

Orchard

COLLECTION



Lot 632

Nebbiolo Road, Angle Vale

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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 632

Nebbiolo Road, Angle Vale

\$620,000*

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

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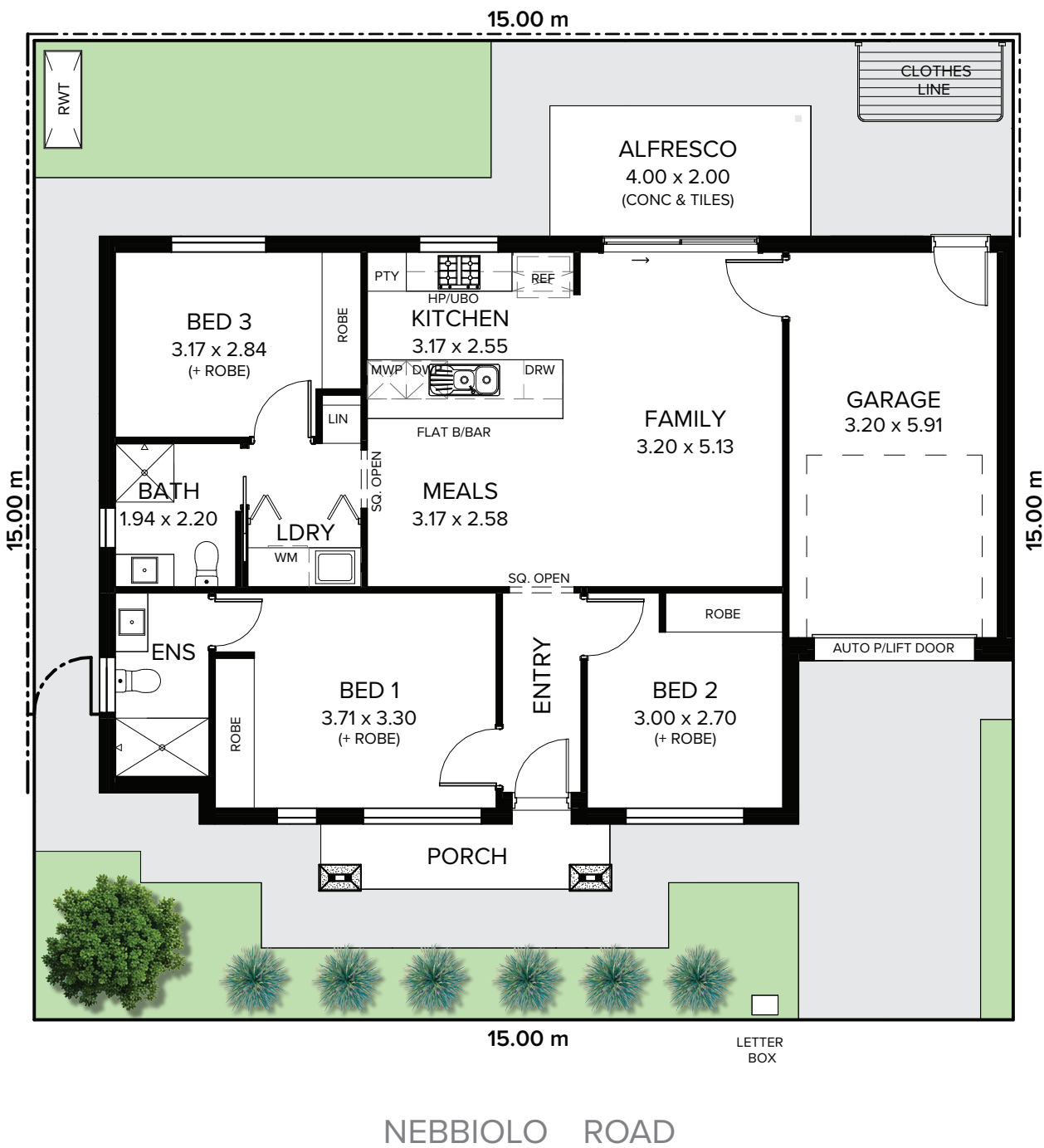
*Pricing is correct at the time of printing and is subject to change without notice. Images are for illustration purposes only.

Lot 632

Nebbiolo Road,
Angle Vale

3 BED 2 BATH 1 CAR

RESIDENCE		LAND	
Living	94.51m ²	Width	15.0m
Porch	4.65m ²	Depth	15.0m
Alfresco	8.0m ²	Total	225.0m ²
Garage	22.31m ²		
Total	129.47m ²		



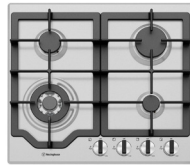
Please note; this package is not full turn-key. Exclusions include but not limited to fencing, landscaping, driveways, pathways, storm water provision & rain water tank. Talk to your consultant for more information.

