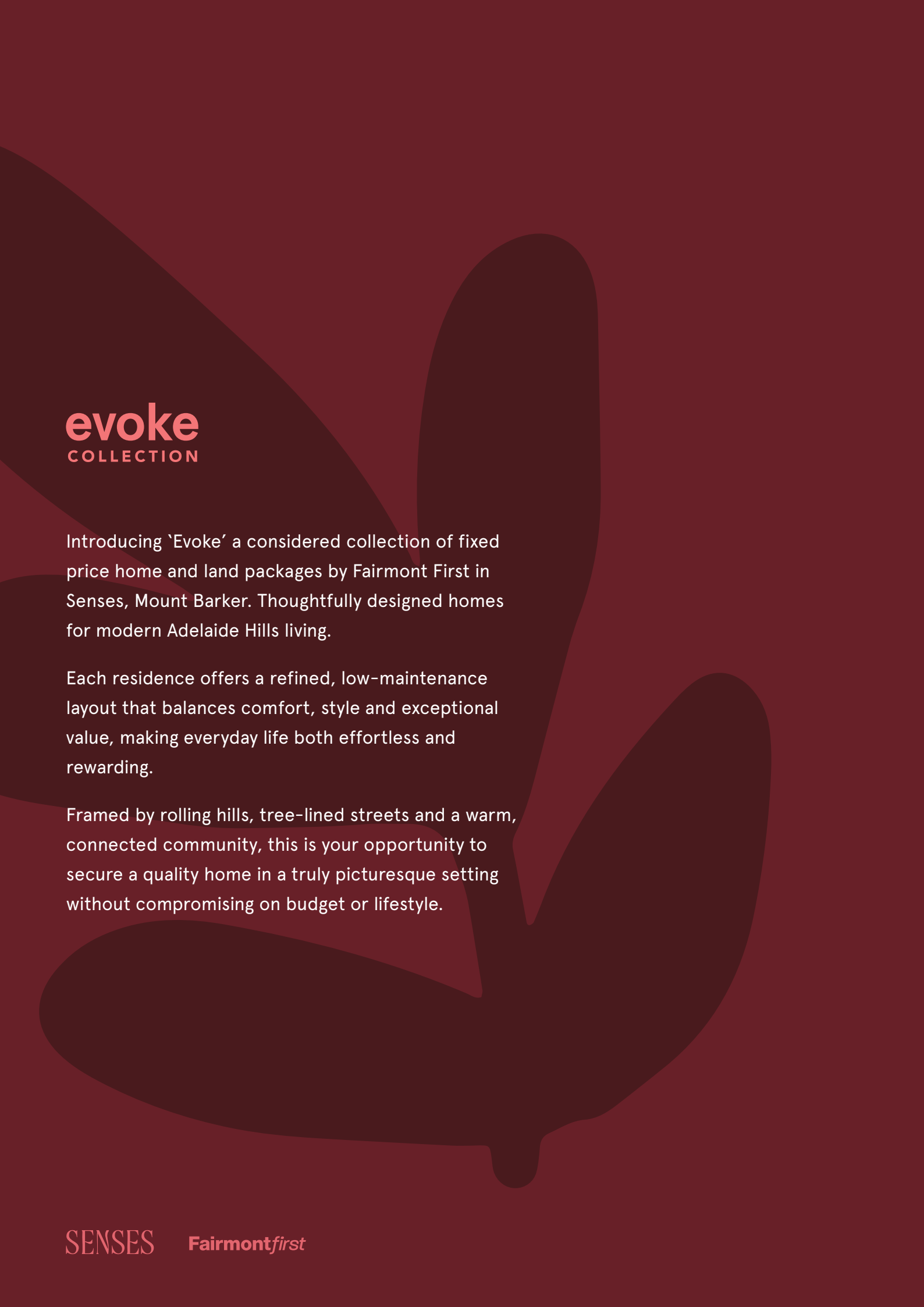




LOT 146



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 146

Birdsong Crescent Mt Barker

\$639,000*

Fixed-price home & land package

Jenny Bromley

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fairmontfirst.com.au

Inclusions

- Choice of four colour schemes carefully crafted by expert interior designers
- 3.32kW solar system
- Alfresco with slab and tiles
- 3000mm high ceilings throughout
- Downlights throughout entry & living (battens to remainder)
- Reverse cycle ducted air conditioning
- Instantaneous Gas 26ltr HWS
- Built-in robes with mirror doors
- Fixed site works & footings
- Laminate & carpet flooring
- 20mm stone bench tops & undermount kitchen sink with feature slab end
- Wet area tile upgrade to 2 metres
- Entry door: Corinthian Madison PMAD 104 with translucent glass
- Entry door hardware: Angular Trilock Entrance leverset
- Square set cornice to Entry/Kitchen/Family/Meals

