



Breakwater TERRACES



LOTS 3155 & 5098

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BRANT LANE, SEAFORD HEIGHTS

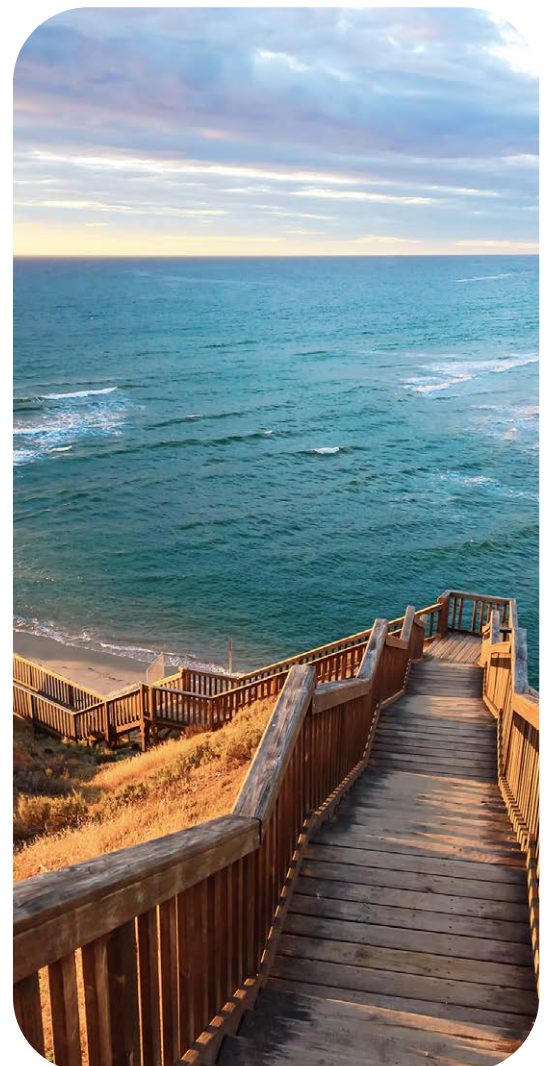


Welcome to Vista

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.

Fairmont*first*

vista
seaford heights



Brant Lane street view.

