

MALLEE



**BOTANIC
SQUARE**



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SQUARE**



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

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.



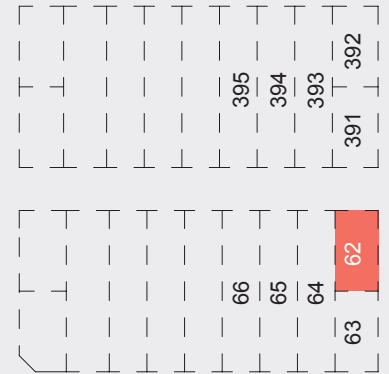
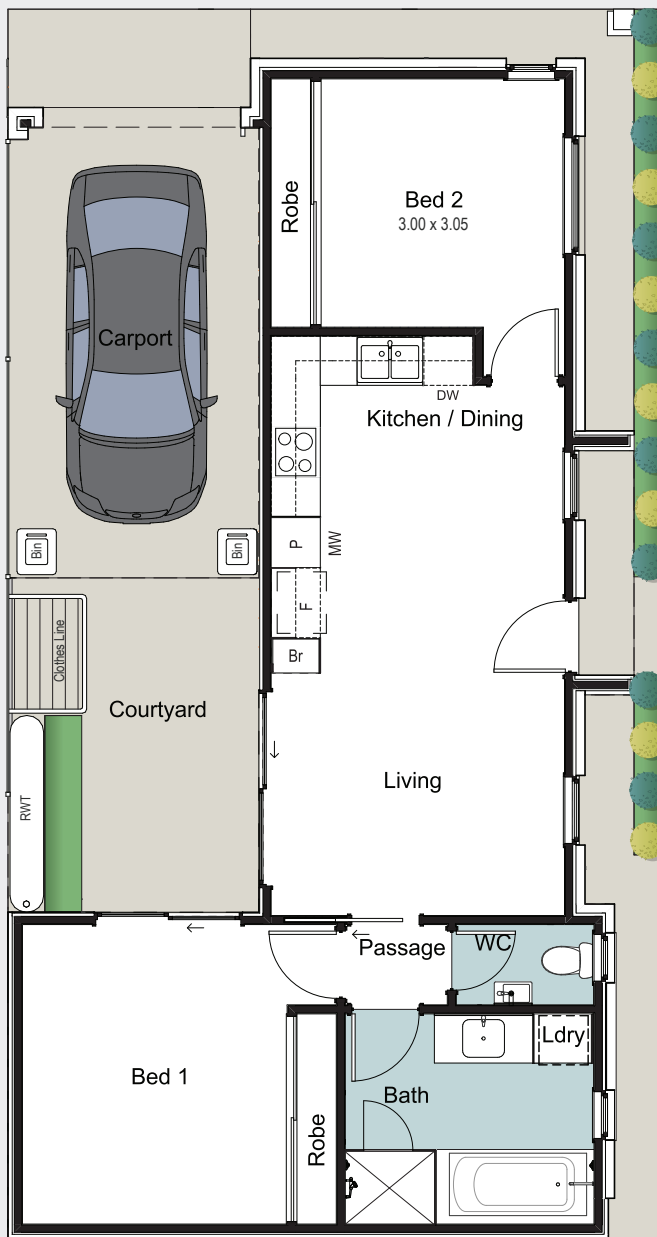


The above site plan is for illustration purposes only. Dimensions and room sizes are approximate and may not be to scale. Paths and landscaping is indicative only.

LOT 62

PARI AVENUE

Living	71.00m ²		
Porch	1.60m ²		
Carport	17.50m ²		
Total Residence	90.10m²	Width	7.40m
Land size	120.00m²	Depth	14.40m



