

# ACACIA

  
Fairland



**BOTANIC  
SQUARE**

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**BOTANIC  
SQUARE**

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# stylish terrace living with park views, only 9km from the CBD.

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Within Botanic Square, you have the choice of twenty-two architecturally designed terrace homes in three diverse stunning designs - Acacia, Mallee & Eucalypt. Each home offers its own distinct style and benefits. All homes are thoughtfully designed, functional and constructed to maximise space and natural light. Inside you will have a choice of three stylish colour schemes and a contemporary but timeless palette of fixtures and finishes.







**UDIA AWARD WINNER**  
2021 residential development



## POSITION PERFECT.

The Botanic Square terraces are located at Northridge, a wonderful masterplanned community that is embedded into the established suburb of Enfield. The Northridge master plan has been designed to provide diverse and affordable living options that are well connected and maximise the benefits of the surrounding open space.

This inner-city residential destination, is located only 9km north of Adelaide CBD, and boasts a fantastic lifestyle.

The development is well supported by public transport with east – west linkages to Port Adelaide and Tea Tree Gully with a Go Zone (15min

service) located on Main North Road, providing regular public transport to the Adelaide CBD.

There are great shopping options near-by including Northpark Shopping Centre, Gepps Cross Homemaker Centre and Tea Tree Plaza at Modbury. Enjoy a short stroll to the popular Coopers Alehouse. Prospect Road and O'Connell St in North Adelaide are also renowned for some of Adelaide's finest cafes and restaurants.

There is no doubt Enfield has a lot to offer and is a very convenient place to live.





The above site plan is for illustration purposes only. Dimensions and room sizes are approximate and may not be to scale. Paths and landscaping is indicative only.



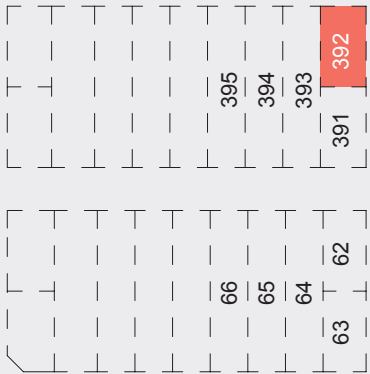
enjoy open space  
and park views.



# LOT 392

PARI AVENUE

Living	57.80m <sup>2</sup>		
Porch	1.60m <sup>2</sup>		
Garage	22.40m <sup>2</sup>		
<b>Total Residence</b>	<b>81.80m<sup>2</sup></b>	<b>Width</b>	<b>8.00m</b>
<b>Land size</b>	<b>128.00m<sup>2</sup></b>	<b>Depth</b>	<b>13.20m</b>



All dimensions and room sizes are approximate and may not be to scale. Plans and elevations are for illustration purposes only.





## STYLE SELECTIONS

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Carefully selected by our team of designers, we have three timeless and inspiring colour schemes for you to choose from.

Feel at ease in your surroundings by enjoying  
a home that reflects you.



## GENERAL

Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
External doors	Corinthian Flush Panel
External hardware	Oblong Pull Handle Entrance Set 450mm - Stainless Steel or Matte Black* Aurora Entrance Lever Lockset, Single Cylinder Deadbolt - Brushed Satin Chrome or Matte Black*
Internal doors	Corinthian Painted Redicote Flush Panel doors
Internal door hardware	Aurora Passage Leverset, Aurora Privacy Leverset - Brushed Satin Chrome or Matte Black*
Insulation	Internal Walls: R2.0, External Walls: R2.5 Thermocoustic, Ceiling: R5.0
Cornices	Cove 55mm
Skirtings	92x18mm MDF Bevel Profile
Window architraves	67x18mm MDF Bevel Profile
Paint system	Matt acrylic, 3 coat system
Electrical	Downlights to kitchen, dining & living area, batton fix lights in bedrooms & garage. LED strip lighting to underside of kitchen overhead cabinetry. Hard wired smoke detectors with battery backup, meter isolator & 6ka circuit breaker and earth leakage safety switch to meter box.
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	Madison Sectional Door

