

THE
ENTRANCE
ANGLE VALE

Live in style
north of the city.



Lot 245

Bacca Drive, 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 245

Design: Halston

Living	137.38m ²	Width	20.0m
Portico	6.51m ²	Depth	20.0m
Alfresco	11.55m ²	Total Land	400.0m ²
Garage	38.13m ²		
Total Residence	193.57m ²		



GENERAL

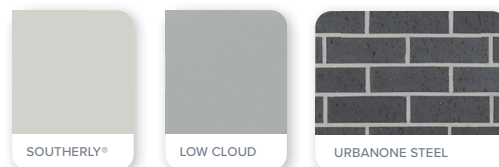
Solar	3.32KW System - No battery
Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
Entrance doors	Corinthian Madison PMAD 104 with Transucent Glass
Other external doors	Corinthian Flush Panel
External hardware	Angular Trilock Entrance Leverset Satin Chrome - 8901ANGSC
Internal 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

TIDAL

Neutral light colour palette depicting the fresh breeziness of the coast.

Render to Portico	Wattyl Feather Dawn
Roof	Colorbond Southerly
Gutters	Colorbond Southerly
Fascias	Colorbond Dover White
Bricks	Austral UrbanOne Steel
Mortar	Natural Grey
Garage door	Colorbond Dover White Madison Profile
Front door	Wattyl Feather Dawn
Windows	White
Porch tile	Grey Textured 300x300mm



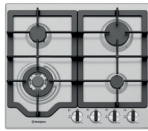
LANDSCAPING

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

Scandi



KITCHEN

Benchtop	Stone Ambassador Zenith - Sugar Rush 20mm
Splashback	White Undulated Subway 75x300 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

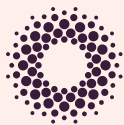
Benchtop	Polytec Buller Stone Matt (laminare)
Cupboard	Polytec Soft Walnut Matt – Vertical Grain (laminare)
Floor tiles	Kempsey White Matt 300x300 with Misty Grey grout
Wall tiles	Plain White Gloss 300x450, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Chrome

LAUNDRY

Benchtop	Polytec Buller Stone Matt (laminare)
Cupboards	Polytec Soft Walnut Matt – Vertical Grain (laminare)
Floor tiles	Kempsey White Matt 300x300 with Misty Grey grout
Wall tiles	Plain White Gloss 300x450, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Chrome
Hallway Linen	Laminex Polar White Natural

GENERAL

Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Montanna Oak Light Beige
Carpet	Quest Compass Maverick
Study desk	Polytec Matt Buller Stone (laminare)



essence
AT THE ENTRANCE



0431 298 966 daniels@fairmontfirst.com.au

RLA 274625. Fairmont Homes Builder's Licence No. 188013. Details correct at time of publishing. All information subject to the approval from the City of Playford Council. 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, illustrations, floor plans, site plans and measurements, are indicative or approximate only, and can be subject to change without notice.