

Lot 3237

3 2 1

HALDIMAND STREET, 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.

Built by Fairmont First, this home has been carefully considered for easy, low-maintenance living, with quality inclusions at a fixed price rate. Personalise your home by choosing from four pre-designed interior colour schemes, with the option to upgrade to premium inclusions.

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.





Lot 3237 HALDIMAND STREET, SEAFORD HEIGHTS

$700,000*

Fixed-price home & land package

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Inclusions

- Choice of four colour schemes carefully crafted by expert interior designers
- 3.32kW solar package
- 2700mm high ceilings throughout
- Alfresco with slab and tiles
- Downlights to entry & living (battens to remainder)
- Reverse cycle ducted air conditioning
- 2 coat paint system
- Built-in robes with mirror doors
- Fixed siteworks & footings
- Laminate & carpet flooring
- 67mm bevel skirting/arch
- Cornice 90mm Cove
- Entry door: Corinthian Madison PMAD104 with Translucent Glass
- Entry door hardware: Trilock Angular Leverset Satin Chrome/Matt Black (to match scheme)
- Internal doors: 2040mm Corinthian flush panel
- NBN provision
- Gas continuous flow 26L hot water service
- Garage auto panel lift door with two remote controls
- Bathroom and ensuite tiles to 2000mm high in showers, 1200mm to remaining walls.
- 150mm skirting tiles to separate vanity & WC walls (where applicable)
- Approximately 250mm splashback above vanity benchtop

Available Upgrades

- Stone benchtop, undermount kitchen sink & Gooseneck Mixer
- Dishwasher
- Wet area tile upgrades to 2 meters
- Internal door height & hardware
- Downlights throughout entire home (excluding garage)
- AC anywAIR Controller
- Solar upgrade to 6.6kW
- Hybrid (battery-ready) solar inverter
- EV charger

