Lot 592

Virgara Way, Angle Vale

3 2 1

Orchard
COLLECTION

Introducing the Orchard Collection, a range of fixed price home and land packages by Fairmont First in the heart of The Entrance, Angle Vale.

Each home has been thoughtfully designed to provide low-maintenance living with practical layouts and modern finishes.

The Orchard Collection makes it simple to step into a brand new home without compromise.

Located in one of Adelaide's fastest-growing northern suburbs, The Entrance offers an open space lifestyle that's affordable and well connected.

THE ENTRANCE
ANGLE VALE

Fairmont*first*

Lot 592

Virgara Way, Angle Vale

$675,000*

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: Plain flush panel

Available Upgrades

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

Orchard COLLECTION

Fairmontfirst

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Lot 592

Virgara Way, Angle Vale

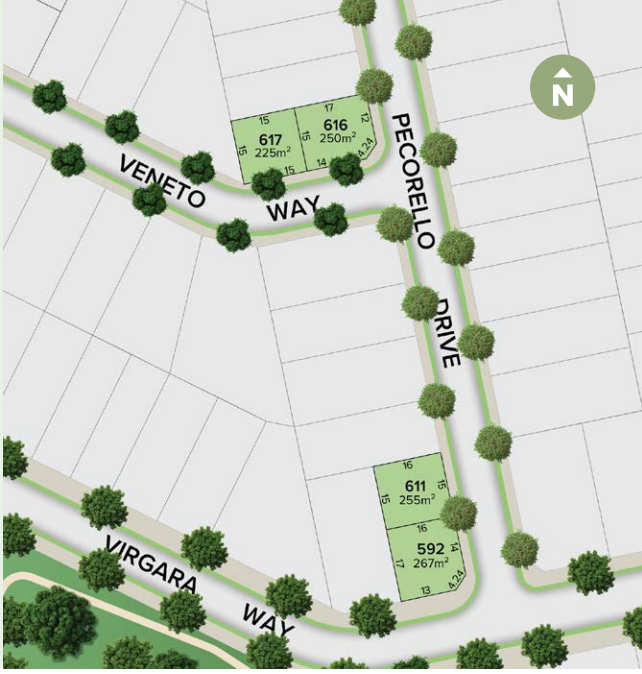
3 BED

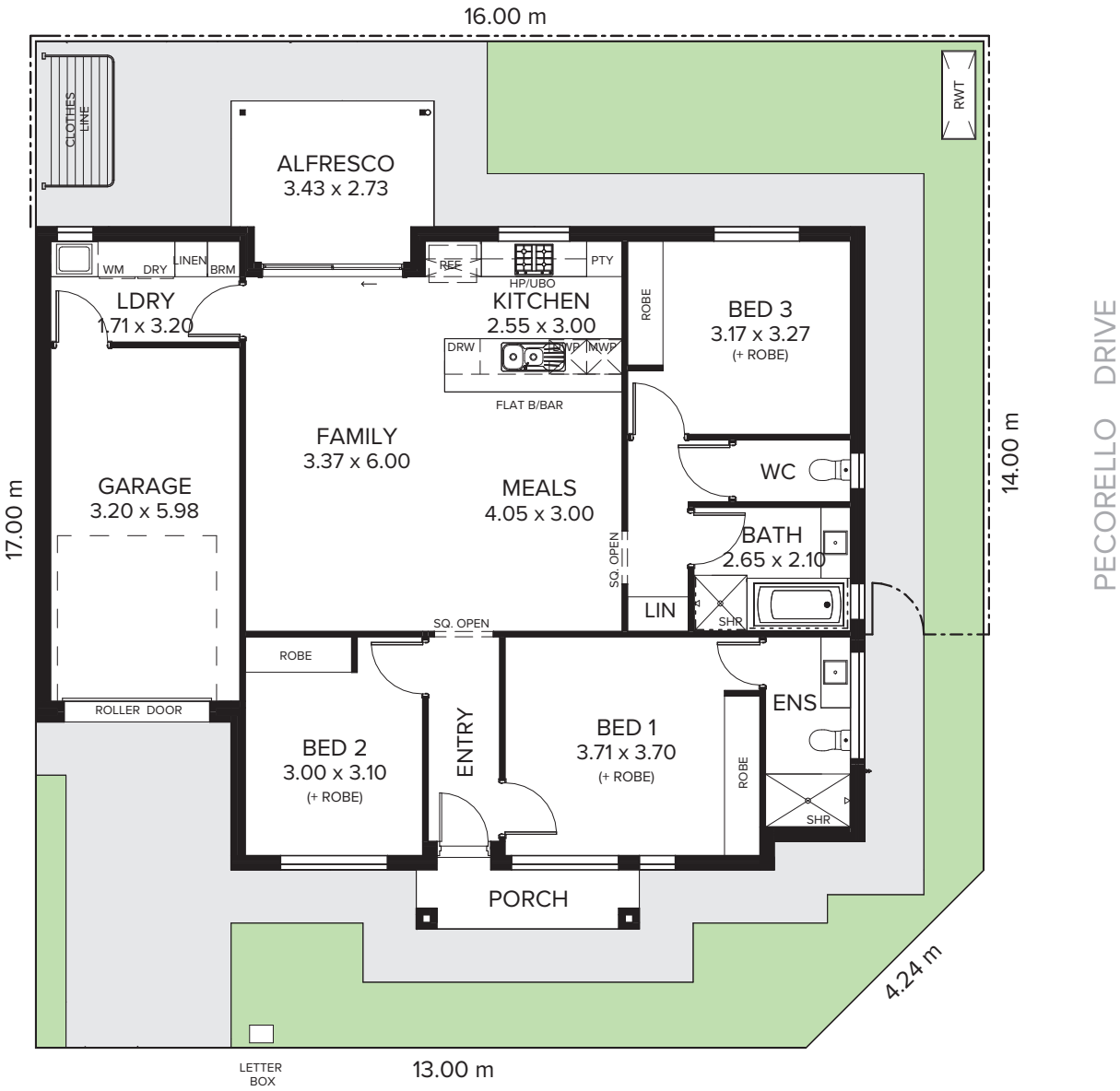
2 BATH

1 CAR

RESIDENCE	
Living	119.69m²
Porch	3.99m²
Alfresco	8.9m²
Garage	21.72m²
Total	154.3m²

LAND	
Width	16.0m
Depth	17.0m
Total	267m²



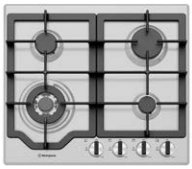


Please note; this package is not full turn-key. Exclusions include but not limited to fencing, landscaping, driveways, pathways, storm water provision & rain water tank. Talk to your consultant for more information.

Interior Specifications

KITCHEN

Ivy Sink Mixer



Westinghouse
600mm Gas Cooktop

Westinghouse
600mm Electric Oven

Westinghouse 600mm
Slideout Rangehood

Sink	Acero 1 ¾ bowl with drainer, Stainless Steel
Sink mixer	Ivy Sink Mixer, Chrome
Cooktop	Westinghouse 600mm Gas Cooktop
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	Westinghouse 600mm Slideout Rangehood

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
Tapware	Phoenix Pina Basin Mixer, Pina Wall Mixers, Pina Bath Spout, Vivid High-Rise Shower Arm and 230mm Round Rose, 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
Bath	Seima Select Inset Bath 1525mm
Floor grate	Square Grate 80mm Stainless Steel
Mirrors	Mirror Full Width of Vanity 750mm H x 4mm polished edge, over all vanity units (where applicable)
Fan	Exhaust fan to ensuite and bathroom

LAUNDRY

Laundry sink	Acero 45L S/S Inset Trough
Sink mixer	Phoenix Ivy Sink Mixer, Chrome

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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
