

LOT 3152

3 2 1

BRANT LANE, SEAFORD HEIGHTS

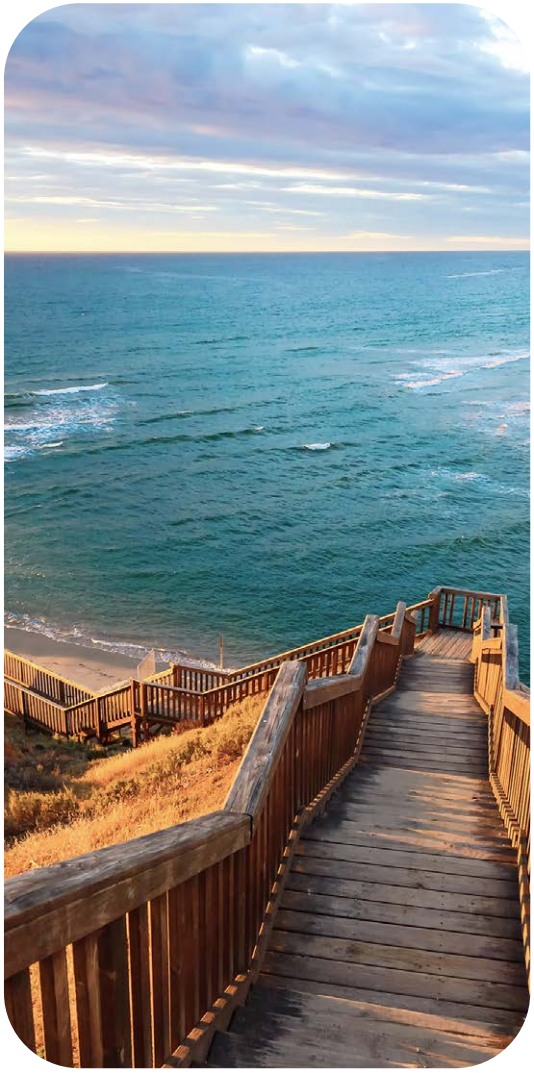


Welcome to Vista

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

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

This home is at a fixed price, with no hidden costs or surprises, meaning that buying has never been easier.

