Breakwater
TERRACES

LOT 5056

3 2 1

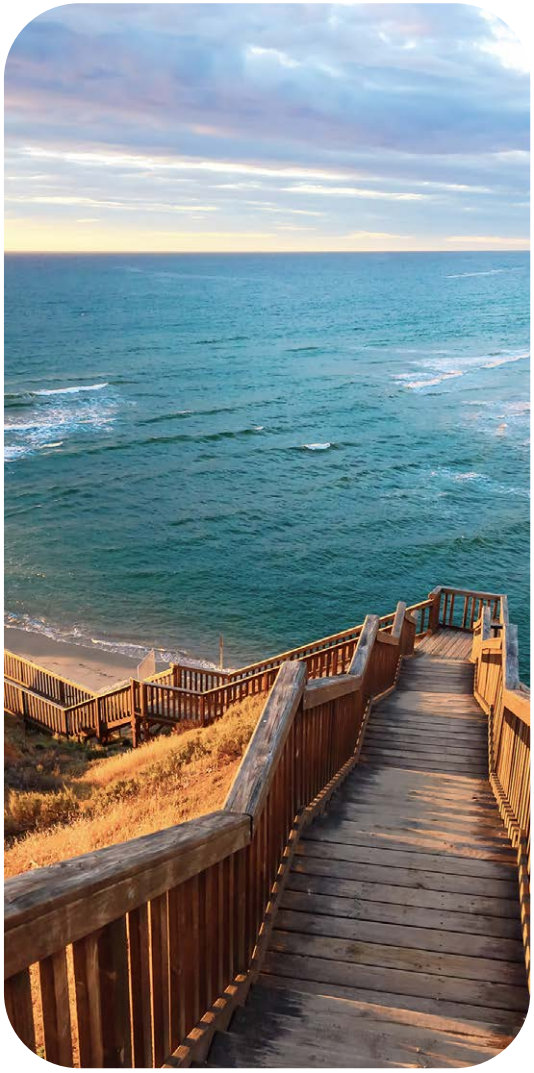
LAVANT STREET, SEAFORD HEIGHTS

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.

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 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.

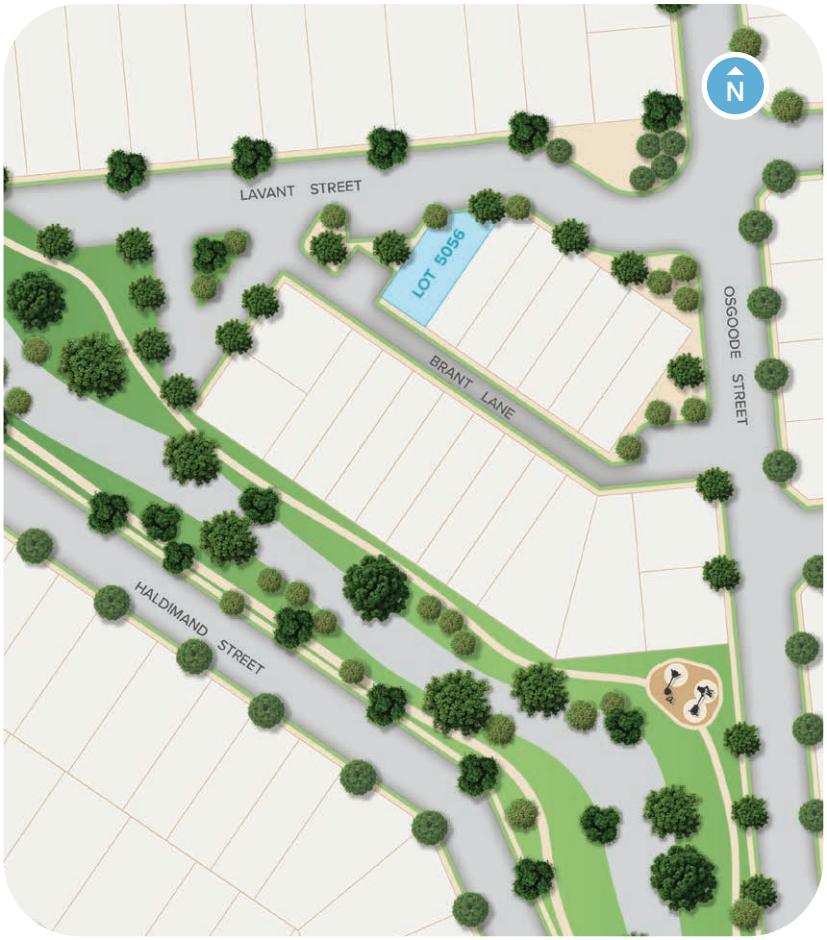
Disclaimer: Please note that eligibility for HomeSeeker SA does not guarantee a person will be able to obtain a home loan or any other finance required to purchase a home. Finance and home loan approvals are determined by relevant financial institutions based on various factors that are independent of 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.

Brant Lane street view.