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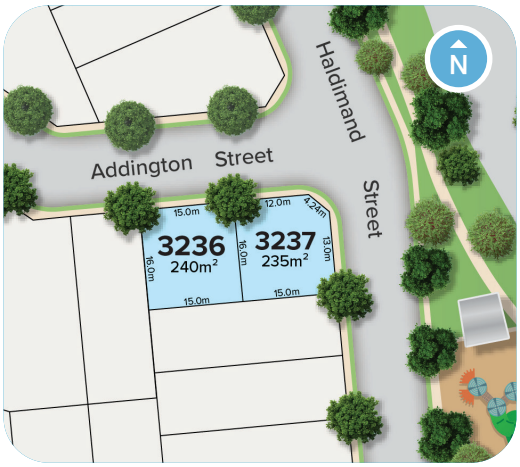
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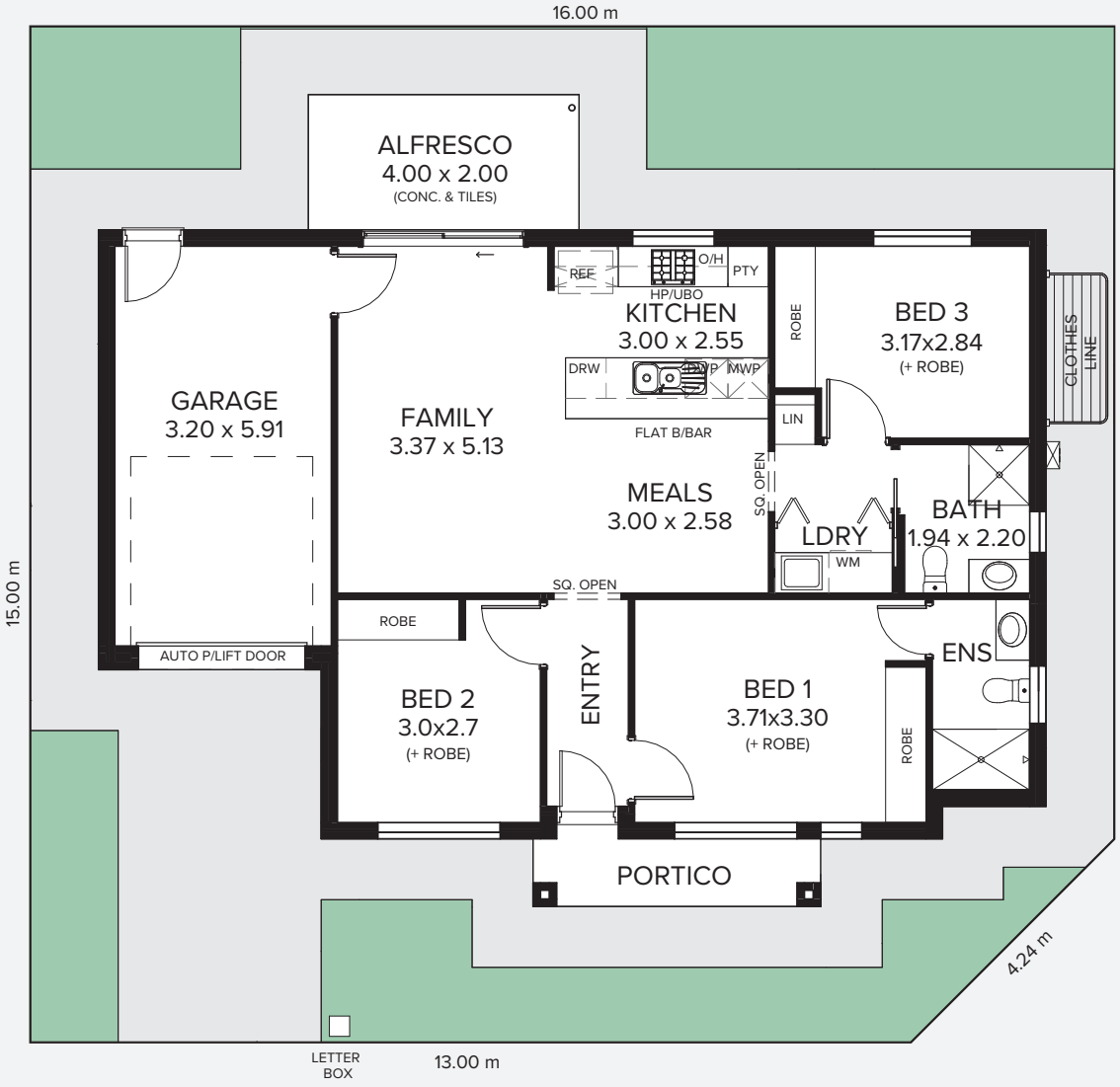
Lot 3237

- 3 bedroom
- 2 bathroom
- 1 car

RESIDENCE	
Living	94.51m²
Portico	4.47m²
Alfresco	8.0m²
Garage	22.31m²
Total	129.29m²

LAND	
Width	16.0m
Depth	15.0m
Total	235m²





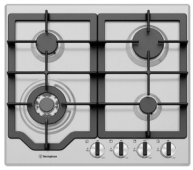
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Interior Specifications

KITCHEN



Phoenix Ivy
Sink Mixer



Westinghouse
600mm Gas Cooktop



Westinghouse
600mm Electric Oven



Westinghouse 600mm
Slideout Rangehood

Sink	Seima Acero 1 3/4 bowl with drainer, stainless steel
Sink mixer	Phoenix Ivy Sink Mixer, Chrome
Cooktop	Westinghouse 600mm Gas Cooktop
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	Westinghouse 600mm Slideout Rangehood
Dishwasher	Provision only, including plumbing and powerpoint

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
Tapware	Pina Basin Mixer, Pina Wall Mixers, 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	Phoenix Ivy MK11 Sink Mixer Chrome



Earth

KITCHEN	
Benchtop	Polytec Argento Stone Matt (laminate)
Splashback	Plain White Matt Subway 100 x 300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards (inc fridge & pantry)	Polytec Moss Grey Matt
Overhead cupboards	Polytec Moss Grey Matt
Joinery handles	New Prato Dull Brushed Nickel - no handles to overhead cupboards

