

EXCLUSIVE FIXED PRICE PACKAGE

Fairmontfirst



\*Renders for illustration purposes only

**LOT 3046 MUSKOKA ROAD**  
*SEAFORD HEIGHTS (VISTA)*



# Simple, smart & more affordable.

For almost 60 years, Fairmont Homes have helped thousands of South Australian's get into their first home. Now with Fairmont First, we bring you a simpler, smarter and more affordable journey to new home ownership.

This home is an exciting new fixed price opportunity brought to you by Fairmont First at *Vista*. We've created this brand new range that maximises affordability, but doesn't sacrifice quality.

Streamlined processes coupled with stylish home design means you get the absolute best value.

All homes feature fixed facades and the opportunity to choose one of four carefully curated internal colour schemes.

All homes are provided as a fixed price house and land package, meaning that buying has never been easier.





# Position perfect.

Vista at Seaford Heights offers you the chance to secure a home in a thriving community, just minutes from Adelaide's beautiful south coast.

The development has been master-planned to create a desirable balance of quality new homes and wide-open spaces. You will love your healthy lifestyle; enjoy walks at the beach, green parks, playgrounds and plenty of bike paths.

Vista has an established town centre that has fast become the hub of a community that you will be proud to belong to. It is the ideal place to raise a family. The town centre is home to an Aldi supermarket, a gym, a childcare centre, a medical clinic and much more.

You will be close to a great choice of schools and amenities. Bus and train links can be found in nearby Seaford Centre, and with easy access to the Southern Expressway, it doesn't take long to get to the city.

McLaren Vale, one of South Australia's premier wine regions, is just down the road. Picture your weekends filled with lazy lunches, enjoyed over the best local produce and surrounded by beautiful scenery.

Vista at Seaford Heights is a great location for a fresh start, whatever stage of life you're at.



## escape. indulge. live.

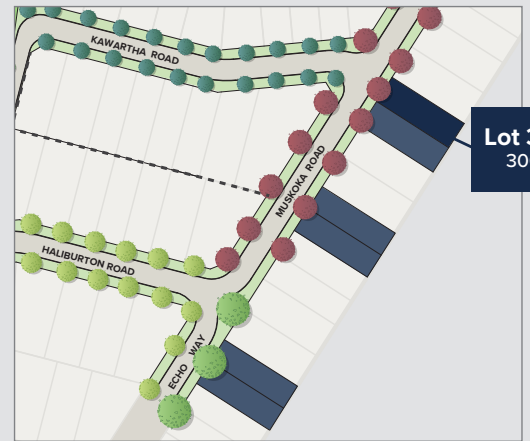
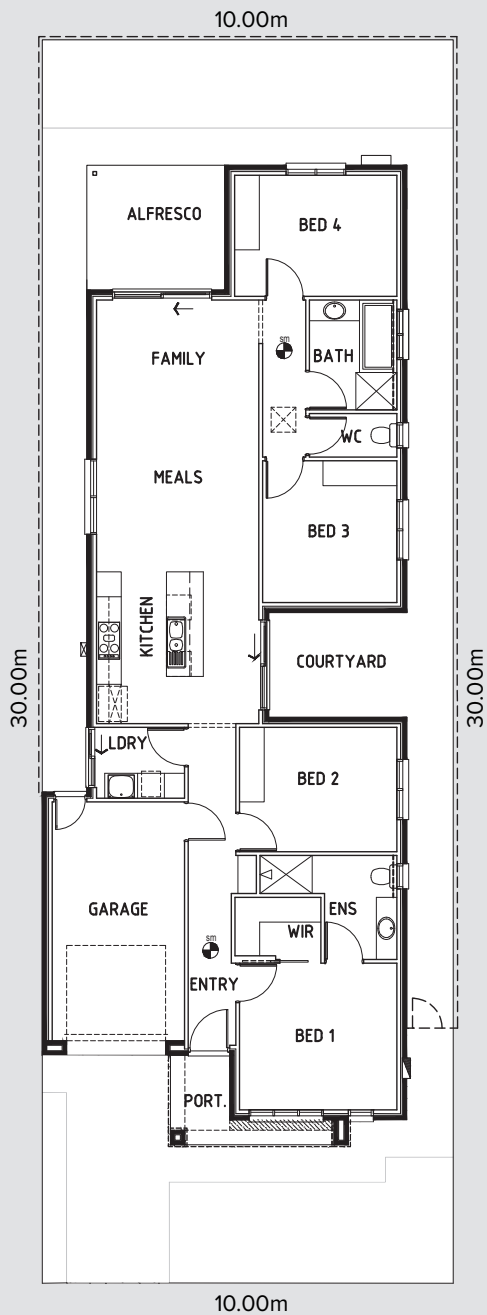
*Your new home with Fairmont First is perfectly positioned in the Crest Release, offering unparalleled convenience. In just a few minutes' drive, you can explore world-class wineries or unwind on breathtaking beaches—your ideal lifestyle awaits!*

