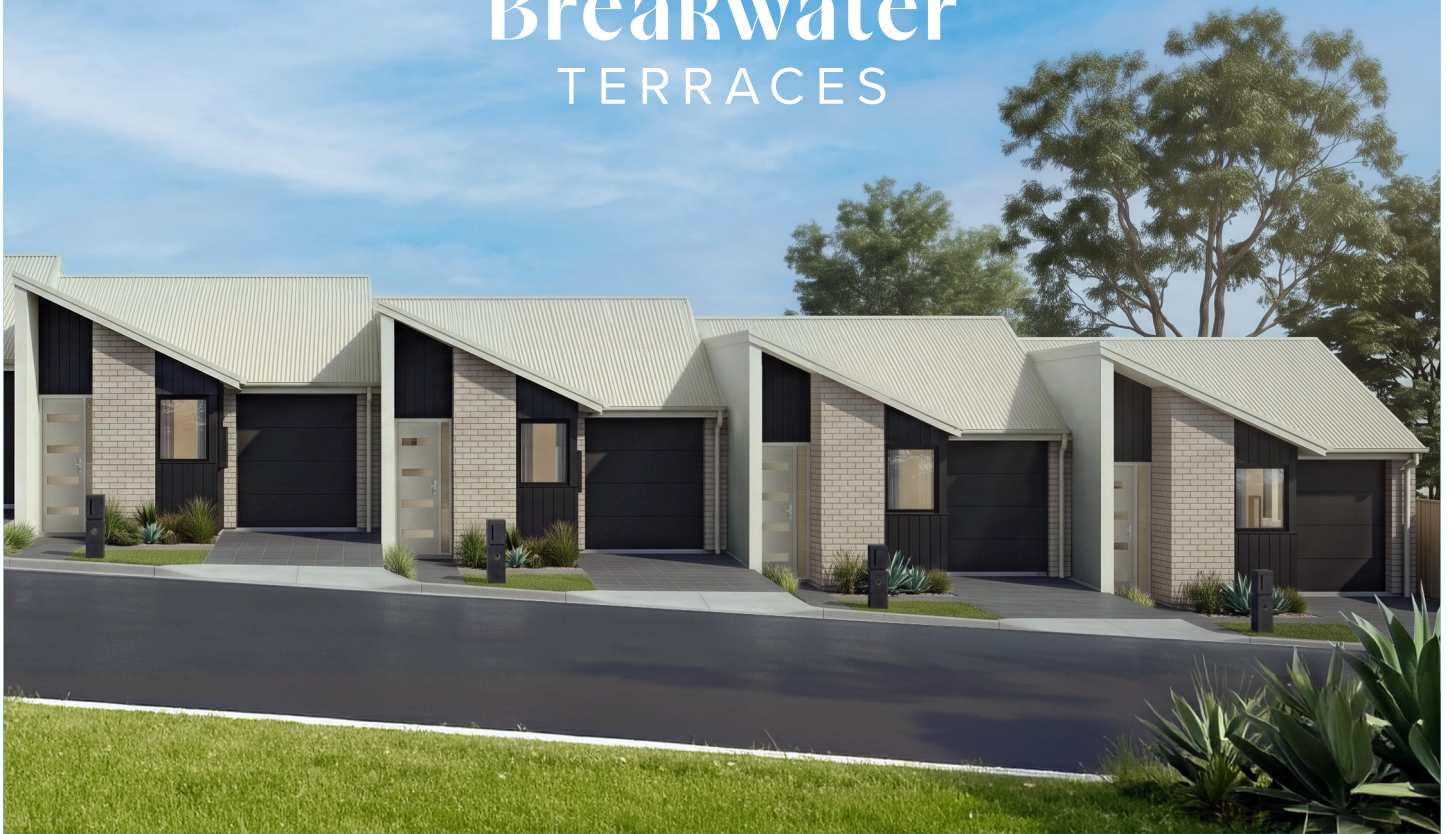




# Breakwater TERRACES



LOT 3148

3 2 1

BRANT LANE, 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 your 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.