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
Joinery handle	New Prato Dull Brushed Nickel

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

GENERAL	
Internal wall paint	Wattyl First Snow
Main floor	Clix 7mm Laminate Old World Oak
Carpet	Classic City Whisper

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Scandinavian

KITCHEN	
Benchtop	Polytec Buller Stone Matt (laminate)
Splashback	White Gloss Undulated Subway 75 x 300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards (inc fridge & pantry)	Laminex Polar White Natural
Overhead cupboards	Laminex Polar White Natural
Joinery handles	Dallas Chrome - no handles to overhead cupboards

BATHROOMS	
Benchtop	Polytec Buller Stone Matt (laminate)
Cupboard	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 bond with Ultra White grout
Joinery handle	Dallas Chrome

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

GENERAL	
Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Laminate Montana Oak Light Beige
Carpet	Classic City Ashville

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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

BATHROOMS	
Benchtop	Formica Soft Oak Velour (laminate)
Cupboard	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
Joinery handle	Ferrara Lip Pull White

LAUNDRY	
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
Benchtop	Formica Soft Oak Velour (laminate)
Cupboards	Formica Grassland Velour
Hallway joinery doors (if applicable)	Formica Crystal White Velour

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

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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 & pantry)	Laminex Terril Natural (laminate)
Overhead cupboards	Laminex Calm White Natural (laminate)
Joinery handles	Livorno Matt Black - no handles to overhead cupboards

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

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

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

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Exterior Specifications

Vogue MK1 Facade with Tidal Colour Scheme

Roof	Colorbond Southerly
Gutter	Colorbond Southerly
Fascia	Colorbond Dover White
Brick	Austral Urban One Steel
Render	Wattyl Feather Dawn

Mortar	Natural Grey
Garage Door	Colorbond Dover White – Tuscan Profile
Entry Door	Wattyl Feather Dawn
Windows	White
Porch Tile	Grey Textured 300 x 300