## EXTERNAL

Bricks (front & rear)	Austral Laneway Loft
Bricks (remainder)	Austral Empower
Mortar	Brighton Lite White Sand
Weatherboard cladding	Colorbond Surfmist
Scyon Stria 325mm cladding (where applicable)	Colorbond Monument
Render	Colorbond Surfmist
Roof	Colorbond Monument
Gutter	Colorbond Monument
Fascia	Colorbond Monument
Garage door	Colorbond Surfmist
Entrance door	Colorbond Surfmist
Windows	Black

## LANDSCAPING

Paving, paths & driveway	Paved driveway, carport, front and rear footpaths and courtyard areas – Charcoal 200x200mm
Clothesline & letterbox	Standard
Fencing & gates	Colorbond Jasper fencing
Landscaped garden	Front & rear landscaping with irrigation system
Rainwater tank	Included

\*Purchaser has a choice of either Chrome or Matte Black tapware/accessories/handles. Purchaser may not choose finishes of individual items, must be either all Chrome or all Matte Black. Only applicable to marked items.

# maku



Phoenix Arlo  
Sink Mixer\*



Westinghouse  
600mm Gas Cooktop



Westinghouse  
600mm Electric Oven



Westinghouse 600mm  
Slideout Rangehood



Westinghouse  
600mm Dishwasher

## KITCHEN

1. Benchtop	Smartstone Santorini 20mm thick
2. Splashback	Entiva Kit Kat Mosaic White Matte 15x145mm vertical lay with Misty Grey grout
3. Lower Cupboards	Laminex Baye Natural Finish
4. Overhead cupboards	Wilsonart Diego Oak Xtreme Matte
Joinery handle	Satin Chrome or Matte Black* - no handles to overhead cupboards
Sink	Seima Leto 750 Undermount Sink, 2 bowls
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matte Black*
Bin	Pull out under sink twin bin
Cooktop	Westinghouse 600mm Gas Cooktop
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	Westinghouse 600mm Slideout Rangehood
Dishwasher	Westinghouse 600mm Dishwasher





Semi frameless shower screen\*



Seima Limni Toilet Suite with Classic Seat



Phoenix Pina shower rail\*



Phoenix Ralii accessories incl. shower shelf, double towel rail & toilet roll holder\*



Seima Kyra 017 Square Basin

## ENSUITE/WC

5. Benchtop	Smartstone Santorini 20mm thick
6. Cupboard	Wilsonart Landmark Wood Xtreme Matte
Joinery handle	Satin Chrome or Matte Black*
7. Floor tiles	Jakarta Grey 300x300mm with Magellan Grey grout
8. Wall tiles	Plain White Matte 300x400mm, horizontal stack bond with Ultrawhite grout
Basin (Ensuite)	Seima Kyra 017 Square Ceramic Basin, Inset Above Counter, incl. Waste & Overflow
Basin (WC)	Plati 514 Wall Basin with Wall Exit Bottle Trap in Chrome or Matte Black*
Tapware	Phoenix Arlo Basin Mixer, Arlo Wall Mixers, Arlo Bath Outlet, Pina Rail Shower, Chrome or Matte Black*
Accessories	Phoenix Ralii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome or Matte Black*
Shower screen	600 Series Semi Frameless - Clear Glass, Polished Silver or Matte Black Frame*
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Floor grate	Square Grate 80mm Stainless Steel
Mirrors	Mirror over all vanity units (where applicable), custom length x 750mmH x 4mm polished edge
Fan	Exhaust fan to bathroom