# Lot 3046 Muskoka Rd

Design: Arlo Mk3

4 2 1 1

Living	141.22m <sup>2</sup>
Portico	4.84m <sup>2</sup>
Alfresco	10.11m <sup>2</sup>
Garage	21.39m <sup>2</sup>
Total Residence	177.56m <sup>2</sup>



## Features

- Ready-to-build with titled land
- 6.6kW solar
- 2700mm ceilings
- Zoned reverse cycle air conditioning
- Fixed site costs

Carefully crafted by our design consultants  
to bring your new home to life!



## Select your interior colour scheme

Each of our contemporary, timeless interior colour schemes features a selection of neutral colours, materials and finishes to make styling your new home as effortless as possible. This home offers the opportunity to select from four interior colour schemes.



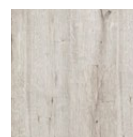
# Chic

A sophisticated, monochromatic concept, offering timeless elegance.

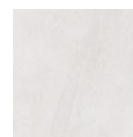
## FLOORING



Savanna  
Coolibah



Camel  
Oak Greige



Jakarta  
White Matt

## KITCHEN

Benchtop	Lavistone Ice Sand 20mm
Splashback	Plain White Subway 100x300 Horizontal Stack Lay with Ultrawhite Grout
Lower cupboards (inc fridge and pantry)	Laminex Terril Natural
Overhead cupboards	Laminex Calm White Natural
Joinery handle	Livorno Matt black - No handles to overhead cupboards

## BATHROOMS

Benchtop	Polytec Chambord Matt
Cupboard	Polytec Artisan Oak Matt - Vertical
Floor tiles	Jakarta White Matt 300 x 300 with Misty Grey grout
Wall tiles	Jakarta White Matt 300 x 300 stackbond with Misty Grey grout
Joinery handle	Livorno Matt Black

## LAUNDRY

Benchtop	Polytec Chambord Matt
Cupboards	Polytec Artisan Oak Matt - Vertical
Floor tiles	Jakarta White Matt 300 x 300 with Misty Grey grout
Wall tiles	Jakarta White Matt 300 x 300 stackbond with Misty Grey grout
Joinery handle	Livorno Dull Brushed Nickel

## GENERAL

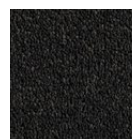
Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Camel Oak Greige
Carpet	EC Savanna Coolibah



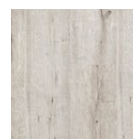
# Urban

Strong and contemporary, with a balance of modern lines and materials, embracing elements of inner city living.