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 Radian 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, Vivid High-Rise Shower Arm, Chrome
Accessories	Phoenix Radian 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 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



Earth

KITCHEN

Benchtop	Polytec Argento Stone Matt (lamine)
Splashback	Plain White Matt Subway 100x300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards (inc fridge & pantry)	Polytec Moss Grey Matt (lamine)
Overhead cupboards	Polytec Moss Grey Matt (lamine)
Joinery handles	New Prato Dull Brushed Nickel - no handles to overhead cupboards

BATHROOMS

Benchtop	Polytec Snow Fabrini Matt (lamine)
Cupboard	Laminex Refined Walnut Natural (vertical grain, lamine)
Floor tiles	Coastal Bone Matt 450x450mm with Misty Grey grout
Wall tiles	Plain White Matt 300x450mm Horizontal Stack Lay with Ultra White grout
Joinery handle	New Prato Dull Brushed Nickel

LAUNDRY

Floor tiles	Coastal Bone Matt 450x450mm with Misty Grey grout
Wall tiles	Plain White Matt 300x450mm Horizontal Stack Lay with Ultra White grout
Benchtop	Polytec Snow Fabrini Matt (lamine)
Cupboards	Laminex Refined Walnut Natural (vertical grain, lamine)
Hallway joinery doors (if applicable)	Polytec Moss Grey Matt (lamine)

GENERAL

Internal wall paint	Wattyl First Snow
Main floor	Clix 7mm Lamine Old World Oak
Carpet	Savanna Rivergum



Scandinavian

KITCHEN

Benchtop	Polytec Buller Stone Matt (laminare)
Splashback	White Gloss Undulated Subway 75x300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards (inc fridge & pantry)	Laminex Polar White Natural (laminare)
Overhead cupboards	Laminex Polar White Natural (laminare)
Joinery handles	Dallas Chrome - no handles to overhead cupboards

BATHROOMS

Benchtop	Polytec Buller Stone Matt (laminare)
Cupboard	Polytec Soft Walnut Matt (vertical grain, laminare)
Floor tiles	Kempsey White Matt 300x300mm with Misty Grey grout
Wall tiles	Plain White Gloss 300x450mm, horizontal stack bond with Ultra White grout
Joinery handle	Dallas Chrome

LAUNDRY

Floor tiles	Kempsey White Matt 300x300mm with Misty Grey grout
Wall tiles	Plain White Gloss 300x450mm, horizontal stack bond with Ultra White grout
Benchtop	Polytec Buller Stone Matt (laminare)
Cupboards	Polytec Soft Walnut Matt (vertical grain, laminare)
Hallway joinery doors (if applicable)	Laminex Polar White Natural (laminare)

GENERAL

Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Laminare Montanna Oak Light Beige
Carpet	Quest Compass Maverick



Organic

KITCHEN

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

BATHROOMS

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

GENERAL

Internal wall paint	Wattyl First Snow
Main floor	Clix 7mm Laminare Montana Oak Light Beige
Carpet	EC Savanna Cottonwood



Chic

KITCHEN

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

BATHROOMS

Benchtop	Polytec Chambord Matt (laminite)
Cupboard	Polytec Artisan Oak, Matt (laminite, 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 (laminite)
Cupboards	Polytec Artisan Oak, Matt (laminite, vertical grain)
Hallway joinery doors (if applicable)	Laminex Calm White Natural

GENERAL

Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Laminite Camel Oak Greige
Carpet	Savanna Coolibah

Exterior Specifications

New Hampton Facade with Desert Colour Scheme

Roof	Colorbond Monument	Entry Door	Wattyl Colorbond Evening Haze
Gutter	Colorbond Monument	Windows	Black
Fascia	Colorbond Night Sky	Porch Tile	Black Textured 300 x 300
Brick	PGH Grampian Blue	Barge Board	Colorbond Night Sky
Mortar	Natural Grey	Scyon Linea Cladding	Wattyl Colorbond Surfmist
Render to Base & Piers	Wattyl Colorbond Evening Haze	Pier Posts	Wattyl Colorbond Surfmist
Garage Door	Colorbond Monument – Hampton Profile		



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 - Scandinavian: Zenith, Sugar Rush - Organic: Lavistone, Rock Sugar - Chic: Lavistone, Icesand
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 AirWAIR Controller	Enhance your air conditioning with AirWAIR, 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 **632** _____

