

Live in style
north of the city.



Lot 2018

Sapore Street, Angle Vale.



essence
AT THE ENTRANCE



Simple, fast & affordable.

Introducing the Essence Collection, two fixed price, turn-key homes by Fairmont First in the heart of The Entrance, Angle Vale.

Currently under construction and ready to move in late 2026, each home has been thoughtfully designed to provide low-maintenance living with practical layouts and modern finishes.

The Essence Collection makes it simple to step into a brand new home without compromise. Secure your home with a \$10,000 deposit, with the balance paid on completion, plus eligible purchasers may benefit from the First Home Owner Grant, Stamp Duty savings and Lenders Mortgage Insurance savings.

Each home features three bedrooms, a double garage and a high standard of inclusions, leaving nothing more to be desired.

Fairmont*first*





You've arrived at The Entrance.

Essence is located within The Entrance, Angle Vale and offers a wonderful lifestyle in a vibrant community.

The Entrance is a beautiful, master-planned estate that embraces up to 10 hectares of open land and vineyards. Once part of the Virgara Family Estate, the space is simply beautiful, and the natural gumtree and vineyard lined entrance is magnificent, so magnificent, it inspired the name.

Incorporating 750 spacious allotments dotted with parks, reserves and walking trails, The Entrance is a safe, family friendly environment where people can connect and socialise. And, of course, Virgara Wines is literally next door, with its highly regarded Sneaky's Restaurant for lovers of Italian food.

Angle Vale has transformed into a modern, vibrant community with a real sense of identity. It's well connected to local amenities, around the corner from the community sporting centre and within walking distance of Angle Vale Primary School, two early learning childcare centres, the Angle Vale Tavern and a number of local shops and businesses.

Public transport is available with Hail N Ride bus stops nearby and the Munno Para railway station, just a 5-minute drive. And, of course, The Barossa, Clare Valley and Yorke Peninsula are not far away.

THE
ENTRANCE
ANGLE VALE

Siteplan



Lot 2018

Design: Halston



Living	137.38m ²	Width	20.0m
Portico	6.51m ²	Depth	20.0m
Alfresco	11.55m ²	Total Land	397.0m ²
Garage	38.13m ²		
Total Residence	193.57m ²		



GENERAL

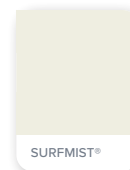
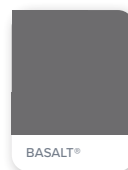
Solar	3.32KW System - No battery
Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
Entrance doors	Corinthian Madison PMAD 104 with Transucent Glass
Other external doors	Corinthian Flush Panel
External hardware	Angular Trilock Entrance Leverset Satin Chrome - 8901ANGSC
Internal doors	Corinthian Painted Redicote Flush Panel doors
Internal door hardware	Brushed Stainless Steel Tristan Lever
Insulation	Internal Walls: R2.0, External Walls: R2.5 Thermocoustic, Ceiling: R5.0
Skirtings	67x18mm MDF Bevel Profile
Tiling	2.0m tiling
Window architraves	67x18mm MDF Bevel Profile
Paint system	Matt acrylic, 2 coat system
Built in robes	Framed Mirror 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
NBN provision	600 Series Hub, lockable enclosure, splitter for TV data, patch panel, ethernet and phone hub, wiring provision for phone (x2), data point (x2), internet lead-in cable (cat 6).
Hot water service	Rheem gas continuous flow 26 litre
Air-conditioning	Zoned ducted reverse cycle air conditioning
Garage auto panel lift door	Automated Sectional Door with two remote controls
Soil removal	By builder

EXTERNAL

DUSK

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

Render to Portico	Colorbond Surfmist
Roof	Colorbond Basalt
Gutters	Colorbond Basalt
Fascias	Colorbond Surfmist
Bricks	PGH Nightfall Haze
Mortar	Natural Grey
Garage door	Colorbond Surfmist Madison Profile
Front door	Colorbond Surfmist
Windows	Anodic Grey
Porch tile	Grey Textured 300x300mm



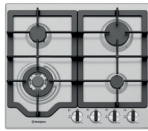
LANDSCAPING

Paving, paths & driveway	Paved driveway, footpaths and alfresco areas
Clothesline & letterbox	Standard
Fencing & gates	Colorbond Monument fencing
Landscaped garden	Front & rear landscaping (minimal plantings) with irrigation system (landscaping on brochure plan indicative only)
Rainwater tank	1000L tank

KITCHEN



Phoenix Pina Sink Mixer*



Westinghouse 600mm Gas Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood



Westinghouse Dishwasher

Sink	Seima Leto 500 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

BATHROOMS



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 to main bathroom/semi recessed to ensuite)
Bath	Seima Syros Inset Bath
Tapware	Phoenix Pina Basin Mixer, Pina Wall Mixers, Pina Bath Outlet, 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 With of Vanity 750mm H x 4mm polished edge, over all vanity units (where applicable)
Fan	Exhaust fan to ensuite - heat lamp to main bathroom

LAUNDRY

Laundry sink	Acero classic 45 litre laundry sink
Sink mixer	Phoenix Ivy Sink Mixer, Chrome

Chic



KITCHEN

Benchtop	Lavistone Ice Sand 20mm
Splashback	Plain White Matt Subway 100x300 Horizontal Stack Lay with Ultrawhite grout
Lower cupboards (inc fridge)	Laminex Terril Natural
Overhead cupboards	Laminex Calm White Natural
Joinery handle	Livorno Matt Black - No Handles to overhead cupboards

BATHROOMS

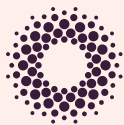
Benchtop	Polytec Chamboard Matt (lamine)
Cupboard	Polytec Artisan Oak Matt - Vertical (lamine)
Floor tiles	Astra White Matt 300 x 300 with Misty Grey grout
Wall tiles	Astra White Matt 300 x 300 stackbond with Misty Grey grout
Joinery handle	Livorno Matt Black

LAUNDRY

Benchtop	Polytec Chamboard Matt (lamine)
Cupboards	Polytec Artisan Oak Matt - Vertical (lamine)
Floor tiles	Astra White Matt 300 x 300 with Misty Grey grout
Wall tiles	Astra White Matt 300 x 300 stackbond with Misty Grey grout
Joinery handle	Livorno Matt Black
Hallway Linen	Laminex Calm White Natural

GENERAL

Internal wall paint	Wattyl Feather Dawn
Main floor tile	Clix 7mm Camel Oak Greige
Carpet	EC Savanna Coolibah
Study desk	Polytec Matt Chambord (lamine)



The site plan for 'essence AT THE ENTRANCE' illustrates a proposed urban layout. A central building, marked by a purple rectangle, is situated at the top center. The plan features a dense network of streets, including Sapore Street, Fresco Street, Virgata Way, and others. Green spaces are integrated throughout, with a large 'essence' lawn at the top right and several smaller courtyards and green areas. The plan also shows a parking lot, a playground, and a sports field. The overall design emphasizes a mix of greenery and urban infrastructure.

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