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

LOT 63 & 391

PARI AVENUE

Living	71.00m ²
Porch	1.60m ²
Carport	17.50m ²

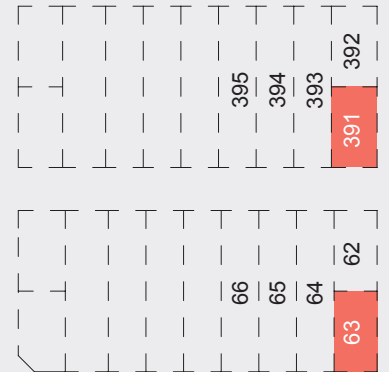
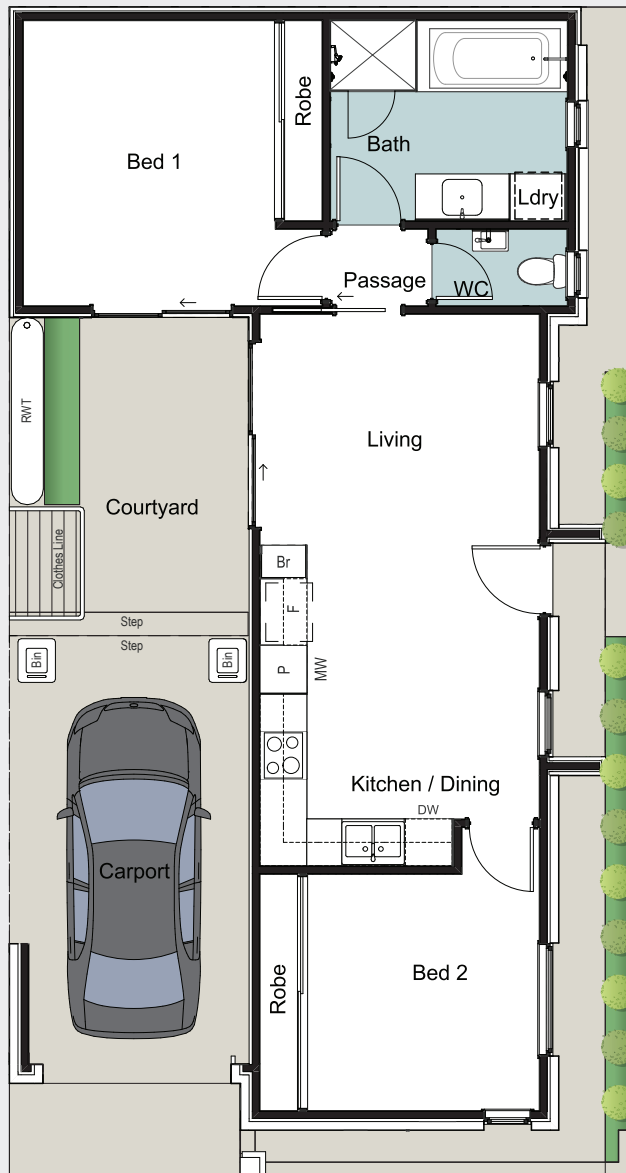
Total Residence 90.10m²

Land size - lot 63 120.00m²

Land size - lot 391 128.00m²

Width 7.40m

Depth 14.40m





STYLE SELECTIONS

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
Built in robes	Mirror Sliding Doors
Electrical	Downlights to kitchen, dining & living area, batton fix lights in bedrooms & carport. 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
Carport auto panel lift door	Madison Sectional Door

EXTERNAL

LOT 62 & 63

LOT 391

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

LANDSCAPING

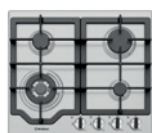
Paving, paths & driveway	Paved driveway, carport, front and rear footpaths and courtyard areas – Charcoal 200x200mm
Clothesline & letterbox	Standard
Fencing & gates	Colorbond Jasper fencing
Landscaped garden	Front & rear landscaping with irrigation system
Rainwater tank	Included

*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 Radii accessories incl. shower shelf, double towel rail & toilet roll holder*