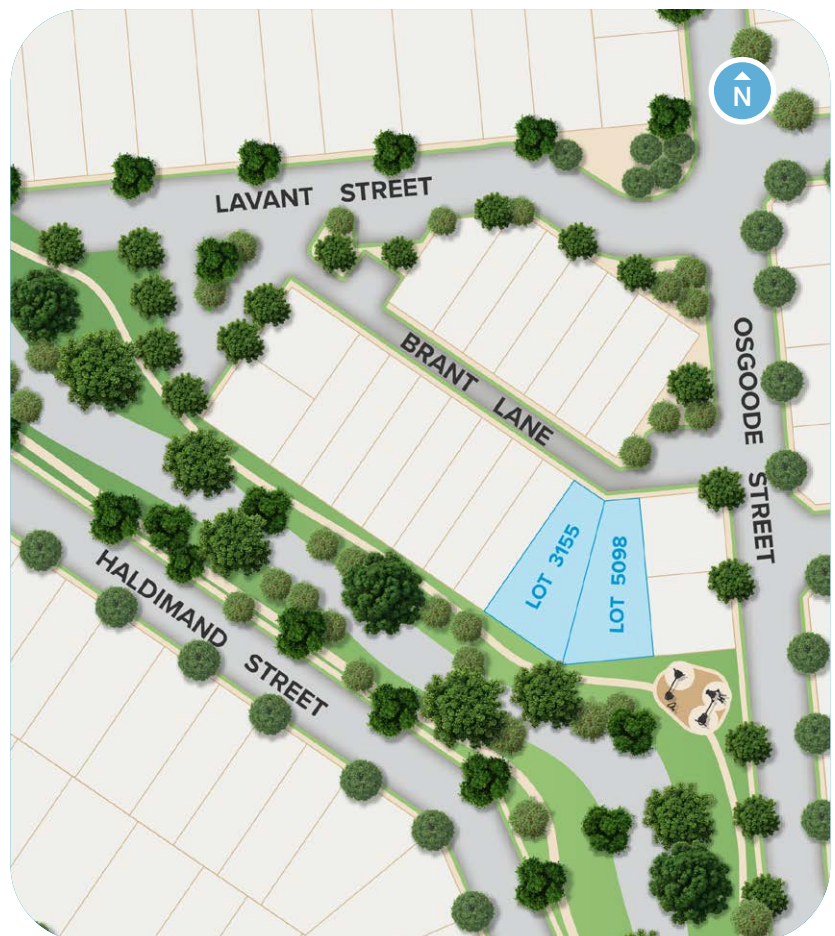
Fixed-price and turn key homes

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

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Lot 3155

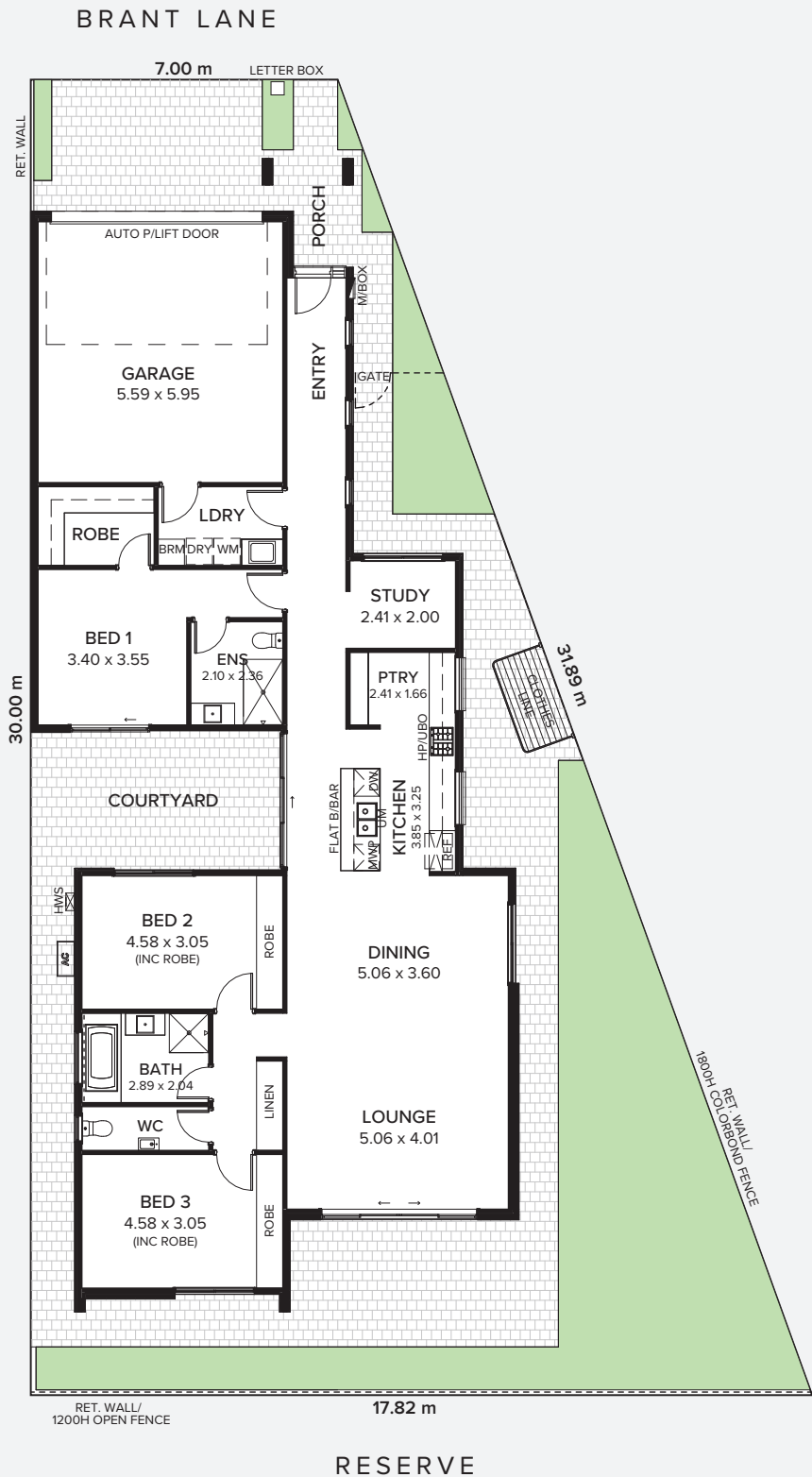
-  3 bedroom
-  2 bathroom
-  2 garage space