Available Upgrades

- Kitchen Upgrade (900mm appliances)
- Dishwasher
- Laminate Flooring throughout in lieu of Carpet/Laminate
- 2400mmH internal doors with upgraded hardware
- Wet area tiling to Ceiling
- 3 Coat Paint System Upgrade
- Downlights throughout in lieu of Entry/Living only
- AC AirWAIR controller

evoke
COLLECTION

Fairmontfirst

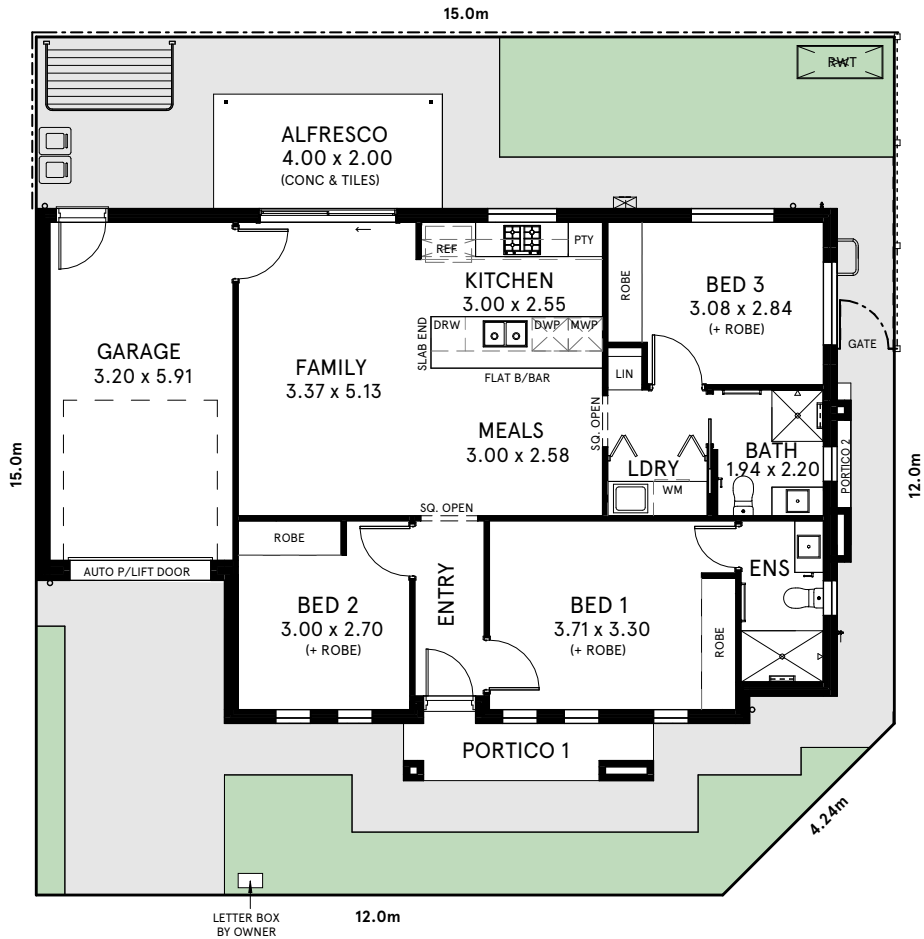
*Pricing is correct at the time of printing and is subject to change without notice. Images are for illustration purposes only.

