashback	Subway Cream Undulated Gloss 75 x 300mm horizontal stack lay with Misty Grey grout
Base & tall cupboards (inc fridge provision & pantry)	Polytec Classic White
Overhead cupboards	Polytec Classic White
Joinery handles	Dallas Handle Dull Brushed Nickel – no handles to overhead cupboards

BATHROOM	
Benchtop	Formica Velour Autumn Oak (laminate)
Base cupboards	Polytec Matt Classic White
Joinery handles	Dallas Handle Dull Brushed Nickel
Wall tiles	Plain White Matt 300 x 450mm horizontal stack lay with Misty Grey grout
Floor tiles	Kempsey Sabbia Matt 300 x 300mm with Mudberry grout

LAUNDRY	
Benchtop	Formica Velour Autumn Oak (laminate)
Base cupboards	Polytec Matt Classic White
Splashback	Plain White Matt 300 x 450mm horizontal stack lay with Misty Grey grout
Floor tiles	Kempsey Sabbia Matt 300 x 300mm with Mudberry grout
Hallway joinery doors	Polytec Matt Classic White (laminate)
Joinery handles	Dallas Handle Dull Brushed Nickel

GENERAL	
Internal wall paint	Wattyl Slightly
Main floor	Clix 7mm Classic Oak White Varnished – main living
Carpet	Summit Point Feathertop – bedrooms including robes/WIR

LOT 3160

Urban

Scheme illustration above is an artist impression that is indicative or approximate only and may not reflect specific layout, and can be subject to change without notice.

KITCHEN	
Benchtop	20mm Lavistone Black Granite (stone)
Splashback	Subway Grey Undulated Gloss 75 x 300mm horizontal stack lay with Misty Grey grout
Base & tall cupboards (inc fridge provision & pantry)	Polytec Matt Stone Grey
Overhead cupboards	Polytec Matt Stone Grey
Joinery handles	Livorno Handle Dull Brushed Nickel – no handles to overhead cupboards

BATHROOM	
Benchtop	Laminex Natural Grigio Grafite
Base cupboards	Laminex Natural Battalion
Joinery handles	Livorno Handle Dull Brushed Nickel
Wall tiles	Plain White Matt 300 x 450mm horizontal stack lay with Ultra White grout
Floor tiles	Mantang Mid Grey Matt 300 x 300mm with Magellan Grey grout

LAUNDRY	
Benchtop	Laminex Natural Grigio Grafite
Base cupboards	Laminex Natural Battalion
Splashback	Plain White Matt 300 x 450mm horizontal stack lay with Ultra White grout
Floor tiles	Mantang Mid Grey Matt 300 x 300mm with Magellan Grey grout
Hallway joinery doors	Polytec Matt Blossom White
Joinery handles	Livorno Handle Dull Brushed Nickel

GENERAL	
Internal wall paint	Wattyl Floral White
Main floor	Clix 7mm Old Oak Grey Brushed – main living
Carpet	Compass Pitch – bedrooms including robes/WIR

LOT 3159

Organic

Scheme illustration above is an artist impression that is indicative or approximate only and may not reflect specific layout, and can be subject to change without notice.

KITCHEN	
Benchtop	20mm Lavistone Rock Sugar (stone)
Splashback	Subway White Undulated Gloss 75 x 300mm horizontal stack lay with White grout
Base cupboards	Formica Velour Grassland
Overhead cupboards (inc fridge provision & pantry)	Formica Cystal White
Joinery handles	Ferrara Lip Pull White – no handles to overhead cupboards

BATHROOM	
Benchtop	Formica Velour Soft Oak (laminate)
Base cupboards	Formica Velour Grassland
Joinery handles	Ferrara Lip Pull White
Wall tiles	Astra White Matt 300 x 300mm with Misty Grey grout
Floor tiles	Astra White Matt 300 x 300mm with Misty Grey grout

LAUNDRY	
Benchtop	Formica Velour Soft Oak (laminate)
Base cupboards	Formica Velour Grassland
Splashback	Astra White Matt 300 x 300mm with Misty Grey grout
Floor tiles	Astra White Matt 300 x 300mm with Misty Grey grout
Hallway joinery doors	Formica Velour Crystal White
Joinery handles	Ferrara Lip Pull White

GENERAL	
Internal wall paint	Wattyl Spirit Grey
Main floor	Clix 7mm Montana Oak Light Beige – main living
Carpet	Savanna Cottonwood – bedrooms including robes/WIR

LOT 3158

Scandinavian

Scheme illustration above is an artist impression that is indicative or approximate only and may not reflect specific layout, and can be subject to change without notice.

KITCHEN	
Benchtop	20mm Zenith Sugar Rush (stone)
Splashback	Subway White Undulated Gloss 75 x 300mm horizontal stack lay with White grout
Base cupboards	Laminex Natural Ghostgum
Overhead cupboards (inc fridge provision & pantry)	Laminex Natural Ghostgum
Joinery handles	Dallas Handle Chrome Plated – no handles to overhead cupboards

BATHROOM	
Benchtop	Laminex Natural Carrara Delicata (laminate)
Base cupboards	Wilsonart Xtreme Matt Landmark Wood (laminate, vertical grain)
Joinery handles	Dallas Handle Chrome Plated
Wall tiles	Plain White Gloss 300 x 450mm horizontal stack lay with Ultra White grout
Floor tiles	Kempsey White Matt 300 x 300mm with Misty Grey grout

LAUNDRY	
Benchtop	Laminex Natural Carrara Delicata (laminate)
Base cupboards	Wilsonart Xtreme Matt Landmark Wood (laminate, vertical grain)
Splashback	Plain White Gloss 300 x 450mm horizontal stack lay with Ultra White grout
Floor tiles	Kempsey White Matt 300 x 300mm with Misty Grey grout
Hallway joinery doors	Laminex Natural Ghostgum
Joinery handles	Dallas Handle Chrome Plated

GENERAL	
Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Montana Oak Light Beige – main living
Carpet	Compass Maverick – bedrooms including robes/WIR

Breakwater TERRACES

1. **Neighborhood Precinct**
   ALDI, medical centre, childcare centre, dentist, physiotherapist & chemist
2. **Early Learning Centre**
3. **Childcare Centre**

vista seaford heights

For more information visit:
vistaseafordheights.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.