Seima Eva 600 Cermaic laundry sink/basin

BATHROOM / WC

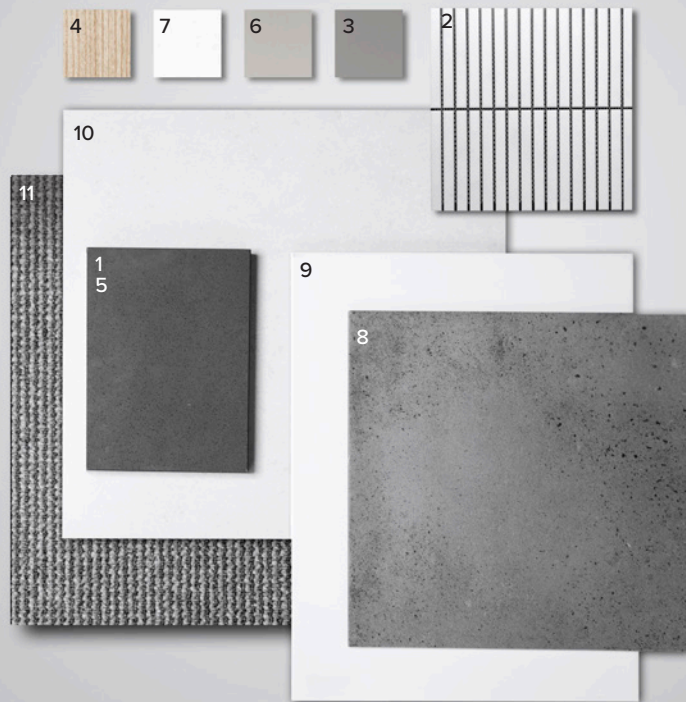
5. Benchtop	Smartstone Santorini 20mm thick
6. Cupboard	Wilsonart Landmark Wood Xtreme Matte
7. Laundry cupboard	Polytec Classic White Matte
Joinery handle	Satin Chrome or Matte Black*
8. Floor tiles	Jakarta Grey 300x300mm with Magellan Grey grout
9. Wall tiles	Plain White Matte 300x400mm, horizontal stack bond with Ultrawhite grout
Basin (Bathroom)	Seima Eva 600 Ceramic White Laundry Sink/Basin, 23L
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 Radii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome or Matte Black*
Shower screens	600 Series Semi Frameless - Clear Glass, Polished Silver or Matte Black Frame*
Bath	Select Inset Bath
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Floor grates	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

GENERAL

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

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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 Radii accessories incl. shower shelf, double towel rail & toilet roll holder*



Seima Eva 600 Cermaic laundry sink/basin

BATHROOM / WC

5. Benchtop	Smartstone Marengo 20mm thick
6. Cupboard	Laminex Oyster Grey Natural Finish
7. Laundry cupboard	Polytec Classic White Matte
Joinery handle	Satin Chrome or Matte Black*
8. Floor tiles	Auscrete Ash 300x300mm with Charred Ashgrout
9. Wall tiles	Plain White Matte 300x400mm, horizontal stack bond with Ultrawhite grout
Basin (Bathroom)	Seima Eva 600 Ceramic White Laundry Sink/Basin, 23L
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 Radii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome or Matte Black*
Shower screens	600 Series Semi Frameless - Clear Glass, Polished Silver or Matte Black Frame*
Bath	Select Inset Bath
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Floor grates	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

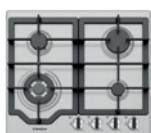
GENERAL

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

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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 Radii accessories incl. shower shelf, double towel rail & toilet roll holder*



Seima Eva 600 Cermaic laundry sink/basin

BATHROOM / WC

5. Benchtop	Smartstone Arcadia 20mm thick
6. Cupboard	Wilsonart Noble Oak Xtreme Matte
7. Laundry cupboard	Polytec Classic White Matte
Joinery handle	Satin Chrome or Matte Black*
8. Floor tiles	Industrial Asphalt Matte 300x300mm with Charred Ash grout
9. Wall tiles	Plain White Gloss 300x400mm, horizontal stack bond with Ultrawhite grout
Basin (Bathroom)	Seima Eva 600 Ceramic White Laundry Sink/Basin, 23L
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 Radii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome or Matte Black*
Shower screens	600 Series Semi Frameless - Clear Glass, Polished Silver or Matte Black Frame*
Bath	Select Inset Bath
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Floor grates	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

GENERAL

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

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For more information

call Rob Brereton on 0412 738 017
or visit BotanicSquare.com.au

Northridge
ENFIELD

Fairmont


Fairland

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