BATHROOMS	
Benchtop	Polytec Snow Fabrini Matt (laminate)
Cupboard	Laminex Refined Walnut Natural (vertical grain, laminate)
Joinery handle	New Prato Dull Brushed Nickel
Floor tiles	Coastal Bone Matt 450 x 450mm with Misty Grey grout
Wall tiles	Plain White Matt 300 x 450mm Horizontal Stack Lay with Ultra White grout

LAUNDRY	
Benchtop	Polytec Snow Fabrini Matt (laminate)
Cupboard	Laminex Refined Walnut Natural (vertical grain, laminate)
Floor tiles	Coastal Bone Matt 450 x 450mm with Misty Grey grout
Wall tiles	Plain White Matt 300 x 450mm Horizontal Stack Lay with Ultra White grout
Hallway joinery doors (if applicable)	Polytec Moss Grey Matt

GENERAL	
Internal wall paint	Wattyl First Snow
Main floor	Clix 7mm Laminate Old World Oak – main living areas
Carpet	Savanna City Classic Whisper – bedrooms

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.



Scandinavian

KITCHEN	
Benchtop	Polytec Buller Stone Matt (laminate)
Splashback	Subway White Undulated Gloss 100 x 300mm horizontal stack lay with White grout
Lower cupboards (inc fridge & pantry)	Laminex Polar White Natural
Overhead cupboards	Laminex Polar White Natural
Joinery handles	Dallas Handle Chrome Plated – no handles to overhead cupboards

BATHROOM	
Benchtop	Polytec Buller Stone Matt (laminate)
Cupboard	Wilsonart Xtreme Matt Landmark Wood (vertical grain, laminate)
Joinery handles	Dallas Handle Chrome Plated
Floor tiles	Kempsey White Matt 300 x 300mm with Misty Grey grout
Wall tiles	Plain White Gloss 300 x 450mm horizontal stack lay with Ultra White grout

LAUNDRY	
Benchtop	Polytec Buller Stone Matt (laminate)
Cupboards	Polytec Soft Walnut Matt (vertical grain, laminate)
Floor tiles	Kempsey White Matt 300 x 300mm with Misty Grey grout
Wall tiles	Plain White Gloss 300 x 450mm horizontal stack lay with Ultra White grout
Hallway joinery doors (if applicable)	Laminex Polar White Natural

GENERAL	
Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Montana Oak Light Beige – main living areas
Carpet	Quest Compass Maverick – bedrooms

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Organic

KITCHEN	
Benchtop	Formica Purestone Velour (laminate)
Splashback	White Gloss Undulated Subway 75 x 300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards (inc fridge & pantry)	Formica Crystal White Velour
Overhead cupboards	Formica Grassland Velour
Joinery handles	Ferrara Lip Pull White – no handles to overhead cupboards

BATHROOM	
Benchtop	Formica Velour Soft Oak (laminate)
Base cupboards	Formica Velour Grassland
Joinery handles	Ferrara Lip Pull White
Floor tiles	Astra White Matt 300 x 300mm with Misty Grey grout
Wall tiles	Astra White Matt 300 x 300mm stackbond with Misty Grey grout

LAUNDRY	
Benchtop	Formica Velour Soft Oak (laminate)
Cupboards	Formica Grassland Velour
Floor tiles	Astra White Matt 300 x 300mm with Misty Grey grout
Wall tiles	Astra White Matt 300 x 300mm stackbond with Misty Grey grout
Hallway joinery doors (if applicable)	Formica Crystal White Velour

GENERAL	
Internal wall paint	Wattyl First Snow
Main floor	Clix 7mm Montana Oak Light Beige – main living
Carpet	Classic City Ashville – bedrooms

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Chic

KITCHEN	
Benchtop	Laminex Calacatta Majore Natural (laminate)
Splashback	Plain White Matt Subway 100 x 300mm Horizontal Stack Lay
Lower cupboards (inc fridge and pantry)	Laminex Terril Natural
Overhead cupboards	Laminex Calm White Natural
Joinery handles	Livorno Handle Matt Black – no handles to overhead cupboards