Upgrade Option Specifications

KITCHEN	
Dishwasher	Westinghouse 600mm Freestanding Dishwasher, Stainless Steel
Stone & sink	20mm stone bench tops to kitchen & undermount kitchen sink (Leto 750 Double Bowl, Stainless Steel) & 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

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Selection Confirmation

Name _____ **Lot Number** 592

Email _____ **Phone** _____

INTERIOR SELECTION

☐ Earth

☐ Scandinavian

☐ Organic

☐ Chic

UPGRADE SELECTIONS

☐ 20mm stone kitchen bench top, undermount sink & Gooseneck mixer	**$4665**
☐ Dishwasher inclusion	**$1236**
☐ 2m tile upgrade in bathroom & ensuite	**$1521**
☐ Internal door height & hardware upgrade	**$2264**
☐ Downlights throughout	**$954**
☐ AC anywAIR Controller	**$990**
☐ Solar System upgrade 1	**$3730**
☐ Solar System upgrade 2	**$6060**
☐ EV charger upgrade	**$4235**

Lot 592 Package Price $675,000 **Upgrades** _____

Total _____

Signature _____ **Date** _____

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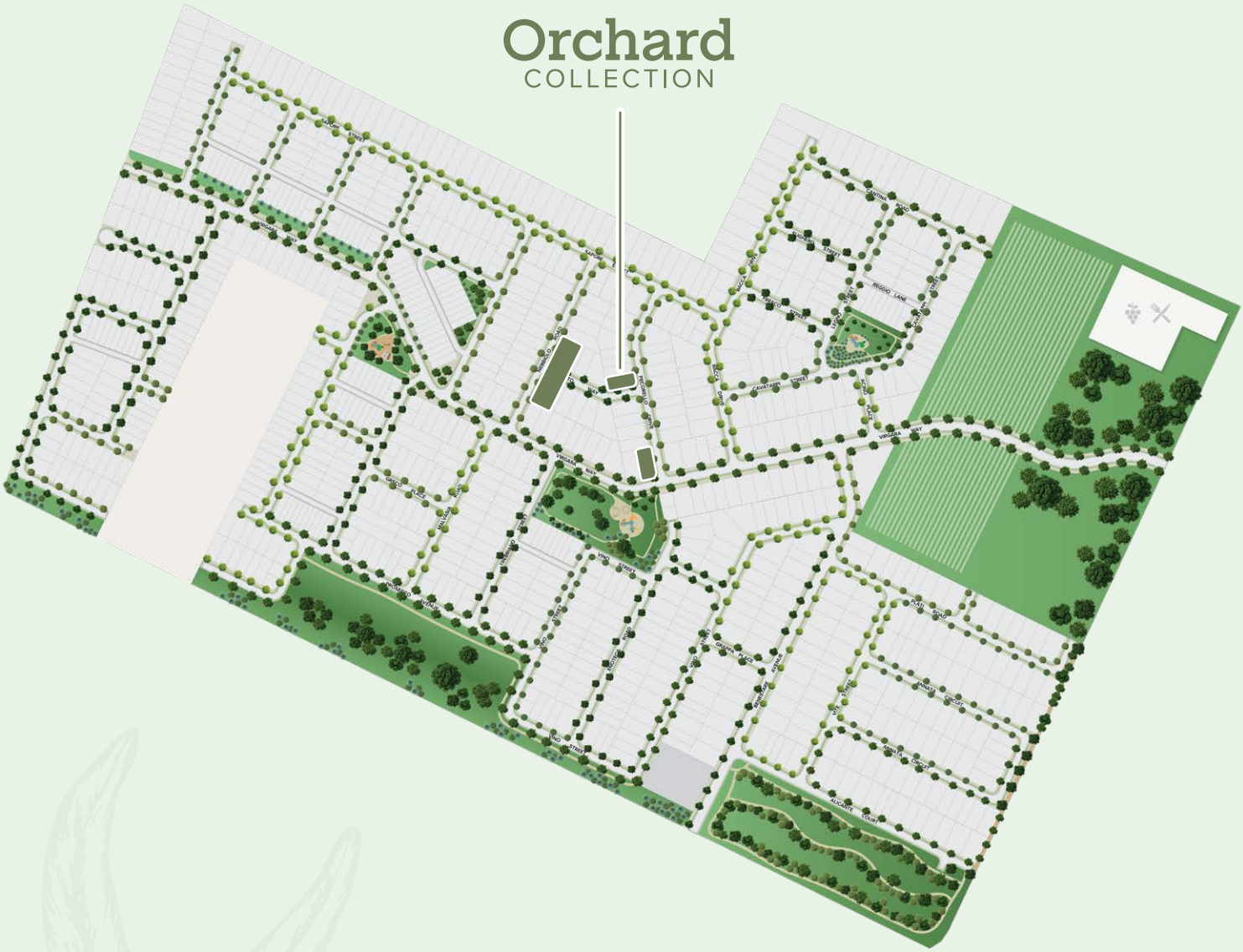

THE
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