Email _____ Phone _____

INTERIOR SELECTION



☐ Earth



☐ Scandinavian



☐ Organic



☐ Chic

UPGRADE SELECTIONS

- | | | | |
|---|---------------|---|---------------|
| ☐ Stone kitchen bench top, undermount sink & Gooseneck mixer | \$4563 | ☐ Downlights throughout | \$1669 |
| ☐ Dishwasher inclusion | \$1236 | ☐ AC AirWAIR Controller | \$990 |
| ☐ 2m tile upgrade in bathroom & ensuite | \$1343 | ☐ Solar System upgrade 1 | \$3600 |
| ☐ Internal door height & hardware upgrade | \$1560 | ☐ Solar System upgrade 2 | \$5930 |
| | | ☐ EV charger upgrade | \$4235 |

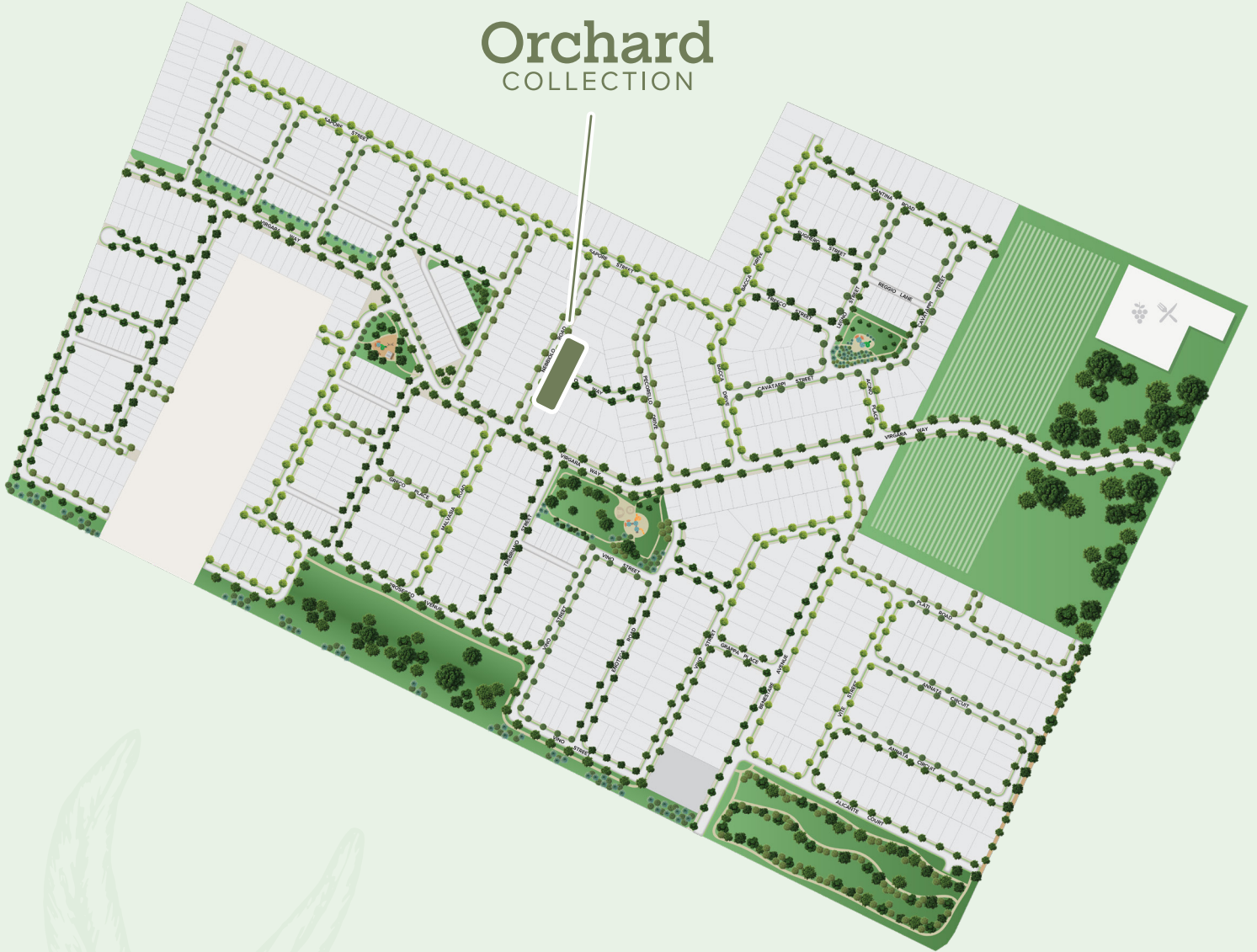
Lot 632 Package Price **\$620,000** _____ Upgrades _____

Total _____

Signature _____ Date _____

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