Fixed-price and turn key home

This 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

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Breakwater TERRACES

Fairmontfirst

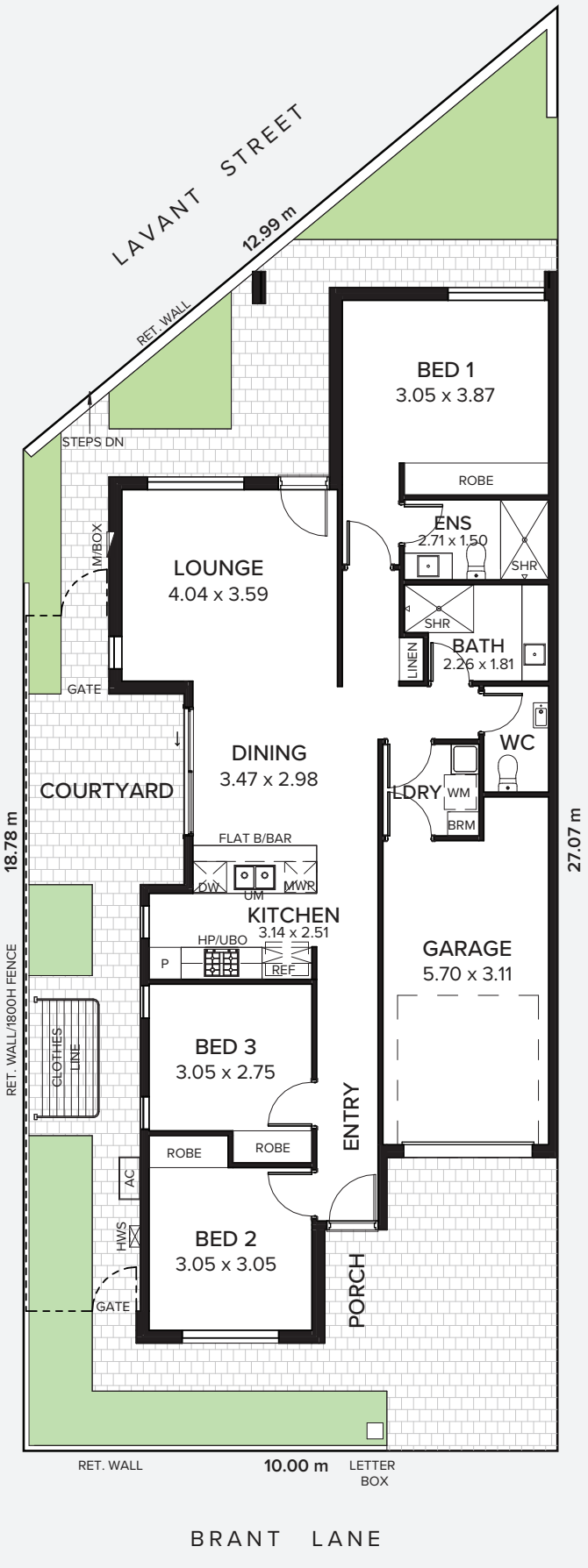
Images are for illustration purposes only.

Floorplan

- 3 bedroom
- 2 bathroom
- 1 garage space

RESIDENCE	
Living	107.42m²
Porch	2.5m²
Garage	20.56m²
Total	130.48m²

LAND	
Width	10.0m
Depth	27.07m
Total	229m²



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Exterior Specifications

Face Brick	Austral Urban One Snow
Mortar	Brighton Lite White Sand
Roof	Colorbond Surfmist
Gutter	Colorbond Surfmist
Fascia	Colorbond Surfmist
Downpipes	75mm PVC Painted Throughout
Windows	Monument
Garage Door	Colorbond Sufmist – Madison Profile Woodgrain
Cladding	Colorbond Monument
Texture Coated Panels	Wattyl Feather Dawn
Eaves	First Snow (double strength)
Porch Door	Flush Panel, Wattyl Feather Dawn
Lounge Door	Clear Varnished on Blonde Oak, Feather Dawn to frame

Brant Lane street view (porch door).

LANDSCAPING

Paving, paths & driveway	Paved paths, porch & driveway – Charcoal 200 x 200mm
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.)

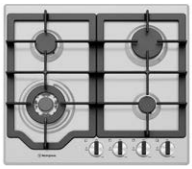
Interior Specifications

GENERAL

Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
Porch external door	Corinthian Flush Panel
Lounge external door	2340mm high Blonde Oak, with 5x vertical translucent glass inserts
Lounge hardware	Angular Trilock, Satin Chrome
Internal doors	2040mm Corinthian Painted Redicote Flush Panel doors
Internal door hardware	Tristan Passage Leverset, Tristan Privacy Leverset, Bright 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, (Battens 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, 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 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 35L Laundry Sink with Overflow, stainless steel
Sink mixer	Ivy MK11 Sink Mixer Chrome

Scandinavian

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 Zenith Sugar Rush (stone)
Splashback	Subway White Undulated Gloss 75 x 300mm horizontal stack lay with White grout
Base & tall cupboards (inc fridge provision & pantry)	Laminex Natural Ghostgum
Overhead cupboards	Laminex Natural Ghostgum
Joinery handles	Dallas Handle Chrome Plated – no handles to overhead cupboards

BATHROOM	
Benchtop	Laminex Natural Carrara Delicata (laminate)
Base cupboards	Wilsonart Xtreme Matt Landmark Wood (laminate, vertical grain)
Joinery handles	Dallas Handle Chrome Plated
Wall tiles	Plain White Gloss 300 x 450mm horizontal stack lay with White grout
Floor tiles	Kempsey White Matt 300 x 300mm with Misty Grey grout

LAUNDRY	
Benchtop	Laminex Natural Carrara Delicata (laminate)
Base & broom cupboards	Wilsonart Xtreme Matt Landmark Wood (laminate, vertical grain)
Splashback	Plain White Gloss 300 x 450mm horizontal stack lay with White grout
Floor tiles	Kempsey White Matt 300 x 300mm with Misty Grey grout
Hallway joinery doors	Laminex Natural Ghostgum (laminate)
Joinery handles	Dallas Handle Chrome Plated

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

Breakwater TERRACES

1. **Neighborhood Precinct**
   ALDI, medical centre, childcare centre, dentist, physiotherapist & chemist
2. **Early Learning Centre**
3. **Childcare Centre**

vista seaford heights

For more information visit:
vistaseafordheights.com.au

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