Lot 146

 3 bedroom

 **2 bathrooms**

 1 garage space



RESIDENCE	
Living	94.51m ²
Portico 1	4.59m ²
Portico 2	0.68m ²
Alfresco	8.0m ²
Garage	22.31m ²
Total	130.09m ²

LAND	
Width	15.00m
Depth	15.00m
Area	220m ²

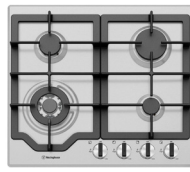
Please note: this package is not full turn-key. Exclusions include but not limited to fencing, landscaping, driveways, pathways, storm water provision & rainwater tank. Talk to your consultant for more information.

Interior Specifications

KITCHEN



Pina 200mm Gooseneck Mixer



Westinghouse
600mm Gas Cooktop



Westinghouse
600mm Electric Oven



Westinghouse 600mm
Slideout Rangehood

Sink	Leto 750 Double Bowl Stainless Steel
Sink mixer	Pina 200mm Gooseneck Sink Mixer, Chrome
Cooktop	Westinghouse 600mm Gas Cooktop
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	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

Basin	Seima Kyra 400 Square Ceramic Basin
Tapware	Phoenix Pina Basin Mixer, Pina Wall Mixers, Vivid High-Rise Shower Arm, 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 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	Acero 45L S/S Inset Trough
Sink mixer	Phoenix Ivy Sink Mixer, Chrome

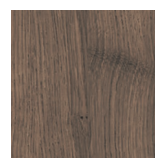


Earth

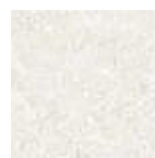
Raw, textural materials and light tones that create an edgy, refined style, provoking a casual atmosphere.



Savanna
Rivergum



Old World Oak



Coastal Bone
Matt

KITCHEN

Benchtop	20mm Lavistone Ice Sand (stone)
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
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	20mm Zenith Sugar Rush (stone)
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
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	20mm Lavistone Rock Sugar (stone)
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
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 (laminate)
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	20mm Lavistone Platinum Black (stone)
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 450 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
Hallway joinery doors (if applicable)	Polytec Blossom White Matt

LAUNDRY

Floor tiles	Carrington Charcoal Matt 450 x 450 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 Dusk Lite Colour Scheme

Cool grey tones reflecting the soft diffusion of the sun setting at twilight.

Roof & Gutter (Lite option)	Colorbond® Shale Grey	Garage Door	Colorbond® Surfmist - Madison Profile
Main Render	Wattyl Colorbond® Surfmist	Entry Door	Wattyl Colorbond® Surfmist
Render to Bulkhead & Pier	Wattyl First Snow	Windows	Anodic Grey
Facia Board	Colorbond® Surfmist	Porch Tile	Grey Textured 300 x 300
Brick	PGH Nightfall Haze	Stone Veneer	Quartzite Cottage Blend Split Face Irregular Veneers, nominal 25 – 25mm
Mortar	Brighton Lite White Sand		



Upgrade Option Specifications

KITCHEN	
Kitchen package	Westinghouse 900mm Appliances to kitchen
BATHROOM	
Tiles to ceiling	Wall tiles in bathroom and ensuite to ceiling (including square set cornice)
INTERNAL	
Lighting package	Includes downlights throughout, excluding garage
Internal door heights & hardware	2400mm tall internal doors TradePro Tristan Passage Lever Set in Satin Chrome or Bright Chrome (to match scheme)
Flooring	Laminate flooring throughout in lieu of carpet/laminate
Paint	Upgrade paint to 3-coat system, lowsheen
AIR CONDITIONING	
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 **146**

Email _____ Phone _____

INTERIOR SELECTION



☐ Earth



☐ Scandinavian



☐ Organic



☐ Urban

UPGRADE SELECTIONS

- | | | | |
|---|---------------|--|---------------|
| ☐ Kitchen Upgrade 2 | \$1380 | ☐ 2400H internal doors/hardware package | \$1698 |
| ☐ Dishwasher | \$1124 | ☐ 3 coat paint system | \$1227 |
| ☐ Laminate throughout | \$2029 | ☐ Downlights package 2 (throughout) | \$906 |
| ☐ Tiling to ceiling height | \$2879 | ☐ AC "AnyWAIR" controller | \$990 |

Lot 146 Package Price **\$639,000**

Upgrades _____

Total _____

Signature _____

Date _____