

Lot 87

4 2 1

Driftwood Avenue, O'Sullivan Beach

WELCOME TO SALT

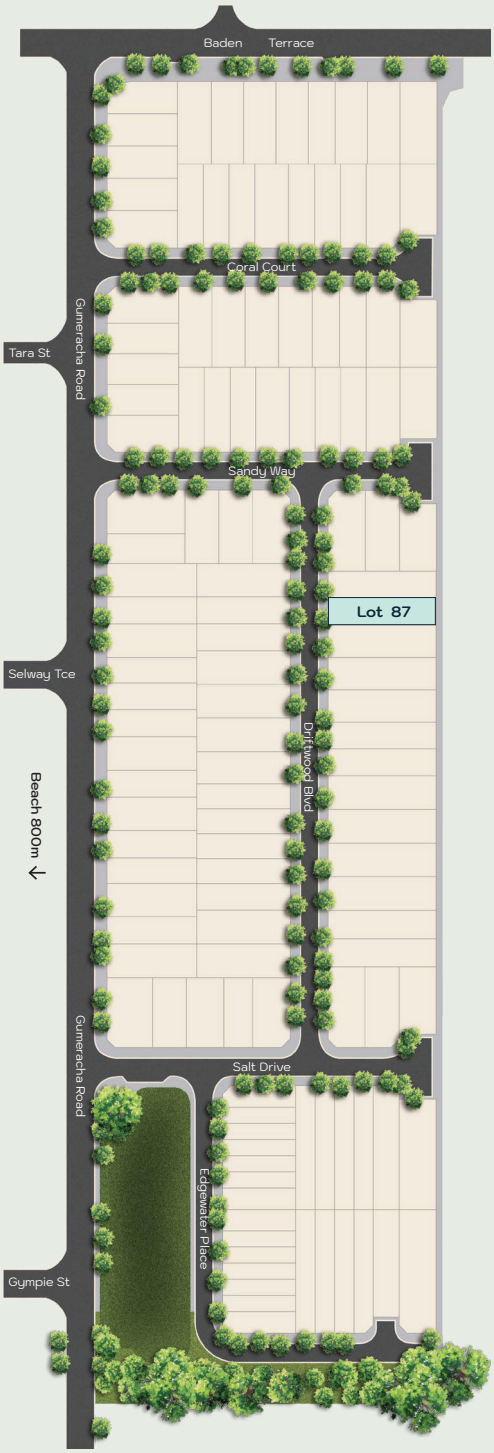
O'Sullivan Beach

Introducing the Salt Drift Collection by Fairmont First at Salt, O'Sullivan Beach, offering an exciting opportunity to enjoy relaxed coastal living.

Thoughtfully designed for easy, low-maintenance living, this contemporary home combines practical layouts, modern finishes and quality inclusions.

Just 800 metres from the beach, Salt offers the perfect balance of coastal lifestyle and everyday convenience with beautiful beaches, walking trails, schools and local amenities all within easy reach.

Enjoy the best of coastal living, in a welcoming community you'll love to call home.



SALT
O'Sullivan Beach

Fairmont*first*



Lot 87 Driftwood Avenue, O'Sullivan Beach

$873,040*

Fixed-price home & land package

Daniel Smith
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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
- 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 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