## LAUNDRY

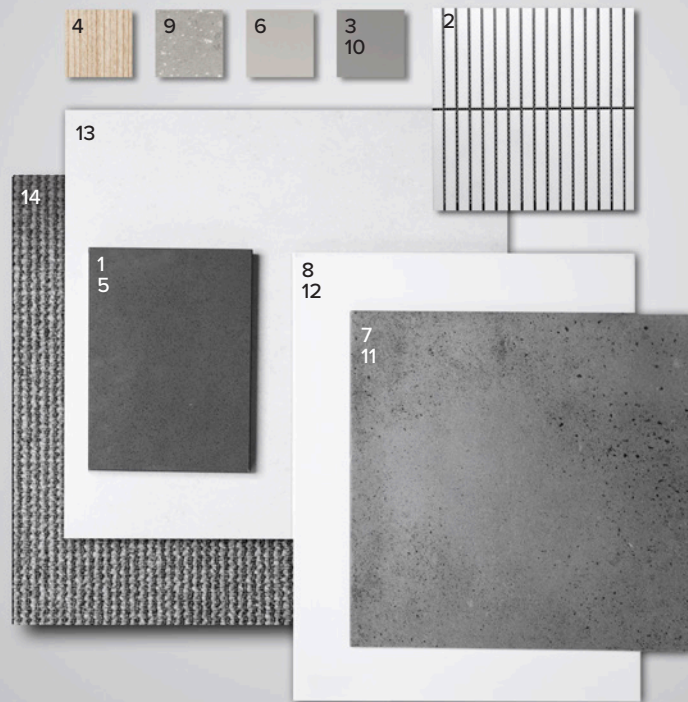
9. Benchtop	Laminex Fresh Snow
10. Cupboards	Wilsonart Landmark Wood Xtreme Matte
Joinery handle	Satin Chrome or Matte Black*
11. Floor tiles/skirting	Jakarta Grey 300x300mm with Magellan Grey grout to under bench area only
12. Wall tiles	Plain White Matte 300x400mm, horizontal stack bond with Ultrawhite grout
Inset sink	Seima Acero 006 Abovemount Laundry Sink, 35L
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matte Black*

## GENERAL

Internal wall paint	Wattyl Feather Dawn
13. Main floor laminate	Clix Lightning Natural Oak
14. Carpet	EC Avenue Rayne

\*Purchaser has a choice of either Chrome or Matte Black tapware/accessories/handles. Purchaser may not choose finishes of individual items, must be either all Chrome or all Matte Black. Only applicable to marked items.

# takana



Phoenix Arlo  
Sink Mixer\*



Westinghouse  
600mm Gas Cooktop



Westinghouse  
600mm Electric Oven



Westinghouse 600mm  
Slideout Rangehood



Westinghouse  
600mm Dishwasher

## KITCHEN

1. Benchtop	Smartstone Marengo 20mm thick
2. Splashback	Entiva Zen Kit Kat White Polished Mosaic vertical lay with Slate Grey grout
3. Lower Cupboards	Laminex Tornado Natural Finish
4. Overhead cupboards	Wilsonart Atlanta Cherry Xtreme Matte
Joinery handle	Satin Chrome or Matte Black* - no handles to overhead cupboards
Sink	Seima Leto 750 Undermount Sink, 2 bowls
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matte Black*
Bin	Pull out under sink twin bin
Cooktop	Westinghouse 600mm Gas Cooktop
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	Westinghouse 600mm Slideout Rangehood
Dishwasher	Westinghouse 600mm Dishwasher





Semi frameless shower screen\*



Seima Limni Toilet Suite with Classic Seat



Phoenix Pina shower rail\*



Phoenix Ralii accessories incl. shower shelf, double towel rail & toilet roll holder\*



Seima Kyra 017 Square Basin

## ENSUITE / WC

5. Benchtop	Smartstone Marengo 20mm thick
6. Cupboard	Laminex Oyster Grey Natural Finish
Joinery handle	Satin Chrome or Matte Black*
7. Floor tiles	Auscrete Ash 300x300mm with Charred Ashgrout
8. Wall tiles	Plain White Matte 300x400mm, horizontal stack bond with Ultrawhite grout
Basin (Ensuite)	Seima Kyra 017 Square Ceramic Basin, Inset Above Counter, incl. Waste & Overflow
Basin (WC)	Plati 514 Wall Basin with Wall Exit Bottle Trap in Chrome or Matte Black*
Tapware	Phoenix Arlo Basin Mixer, Arlo Wall Mixers, Arlo Bath Outlet, Pina Rail Shower, Chrome or Matte Black*
Accessories	Phoenix Ralii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome or Matte Black*
Shower screen	600 Series Semi Frameless - Clear Glass, Polished Silver or Matte Black Frame*
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Floor grate	Square Grate 80mm Stainless Steel
Mirrors	Mirror over all vanity units (where applicable), custom length x 750mmH x 4mm polished edge
Fan	Exhaust fan to bathroom