### Fixed-price and turn key homes

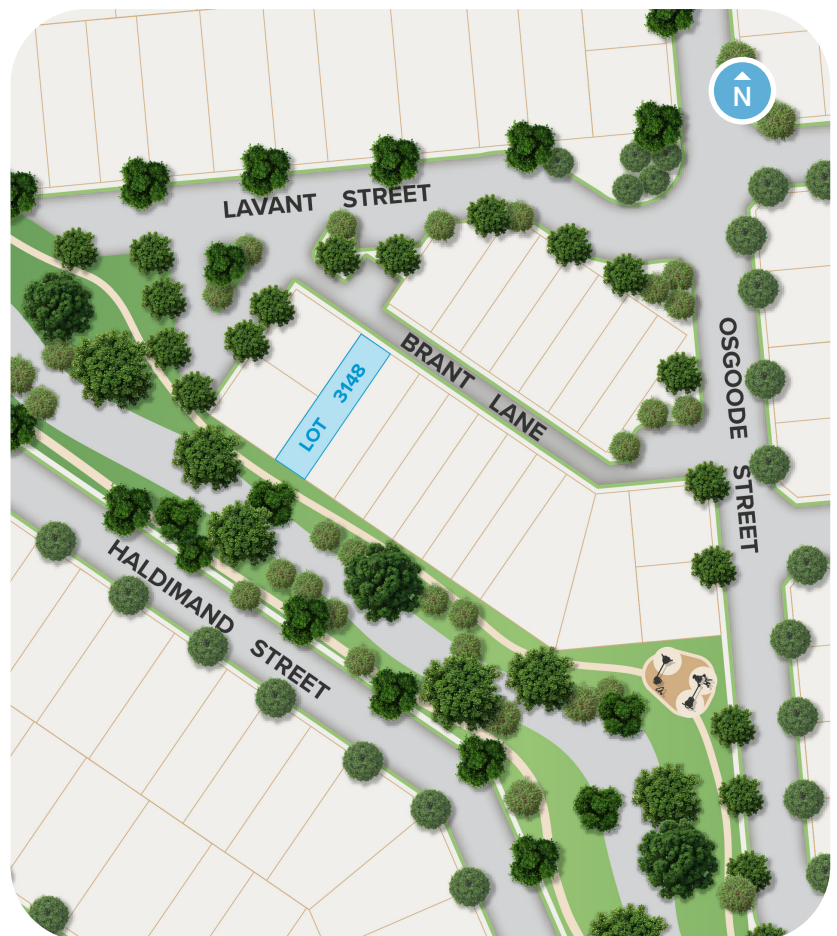
Each three-bedroom home has been carefully considered to maximise comfort, functionality and value. Perfectly positioned in a park-facing location these homes feature premium inclusions and professionally selected interior finishes throughout. With fixed pricing and a streamlined purchase process, every 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

### Jenny Bromley

jenniferb@fairmontfirst.com.au

0438 046 050



# Lot 3148

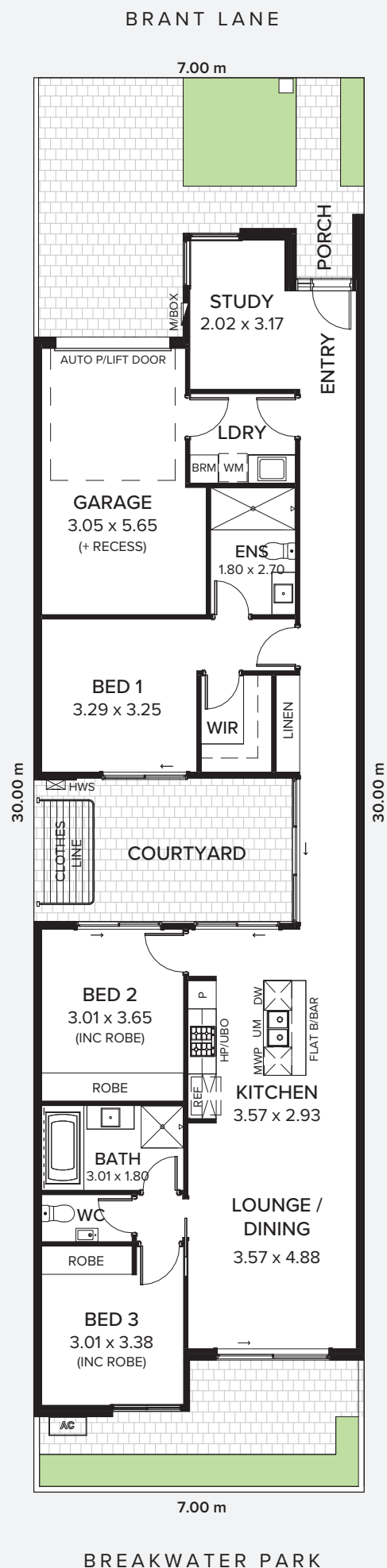
-  3 bedroom
-  2 bathroom
-  1 garage space

## RESIDENCE

|        |                     |
|--------|---------------------|
| Living | 125.9m <sup>2</sup> |
| Porch  | 1.7m <sup>2</sup>   |
| Garage | 20.1m <sup>2</sup>  |
| Total  | 147.7m <sup>2</sup> |

## LAND

|       |                   |
|-------|-------------------|
| Width | 7.0m              |
| Depth | 30.0m             |
| Total | 210m <sup>2</sup> |