## FLOORING



Compass Pitch



Old Oak Grey Brushed



Matang Mid Grey Matt

## KITCHEN

Benchtop	Stone Ambassador Zenith - Platinum Black 20mm
Splashback	Grey Undulated Subway 75x300 Horizontal Stack Lay with Misty Grey Grout
Lower cupboards (inc fridge and pantry)	Polytec Stone Grey Matt
Overhead cupboards	Polytec Stone Grey Matt
Joinery handle	Dallas Dull Brushed Nickel - no handles to overhead cupboards

## BATHROOMS

Benchtop	Laminex Grigio Grafite Natural
Cupboard	Laminex Battalion Natural
Floor tiles	Matang Mid Grey Matt 300x300 with Slate Grey Grout
Wall tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Livorno Dull Brushed Nickel

## LAUNDRY

Benchtop	Laminex Grigio Grafite Natural
Cupboards	Laminex Battalion Natural
Floor tiles	Matang Mid Grey Matt 300x300 with Slate Grey Grout
Wall tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Livorno Dull Brushed Nickel

## GENERAL

Internal wall paint	Wattyl Floral White
Main floor	Clix 7mm Old Oak Grey Brushed
Carpet	Quest Compass Pitch





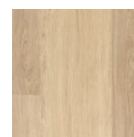
# Coastal

Light, bright, natural materials and a warm harmonic colour palette evoking the calm and breeziness of the beach.

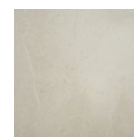
## FLOORING



Summit Point  
Feathertop



Classic Oak  
White Varnished



Kempsey  
Sabbia Matt

## KITCHEN

Benchtop	Lavistone - Ice Sand 20mm
Splashback	Cream Undulated Subway 75x300 Horizontal Stack Lay with Misty Grey Grout
Lower cupboards (inc fridge and pantry)	Polytec Classic White Matt
Overhead cupboards	Polytec Classic White Matt
Joinery handle	Dallas Dull Brushed Nickel - no handles to overhead cupboards

## BATHROOMS

Benchtop	Formica Autumn Oak Velour (Laminate)
Cupboard	Polytec Classic White Matt
Floor tiles	Kempsey Sabbia Matt 300x300 with Mudberry Grout
Wall tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Dull Brushed Nickel

## LAUNDRY

Benchtop	Formica Autumn Oak Velour (Laminate)
Cupboards	Polytec Classic White Matt
Floor tiles	Kempsey Sabbia Matt 300x300 with Mudberry Grout
Wall tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Dull Brushed Nickel

## GENERAL

Internal wall paint	Wattyl Slightly
Main floor	Clix 7mm Classic Oak White Varnished
Carpet	EC Summit Point Feathertop



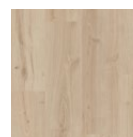
## Scandinavian

A minimalist and restrained warm colour palette with a focus on clean simple lines and functionality.

### FLOORING



Compass  
Maverick



Montana Oak  
Light Beige



Kempsey  
White

### KITCHEN

Benchtop	Stone Ambassador Zenith - Sugar Rush 20mm
Splashback	White Undulated Subway 75x300 Horizontal Stack Lay with Ultra White Grout
Lower cupboards (inc fridge and pantry)	Laminex Ghostgum Natural
Overhead cupboards	Laminex Ghostgum Natural
Joinery handle	Dallas Chrome - no handles to overhead cupboards

### BATHROOMS

Benchtop	Laminex Carrara Delicata Natural
Cupboard	Wilsonart Landmark Wood Xtreme Matt - Vertical
Floor tiles	Kempsey White Matt 300x300 with Misty Grey grout
Wall tiles	Plain White Gloss 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Chrome

### LAUNDRY

Benchtop	Formica Autumn Oak Velour (Laminate)
Cupboards	Polytec Classic White Matt
Floor tiles	Kempsey Sabbia Matt 300x300 with Mudberry Grout
Wall tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Dull Brushed Nickel

### GENERAL

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



Fairmont First is designed to make the process easier, faster and more affordable.

## Inclusions

Each home includes a high standard of inclusions, leaving nothing more to be desired. With a fixed price build, purchasing has never been easier.