RESIDENCE

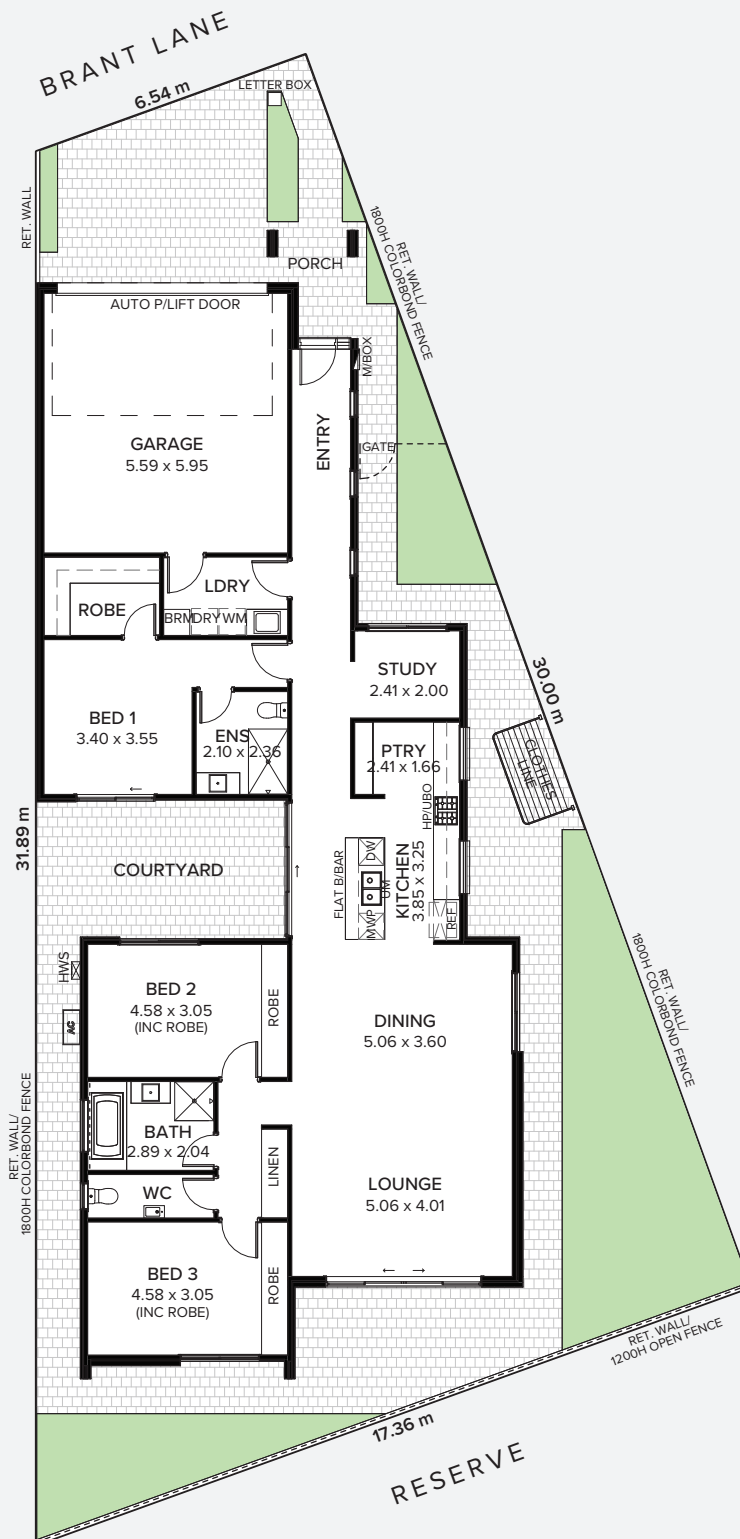
Living	161.9m ²
Porch	4.2m ²
Garage	35.9m ²
Total	202.0m ²

LAND

Width	7.0 – 17.82m
Depth	30.0m
Total	372m ²



- 3 bedroom
- 2 bathroom
- 2 garage space



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 Night Sky / Surfmist
Render	Colour Surfmist
Texture Coated Panels	Colorbond Surfmist / Night Sky
Eaves	First Snow (double strength)
Front Door	Wattyl Ice Volcano



LANDSCAPING

Paving, paths & driveway	Paved paths, porch & driveway – Grey textured 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 with pop up sprinklers (If applicable. Landscaping on brochure plan is indicative only regarding the amount of planting & lawn.)