## LAUNDRY

9. Benchtop	Laminex Tumbled Terrazzo Natural Finish
10. Cupboards	Laminex Tornado Natural Finish
Joinery handle	Satin Chrome or Matte Black*
11. Floor tiles/skirting	Auscrete Ash 300x300mm with Charred Ashgrout to under bench area only
12. Wall tiles	Plain White Matte 300x400mm, horizontal stack bond with Ultrawhite grout
Inset sink	Seima Acero 006 Abovemount Laundry Sink, 35L
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matte Black*

## GENERAL

Internal wall paint	Wattyl Earth Child
13. Main floor tiles	Industrial Lime Matte 400x400mm with Magellan Grey Grout
14. Carpet	EC Avenue Cudmore

\*Purchaser has a choice of either Chrome or Matte Black tapware/accessories/handles. Purchaser may not choose finishes of individual items, must be either all Chrome or all Matte Black. Only applicable to marked items.



Phoenix Arlo  
Sink Mixer\*



Westinghouse  
600mm Gas Cooktop



Westinghouse  
600mm Electric Oven



Westinghouse 600mm  
Slideout Rangehood



Westinghouse  
600mm Dishwasher

## KITCHEN

1. Benchtop	Smartstone Arcadia 20mm thick
2. Splashback	Entiva Zen Kit Kat White Polished Mosaic vertical lay with Slate Grey grout
3. Lower Cupboards	Polytec Black Matte
4. Overhead cupboards	Wilsonart Noble Oak Xtreme Matte
Joinery handle	Satin Chrome or Matte Black* - no handles to overhead cupboards
Sink	Seima Leto 750 Undermount Sink, 2 bowls
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matte Black*
Bin	Pull out under sink twin bin
Cooktop	Westinghouse 600mm Gas Cooktop
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	Westinghouse 600mm Slideout Rangehood
Dishwasher	Westinghouse 600mm Dishwasher





Semi frameless shower screen\*



Seima Limni Toilet Suite with Classic Seat



Phoenix Pina shower rail\*



Phoenix Ralii accessories incl. shower shelf, double towel rail & toilet roll holder\*



Seima Kyra 017 Square Basin

## ENSUITE / WC

5. Benchtop	Smartstone Arcadia 20mm thick
6. Cupboard	Wilsonart Noble Oak Xtreme Matte
Joinery handle	Satin Chrome or Matte Black*
7. Floor tiles	Industrial Asphalt Matte 300x300mm with Charred Ash grout
8. Wall tiles	Plain White Gloss 300x400mm, horizontal stack bond with Ultrawhite grout
Basin (Ensuite)	Seima Kyra 017 Square Ceramic Basin, Inset Above Counter, incl. Waste & Overflow
Basin (WC)	Plati 514 Wall Basin with Wall Exit Bottle Trap in Chrome or Matte Black*
Tapware	Phoenix Arlo Basin Mixer, Arlo Wall Mixers, Arlo Bath Outlet, Pina Rail Shower, Chrome or Matte Black*
Accessories	Phoenix Ralii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome or Matte Black*
Shower screen	600 Series Semi Frameless - Clear Glass, Polished Silver or Matte Black Frame*
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Floor grate	Square Grate 80mm Stainless Steel
Mirrors	Mirror over all vanity units (where applicable), custom length x 750mmH x 4mm polished edge
Fan	Exhaust fan to bathroom

## LAUNDRY

9. Benchtop	Laminex Fresh Snow
10. Cupboards	Wilsonart Noble Oak Xtreme Matte
Joinery handle	Satin Chrome or Matte Black*
11. Floor tiles/skirting	Industrial Asphalt Matte 300x300mm with Charred Ash grout to under bench area only
12. Wall tiles	Plain White Gloss 300x400mm, horizontal stack bond with Ultrawhite grout
Inset sink	Seima Acero 006 Abovemount Laundry Sink, 35L
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matte Black*

## GENERAL

Internal wall paint	Wattyl First Snow
13. Main floor tiles	Auscrete Silver 450x450mm with Magellan Grey Grout
14. Carpet	EC Avenue Martindale

\*Purchaser has a choice of either Chrome or Matte Black tapware/accessories/handles. Purchaser may not choose finishes of individual items, must be either all Chrome or all Matte Black. Only applicable to marked items.



### For more information

call Rob Brereton on 0412 738 017  
or visit [BotanicSquare.com.au](http://BotanicSquare.com.au)

**Northridge**  
ENFIELD

**Fairmont**

**Fairland**

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