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Lot 87

Driftwood Avenue, O'Sullivan Beach

4 BED

2 BATH

1 CAR

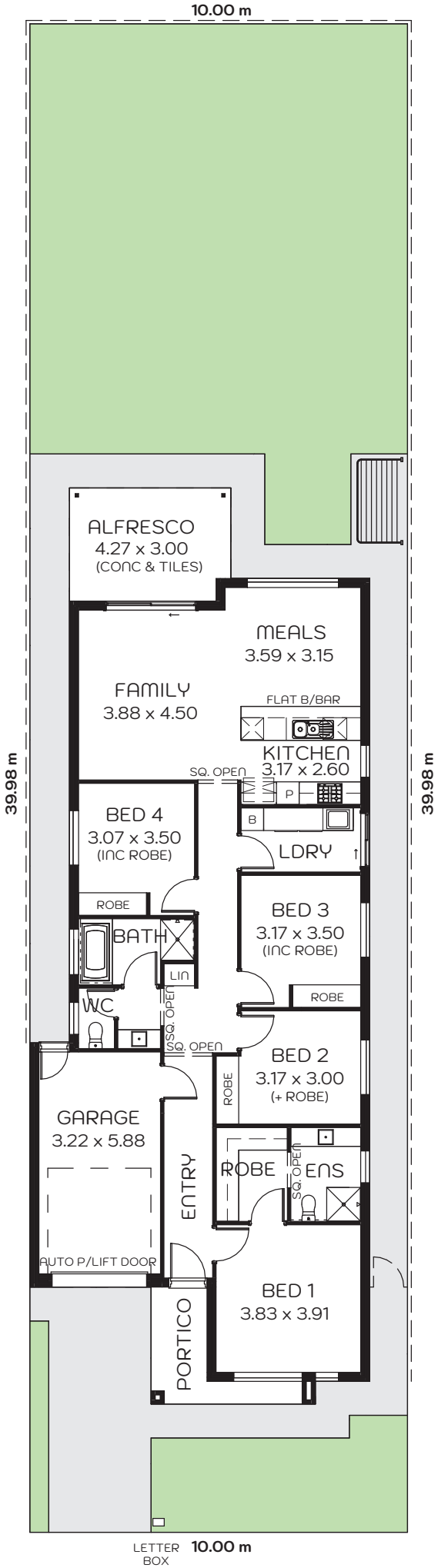
HAZEL MK2

Living	142.73m²
Porch	6.31m²
Alfresco	12.58m²
Garage	21.81m²
Total	183.43m²

LAND

Width	10.0m
Depth	39.98m
Total	399.8m²

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.

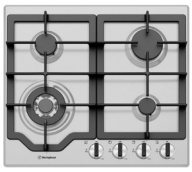


Interior Specifications

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	Ivy Sink Mixer, Chrome

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Earth

KITCHEN	
Benchtop	Polytec Argento Stone Matt (laminate)
Splashback	Plain White Matt Subway 100 x 300mm
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	
Floor tiles	Coastal Bone Matt 450 x 450mm
Wall tiles	Plain White Matt 300 x 450mm
Benchtop	Polytec Snow Fabrini Matt
Cupboard	Laminex Refined Walnut Natural (vertical grain)
Joinery handle	New Prato Dull Brushed Nickel

LAUNDRY	
Floor tiles	Coastal Bone Matt 450 x 450mm
Splashback tiles	Plain White Matt 300 x 450mm
Benchtop	Polytec Snow Fabrini Matt
Cupboard (inc broom)	Laminex Refined Walnut Natural (vertical grain)

HALLWAY	
Linen cupboard	Polytec Moss Grey Matt

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
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	
Floor tiles	Kempsey White Matt 300 x 300mm
Wall tiles	Plain White Gloss 300 x 450mm
Benchtop	Polytec Buller Stone Matt (laminate)
Cupboard	Polytec Soft Walnut Matt (vertical grain, laminate)
Joinery handle	Dallas Chrome

LAUNDRY	
Floor tiles	Kempsey White Matt 300 x 300mm
Splashback tiles	Plain White Gloss 300 x 450mm
Benchtop	Polytec Buller Stone Matt (laminate)
Cupboard (inc broom)	Polytec Soft Walnut Matt (vertical grain, laminate)

HALLWAY	
Linen cupboard	Laminex Polar White Natural

GENERAL	
Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Laminate Montana Oak Light Beige
Carpet	Compass Maverick

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Organic

KITCHEN	
Benchtop	Formica Purestone Velour (laminate)
Splashback	White Gloss Undulated Subway 75 x 300mm
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	
Floor tiles	Astra White Matt 300 x 300mm
Wall tiles	Astra White Matt 300 x 300mm
Benchtop	Formica Soft Oak Velour (laminate)
Cupboard	Formica Grassland Velour
Joinery handle	Ferrara Lip Pull White

LAUNDRY	
Floor tiles	Astra White Matt 300 x 300mm
Splashback tiles	Astra White Matt 300 x 300mm
Benchtop	Formica Soft Oak Velour (laminate)
Cupboard (inc broom)	Formica Grassland Velour

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

LAUNDRY	
Floor tiles	Astra Silver Matt 300 x 300mm
Splashback tiles	Astra Silver Matt 300 x 300mm
Benchtop	Polytec Chambord Matt
Cupboard (inc broom)	Polytec Artisan Oak, Matt (laminate, vertical grain)

HALLWAY	
Linen cupboard	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 Smoke Colour Scheme

Roof	Colorbond Monument
Gutter	Colorbond Monument
Fascia	Colorbond Monument
Brick	PGH Connoisseur Chai
Mortar	Natural Grey

Render to Portico	Wattyl Colorbond Monument
Garage Door	Colorbond Monument – Tuscan Profile
Entry Door	Wattyl Monastery Grey
Windows	Black
Porch Tile	Black 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: Zenith, Sparkling White

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 in lieu of 1200mm high to non shower walls (excluding WC/Van.)

INTERNAL	
Lighting package	Includes downlights throughout, excluding garage
Internal door height & hardware	2400mm tall internal flush 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 87

Email _____ Phone _____

INTERIOR SELECTION



☐ Earth



☐ Scandinavian



☐ Organic



☐ Chic

UPGRADE SELECTIONS

☐	20mm stone kitchen bench top, undermount sink & Gooseneck mixer	**$4719**	
☐	Dishwasher inclusion	**$1124**	
☐	2m tile upgrade in bathroom & ensuite	**$1481**	
☐	Internal door height & hardware upgrade	**$2547**	
☐	Downlights throughout	**$1146**	
☐	AC anywAIR Controller	**$990**	
☐	Solar System upgrade 1	**$3000**	
☐	Solar System upgrade 2	**$5330**	
☐	EV charger upgrade	**$4235**	

Lot 87 Package Price $873,040 Upgrades _____

Total _____

Signature _____ Date _____