Fairmont*first*

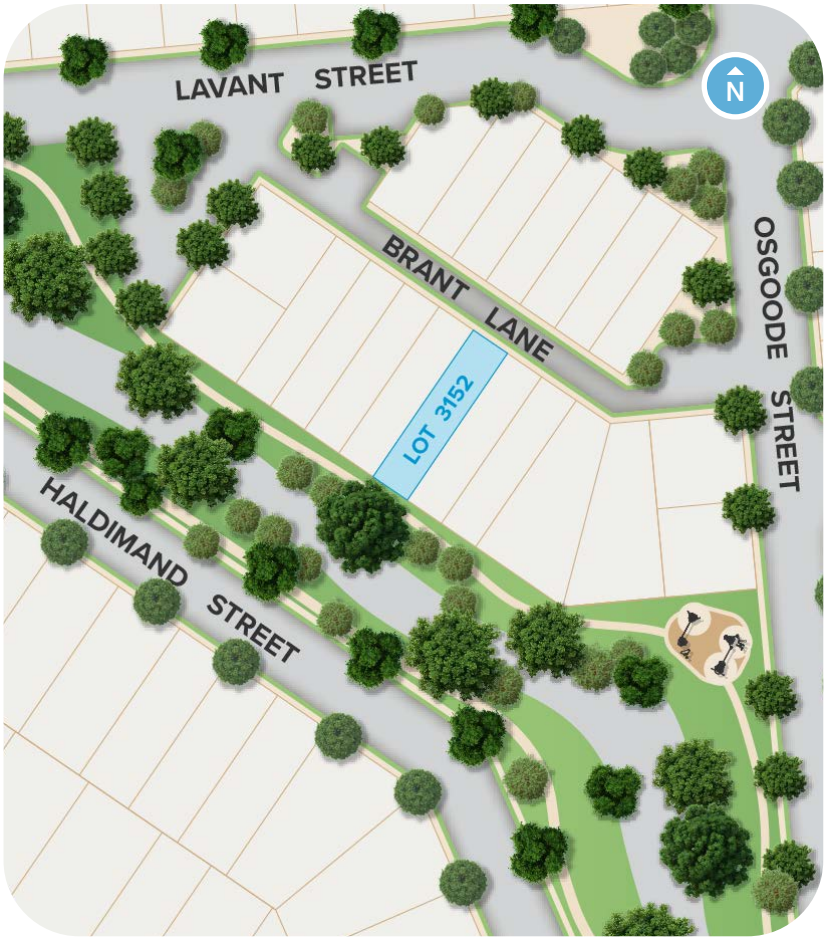
vista
seaford heights



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

0438 046 050

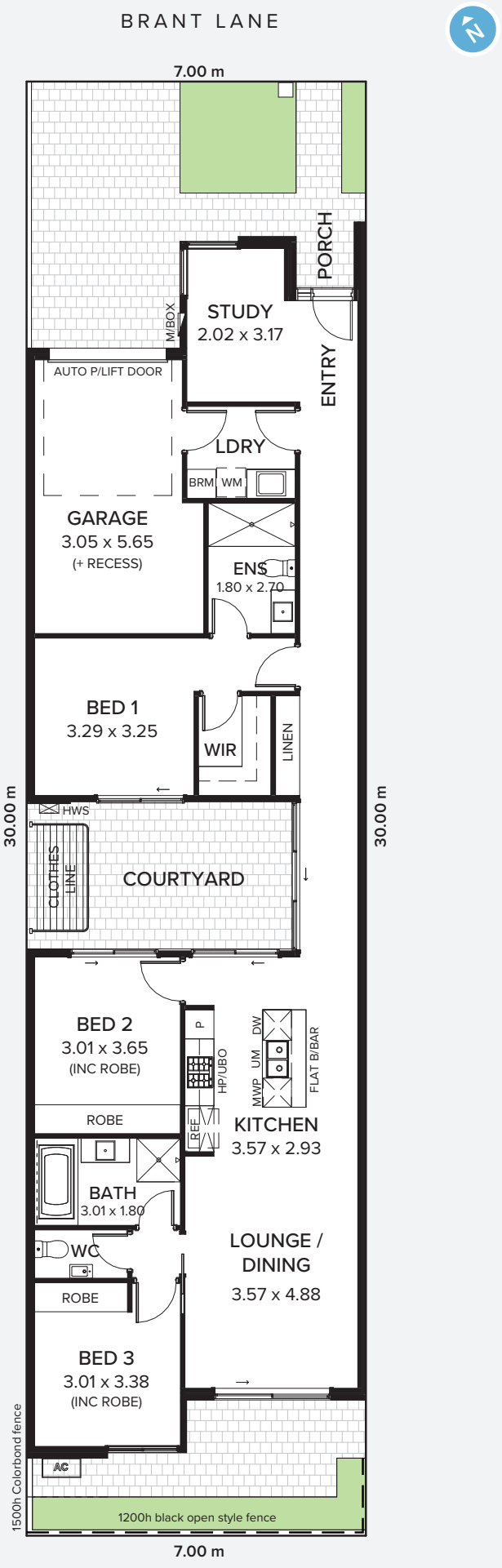
jenniferb@fairmontfirst.com.au

Floorplan

- 3 bedroom
- 2 bathroom
- 1 garage space

RESIDENCE	
Living	125.9m²
Porch	1.7m²
Garage	20.1m²
Total	147.7m²

LAND	
Width	7.0m
Depth	30.0m
Total	210m²



Fairmontfirst

Images are for illustration purposes only.

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	Colorbond Feather Dawn / 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 300 x 300mm
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, Feather Dawn
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

Images are for illustration purposes only.

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



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, incl. Waster & Overflow
Bath	Decina Modena Inset Bath 1210mm
Tapware	Pina Basin Mixer, Pina Wall Mixers, Pina Bath Outlet, 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 bathroom

LAUNDRY

Inset sink	Acero 45L Laundry Sink with Overflow, stainless steel
Sink mixer	Ivy MK11 Sink Mixer Chrome



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.

Organic

KITCHEN	
Benchtop	20mm Lavistone Ice Sand (stone)
Splashback	Subway White Undulated Gloss 75 x 300mm horizontal stack lay with White grout
Lower cupboards (inc fridge)	Formica Velour Crystal White (laminate)
Tall cupboards	Formica Velour Crystal White (laminate)
Overhead cupboards	Formica Velour Grassland (laminate)
Joinery handles	Ferrara Lip Pull White – no handles to overhead cupboards

BATHROOM	
Benchtop	Formica Velour Soft Oak (laminate)
Base cupboards	Formica Velour Grassland (laminate)
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 (laminate)
Broom cupboard	Formica Velour Grassland (laminate)
Joinery handles	Ferrara Lip Pull White
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

GENERAL	
Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Montana Oak Light Beige – to entry, study, passages, kitchen, WIP, dining and living
Carpet	Savanna Cottonwood – to bedrooms 1, 2 and 3 including robes/WIR



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.