## GENERAL

Solar	6.6KW System - No battery
Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
Entrance doors	Corinthian Madison PMAD 104 with Translucent Glass
Other external doors	Corinthian Flush Panel
External hardware	Angular Trilock Entrance Leverset Satin Chrome to entrance door. Tristan Entrance Leverset Satin Chrome to other external doors.
Internal doors	Corinthian Painted Redicote Flush Panel doors
Internal door hardware	Brushed Stainless Steel Tristan Lever
Insulation	Internal Walls: R2.0, External Walls: R2.5 Thermocoustic, Ceiling: R5.0
Skirtings	67x18mm MDF Bevel Profile
Window architraves	67x18mm MDF Bevel Profile
Paint system	Matt acrylic, 2 coat system
Built in robes	Framed Mirror 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 (excluding garage and side eaves)
NBN provision	600 Series Hub, lockable enclosure, splitter for TV data, patch panel, ethernet and phone hub, wiring provision for phone (x2), data point (x2), internet lead-in cable (cat 6).
Hot water service	Rheem gas continuous flow 26 litre
Air-conditioning	Zoned ducted reverse cycle air conditioning
Garage auto panel lift door	Automated Sectional Door with two remote controls, Madison profile
Soil removal	By builder
Water storage	Grey water connection

## EXTERNAL

### Forest

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

Render to piers	Wattyl Tumblestone
Roof	Colorbond Windspray
Gutters	Colorbond Windspray
Fascias	Colorbond Surfemist
Bricks	Austral Urban One Alloy
Mortar	Natural Grey
Garage door	Colorbond Surfemist
Front door	Colorbond Surfemist
Windows	Monument
Porch tile	Black Textured 300x300mm



Forest



## EXCLUSIONS

Paving, paths & driveway	Not included
Clothesline & letterbox	Not included
Fencing & gates	Not included. Fence colour must be Colourbond Bushland
Landscaped garden	Not included
Stormwater	Not included
Retaining	Rear retaining included. Additional costs may apply for side retaining.

## KITCHEN



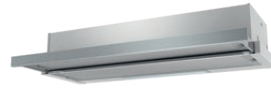
Phoenix Pina Sink Mixer\*



Westinghouse 900mm Gas Cooktop



Westinghouse 900mm Electric Oven



Westinghouse 900mm Slideout Rangehood



Westinghouse Dishwasher

ITEM	SPECIFICATION
Sink	Seima Leto 750 Undermount Sink, 2 bowls
Sink mixer	Phoenix Pina Sink Mixer 200mm Gooseneck, Chrome
Cooktop	Westinghouse 900mm Gas Cooktop
Oven	Westinghouse 900mm Multi-function Electric Oven
Rangehood	Westinghouse 900mm Slideout Rangehood
Dishwasher	Westinghouse Dishwasher

## BATHROOM



Semi frameless shower screen\*



Seima Chios 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

ITEM	SPECIFICATION
Basin	Seima Kyra 017 Square Ceramic Basin (Inset to main bathroom/semi recessed to ensuite)
Bath	Seima Syros Inset Bath
Tapware	Phoenix Pina Basin Mixer, Pina Wall Mixers, Pina Bath Outlet, Vivid High-Rise Shower Arm, 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 Close Coupled Toilet
Floor grate	Square Grate 80mm Stainless Steel
Mirrors	Mirror Full With of Vanity 750mm H x 4mm polished edge, over all vanity units (where applicable)
Fan	Exhaust fan to ensuite - heat lamp to main bathroom
Tiling	2000mm high tiling, excluding sperate w/c / vanity - half skirt tile and 300mm high above vanity where applicable

## LAUNDRY

ITEM	SPECIFICATION
Laundry sink	Acero classic 45 litre laundry sink
Sink mixer	Phoenix Ivy Sink Mixer, Chrome

# Fairmont*first*

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