Interior Specifications

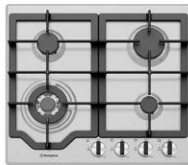
GENERAL

Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
Front external door	2340mm high Madison Primed with 4x Translucent Glass Inserts
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 & architraves	67x18mm MDF Bevel Profile
Cornices	Feature Squareset, Cove 90mm to remainder
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, (Batten to Garage)
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
Garage 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, Stainless Steel

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

Basin	Seima Kyra 017 Square Ceramic Basin, incl. Waster & Overflow
Tapware	Pina Basin Mixer, Pina Wall Mixer, 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 & Pina Wall Bath Mixer, Chrome
Shower screen	600 Series Semi Frameless - Clear Glass, Polished Silver
Bath	Syros 103 Inset Bath 1525mm
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 bathrooms

WC

Vanity / Basin	Impressions Mini Floor Vanity Unit, Gloss White
Tapware	Pina Basin Mixer, Chrome
Accessories	Phoenix Radii Toilet Roll Holder, Round Plate, Chrome
Toilet suite	Seima Chios Select Close Coupled Toilet

LAUNDRY

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

LOT 3155



Chic

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 Matt 100 x 300mm horizontal stack lay with White grout
Lower cupboards	Laminex Natural Terril
Overhead cupboards (inc fridge provision)	Laminex Natural Calm White
Joinery handles	Livorno Handle Matt Black – no handles to overhead cupboards

BATHROOM

Benchtop	Polytec Matt Chambord
Base cupboards	Polytec Matt Artisan Oak (laminex, vertical grain)
Joinery handles	Livorno Handle Matt Black
Wall tiles	Jakarta White Matt 300 x 300mm with Misty Grey grout
Floor tiles	Jakarta White Matt 300 x 300mm with Misty Grey grout

LAUNDRY

Benchtop	Polytec Matt Chambord
Base & tall cupboards	Polytec Matt Artisan Oak (laminex, vertical grain)
Splashback	Jakarta White Matt 300 x 300mm with Misty Grey grout
Floor tiles	Jakarta White Matt 300 x 300mm with Misty Grey grout
Hallway joinery doors	Laminex Natural Calm White
Joinery handles	Livorno Handle Matt Black

GENERAL

Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Camel Oak Greige – main living
Carpet	Savanna Coolibah – bedrooms including robes/WIR

LOT 5098



Coastal

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KITCHEN

Benchtop	20mm Zenith Sugar Rush (stone)
Splashback	Subway Cream Undulated Gloss 75 x 300mm horizontal stack lay with Misty Grey grout
Base & tall cupboards (inc fridge provision & pantry)	Polytec Matt Classic White
Overhead cupboards	Polytec Matt Classic White
Joinery handles	Dallas Handle Dull Brushed Nickel – no handles to overhead cupboards

BATHROOM

Benchtop	Formica Velour Autumn Oak (laminare)
Base cupboards	Polytec Matt Classic White
Joinery handles	Dallas Handle Dull Brushed Nickel
Wall tiles	Plain White Matt 300 x 450mm horizontal stack lay with Ultra White grout
Floor tiles	Kempsey Sabbia Matt 300 x 300mm with Mudberry grout

LAUNDRY

Benchtop	Formica Velour Autumn Oak (laminare)
Base & tall cupboards	Polytec Matt Classic White
Splashback	Plain White Matt 300 x 450mm horizontal stack lay with Ultra White grout
Floor tiles	Kempsey Sabbia Matt 300 x 300mm with Mudberry grout
Hallway joinery doors	Polytec Matt Classic White
Joinery handles	Dallas Handle Dull Brushed Nickel

GENERAL

Internal wall paint	Wattyl Slightly
Main floor	Clix 7mm Classic Oak White Varnished – main living
Carpet	Summit Point Feathertop – bedrooms including robes/WIR

