



# LOT867

867 Vino Street, Angle Vale  
At The Entrance

## \$590,000\*

Fixed-price home & land package



### Inclusions

- All inclusive fixed-price package.
- Choice of four colour schemes carefully crafted by expert interior designers.
- 2700mm high ceilings throughout
- Reverse cycle ducted air conditioning
- 3.32kW solar package
- Stone bench tops & undermount kitchen sink
- Built-in Robes with mirror doors

### Residence

3	2.5	1
Living	94.51m <sup>2</sup>	
Porch	4.65m <sup>2</sup>	
Alfresco	8.0m <sup>2</sup>	
Garage	22.31m <sup>2</sup>	
Total	129.47m <sup>2</sup>	

### Land

Width	15m
Depth	15m
Total	225m <sup>2</sup>

### Scott Constable

+61 403 158 401  
scottc@fairmontfirst.com.au  
fairmontfirst.com.au

**The  
EASY WAY  
TO BUILD.**

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

**Fairmontfirst**

# Exterior Specifications

## New Hampton with Desert Colour Scheme

Inspired by the ruggedness and earthy tones of the desert landscape.

Roof	Colorbond Monument
Gutter	Colorbond Monument
Fascia	Colorbond Night Sky
Brick	PGH Grampian Blue
Mortar	Natural Grey
Render to Base & Piers	Wattyl Colorbond Evening Haze
Garage Door	Colorbond Monument

Entry Door	Wattyl Colorbond Evening Haze
Windows	Black
Porch Tile	Black Textured 300 x 300
Barge Board	Colorbond Night Sky
Scyon Linear Cladding	Wattyl Colorbond Surfmist
Pier Posts	Wattyl Colorbond Surfmist

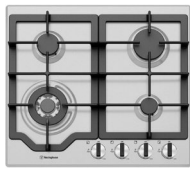


# Interior Specifications

## KITCHEN



Phoenix Pina Sink Mixer\*



Westinghouse 600mm Electric Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood



Westinghouse Freestanding Dishwasher

Sink	Seima Leta 750 Undermont sink two bowls
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 600mm Freestanding - s/steel

## 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
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 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	Seima Tilos Trough & Cabinet, White Stainless Steel, 45L
Sink mixer	Phoenix Ivy Sink Mixer, Chrome



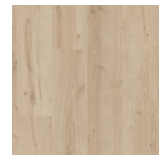


## Organic

Fresh tones compliment subtle layered environmental elements, creating a sense of comfort and relaxation.



Savanna  
Cottonwood



Montana Oak  
Light Beige



Astra White  
Matt

### KITCHEN

Benchtop	Lavistone - Rock Sugar 20mm
Splashback	White Undulated Subway 75x300 Horizontal Stack Lay with Ultra White grout
Lower cupboards (inc fridge and pantry)	Formica Crystal White Velour
Overhead cupboards	Formica Grassland Velour
Joinery handle	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 300x300 with Misty Grey grout
Wall tiles	Astra White Matt 300x300 stackbond with Misty Grey grout
Joinery handle	Ferrara Lip Pull White
Hallway joinery doors (if applicable)	Formica Crystal White Velour

### LAUNDRY

Floor tiles	Astra White Matt 300x300 with Misty Grey grout
Wall tiles	Astra White Matt 300x300 stackbond with Misty Grey grout
Benchtop	Formica Soft Oak Velour (laminate)
Cupboard	Formica Grassland Velour

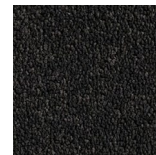
### GENERAL

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

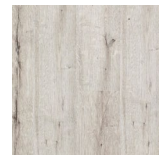


## Urban

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



Compass  
Pitch



Old Oak Grey  
Brushed



Matang Mid  
Grey Matt

### KITCHEN

Benchtop	Lavistone - Black Granite 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	Livorno Dull Brushed Nickel - no handles to overhead cupboards

### BATHROOMS

Benchtop	Laminex Grigio Grafite Natural
Cupboard	Laminex Battalion Flint
Floor tiles	Matang Mid Grey Matt 300x300 with Slate Grey grout
Wall tiles	Plain White Matt 300x450, horizontal stack bond with Ultra White grout
Joinery handle	Livorno Dull Brushed Nickel
Hallway joinery doors (if applicable)	Polytec Blossom White Matt

### LAUNDRY

Floor tiles	Matang Mid Grey Matt 300x300 with Slate Grey grout
Wall tiles	Plain White Matt 300x450, horizontal stack bond with Ultra White grout
Benchtop	Laminex Grigio Grafite Natural
Cupboard	Laminex Battalion Natural

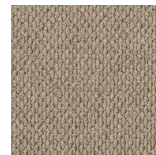
### GENERAL

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

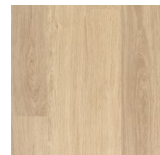


## Coastal

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



Summit Point  
Feathertop



Classic Oak  
White Varnished



Kempsey  
Sabbia Matt

### KITCHEN

Benchtop	Zenith - Sugar Rush 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 300x450, horizontal stack bond with Ultra White grout
Joinery handle	Dallas Dull Brushed Nickel
Hallway joinery doors (if applicable)	Polytec Classic White Matt

### LAUNDRY

Floor tiles	Kempsey Sabbia Matt 300x300 with Mudberry grout
Wall tiles	Plain White Matt 300x450, horizontal stack bond with Ultra White grout
Benchtop	Formica Autumn Oak Velar (laminate)
Cupboard	Polytec Classic White Matt

### GENERAL

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

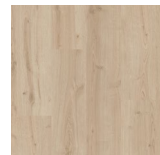


## Scandinavian

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



Compass  
Maverick



Montana Oak  
Light Beige



Kempsey  
White

### KITCHEN

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

### BATHROOMS

Benchtop	Polytec Buller Stone Matt
Cupboard	Polytec Soft Walnut Matt
Floor tiles	Kempsey White Matt 300x300 with Misty Grey grout
Wall tiles	Plain White Gloss 300x450, horizontal stack bond with Ultra White grout
Joinery handle	Dallas Chrome
Hallway joinery doors (if applicable)	Laminex Polar White Natural

### LAUNDRY

Floor tiles	Kempsey White Matt 300x300 with Misty Grey grout
Wall tiles	Plain White Gloss 300x450, horizontal stack bond with Ultra White grout
Benchtop	Polytec Buller Stone Matt
Cupboard	Polytec Soft Walnut Matt

### GENERAL

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