# Exterior Specifications

|               |                                                 |
|---------------|-------------------------------------------------|
| Face Brick    | PGH Connosseur Chai                             |
| Feature Brick | PGH Manhattan Westside                          |
| Mortar        | Natural Grey                                    |
| Roof          | Colorbond Surfmist                              |
| Gutter        | Colorbond Surfmist                              |
| Fascia        | Colorbond Surfmist                              |
| Downpipes     | 75mm PVC Painted Throughout                     |
| Windows       | Black                                           |
| Garage Door   | Colorbond Night Sky – Madison Profile Woodgrain |
| Cladding      | Wattyl Colorbond Surfmist / Night Sky           |
| Render        | Colorbond Surfmist                              |
| Eaves         | First Snow (double strength)                    |



## LANDSCAPING

|                                    |                                                                                                                                                                                                    |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Paving, paths & driveway           | Paved porch, driveway, carport, footpaths and courtyard areas (if applicable) – Slate Grey 300x300mm                                                                                               |
| Clothesline, letterbox & gas meter | Standard letterbox                                                                                                                                                                                 |
| Fencing & gates                    | Colorbond Bushland fencing                                                                                                                                                                         |
| Landscaped garden                  | Front & rear landscaping (minimal plantings) with irrigation system, Kikuyu instant lawn (If applicable. Landscaping on brochure plan is indicative only regarding the amount of planting & lawn.) |

# Interior Specifications

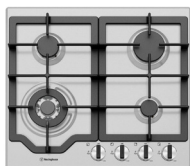
## GENERAL

|                              |                                                                                                                                                                                |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ceiling height               | 2700mm                                                                                                                                                                         |
| Internal linings             | 10mm Boral sheetrock plasterboard                                                                                                                                              |
| Front external door          | Madison Primed with Translucent Glass PMAD104, Wattyl Ice Volcano                                                                                                              |
| 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                    | 67x18mm MDF Bevel Profile                                                                                                                                                      |
| Cornices                     | Feature Squareset, cove 90mm to remainder                                                                                                                                      |
| Window architraves           | 67x18mm MDF Bevel Profile                                                                                                                                                      |
| 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, (Fluro & Battens to Garage & Eaves)                                                                                                                     |
| 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                                      |

## 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

|                      |                                                                                                                                             |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Basin</b>         | Seima Kyra 017 Square Ceramic Basin, incl. Waster & Overflow                                                                                |
| <b>Bath</b>          | Seima Syros Inset Bath 1525mm                                                                                                               |
| <b>Tapware</b>       | Pina Basin Mixer, Pina Wall Mixers, Pina Bath Outlet, Vivid High-Rise with 230mm Round Rose Shower, Chrome                                  |
| <b>Accessories</b>   | Phoenix Radii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome |
| <b>Shower screen</b> | 600 Series Semi Frameless - Clear Glass, Polished Silver                                                                                    |
| <b>Toilet suite</b>  | Seima Chios Select Close Coupled Toilet                                                                                                     |
| <b>Floor grate</b>   | Square Grate Stainless Steel                                                                                                                |
| <b>Mirrors</b>       | Mirror Full Width of Vanity Polished Edge                                                                                                   |
| <b>Fan</b>           | Exhaust fan to bathroom                                                                                                                     |

## WC

|                       |                                                       |
|-----------------------|-------------------------------------------------------|
| <b>Vanity / Basin</b> | Mini 460 Floor Mounted Vanity, Gloss White            |
| <b>Tapware</b>        | Pina Basin Mixer, Chrome                              |
| <b>Accessories</b>    | Phoenix Radii Toilet Roll Holder, Round Plate, Chrome |
| <b>Toilet suite</b>   | Seima Chios Select Close Coupled Toilet               |

## LAUNDRY

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| <b>Inset sink</b> | Acero 45L Laundry Sink with Overflow, stainless steel |
| <b>Sink mixer</b> | Ivy MK11 Sink Mixer Chrome                            |



## 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                                                        |
| Tall cupboards (inc fridge provision) | Laminex Natural Battalion                                                        |
| Overhead cupboards                    | 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 (laminate)                                 |
| 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 (laminate)                                 |
| Base cupboards        | Polytec Matt Maison Oak (vertical grain, laminate)                        |
| Broom cupboard        | Polytec Matt Maison Oak (vertical grain, laminate)                        |
| Joinery handles       | Ferrara Lip Pull Stainless Steel                                          |
| 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                                               |

### GENERAL

|                     |                                                             |
|---------------------|-------------------------------------------------------------|
| Internal wall paint | Wattyl First Snow                                           |
| Main floor          | Clix 7mm Venetian Oak – main living                         |
| Carpet              | Savanna Applebush – bedrooms 1, 2 and 3 including robes/WIR |