BATHROOM	
Benchtop	Polytec Matt Chambord (laminate)
Cupboard	Polytec Matt Artisan Oak (vertical grain, laminate)
Joinery handles	Livorno Handle Matt Black
Floor tiles	Astra Silver Matt 300 x 300mm
Wall tiles	Astra Silver Matt 300 x 300mm

LAUNDRY	
Benchtop	Polytec Matt Chambord (laminate)
Cupboards	Polytec Matt Artisan Oak (vertical grain, laminate)
Wall tiles	Astra Silver Matt 300 x 300mm
Floor tiles	Astra Silver Matt 300 x 300mm
Hallway joinery doors (if applicable)	Laminex Calm White Natural

GENERAL	
Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Laminate Camel Oak Greige – main living
Carpet	Classic City Cloud Stipple – bedrooms

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Exterior Specifications

Vogue MK2 Facade with Forest Colour Scheme

A soft, native inspired palette, with connection to the Australian environment.

Roof	Colorbond Windspray	**Render**	Wattyl Tumblestone
Gutter	Colorbond Windspray	**Garage Door**	Colorbond Surfmist – Tuscan Profile
Fascia	Colorbond Surfmist	**Windows**	Monument
Brick	Austral Urban One Alloy	**Portico Tile**	Black Textured 300 x 300mm
Mortar	Natural Grey	**Aluminum Cladding**	Knotwood French Walnut



EXCLUSIONS

Paving, paths & driveway	Not included
Clothesline & letterbox	Not included
Fencing & gates	Not included – fence colour must be Colorbond Bushland
Landscaped garden	Not included
Stormwater	Not included
Retaining	Not included
Rainwater tank	Not included – must be installed within 12 months of occupancy

Upgrade Option Specifications

KITCHEN	
Dishwasher	Westinghouse 600mm Freestanding Dishwasher, Stainless Steel
Stone & sink	20mm stone bench tops, undermount kitchen sink (Leto 750 Double Bowl, Stainless Steel Sink) & Pina Gooseneck Mixer, Chrome • Earth: Lavistone, Ice Sand • Organic: Lavistone, Rock Sugar • Scandinavian: Zenith, Sugar Rush • Chic: Lavistone, Ice Sand

SOLAR	
Solar System 1	Upsize to a 6.6kW Solar System
Solar System 2	Upsize to a 6.6kW Solar System (hybrid battery ready)
EV charger	GoodWe HCA 7kW AC EV Charger

BATHROOM	
Tiles 2m high	Wall tiles in bathroom and ensuite to 2000mm (excluding WC/Van.)

INTERNAL	
Lighting package	Includes downlights throughout, excluding garage
Internal door height & hardware	2400mm tall internal doors / square openings TradePro Tristan Passage Lever Set in Satin Chrome or Bright Chrome (to match scheme)

AIR CONDITIONING	
Reverse cycle with anywAIR Controller	Enhance your air conditioning with anywAIR, the controller to take care of your climate control from a touch screen, phone or tablet. Includes ducted reverse cycle heating and cooling

Selection Confirmation

Name _____ **Lot Number** 3237

Email _____ **Phone** _____

INTERIOR SELECTION



☐ Earth



☐ Scandinavian



☐ Organic



☐ Chic

UPGRADE SELECTIONS

☐	Stone kitchen bench top, undermount sink & Gooseneck mixer	**$4563**	
☐	Dishwasher inclusion	**$1236**	
☐	2m tile upgrade in bathroom & ensuite	**$1343**	
☐	Internal door height & hardware upgrade	**$1698**	
☐	Downlights throughout		**$1669**
☐	AC anywAIR Controller		**$990**
☐	Solar System upgrade 1		**$2730**
☐	Solar System upgrade 2		**$5060**
☐	EV charger upgrade		**$4235**

Lot 3237 Package Price $700,000 **Upgrades** _____

Total _____

Signature _____ **Date** _____

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For more information visit:
vistaseafordheights.com.au

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