

Live in style
north of the city.



essence
AT THE ENTRANCE



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.

The Essence is an exciting new fixed-price opportunity brought to you by Fairmont First. 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 Essence homes feature three bedrooms, a double car garage and a high standard of inclusions leaving nothing more to be desired.

You have the choice of up to three different façades, specific to your desired allotment and the option to choose from six carefully curated interior colour schemes; coastal, urban, scandinavian, industrial, organic & chic.

All of this choice is provided as a fixed price, meaning that buying has never been easier.





You've arrived at the entrance.

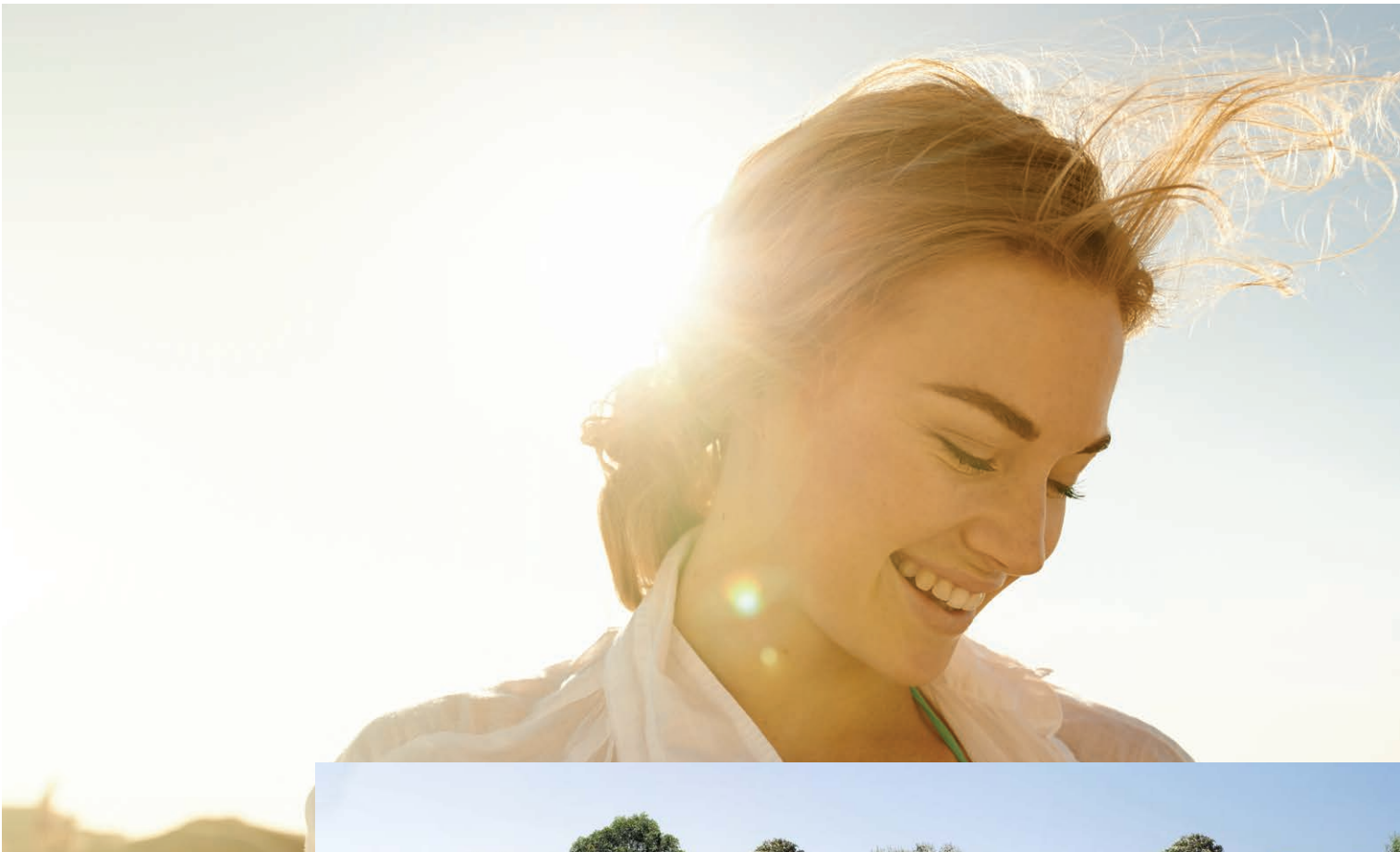
Essence is located within The Entrance, Angle Vale and offers a wonderful lifestyle in a vibrant new community.

The Entrance is a beautiful, master-planned estate that embraces up to 10 hectares of open land and vineyards. Once part of the Virgara Family Estate, the space is simply beautiful, and the natural gumtree and vineyard lined entrance is magnificent... so magnificent, it inspired the name.

Incorporating 750 spacious allotments dotted with parks, reserves and walking trails, The Entrance is a safe, family friendly environment where people can connect and socialise. And, of course, Virgara Wines is literally next door, with its highly regarded Sneaky's Restaurant for lovers of Italian food...

Angle Vale has transformed into a modern, vibrant community with a real sense of identity. It's well connected to local amenities, around the corner from the community sporting centre and within walking distance of Angle Vale Primary School, two early learning childcare centres, the Angle Vale Tavern and a number of local shops and businesses. In 2022, the new super school Riverbanks College opened its doors and will eventually accommodate students from B-12.

Public transport is available with Hail N Ride bus stops nearby and the Munno Para railway station, just a 5-minute drive. And, of course, The Barossa, Clare Valley and Yorke Peninsula are not far away.



Floorplans

Essence at The Entrance features three facades to select from.

Choose your desired allotment based on its location within the release.

Siteplan



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

Capri

LOT 282 & 265

Living	90.13m ²
Portico	2.94m ²
Alfresco	5.76m ²
Garage	37.00m ²
Total Residence	135.83m²



Capri
282
225m²

Capri
265
225m²



Amalfi

LOT 2004, 2005 & 283

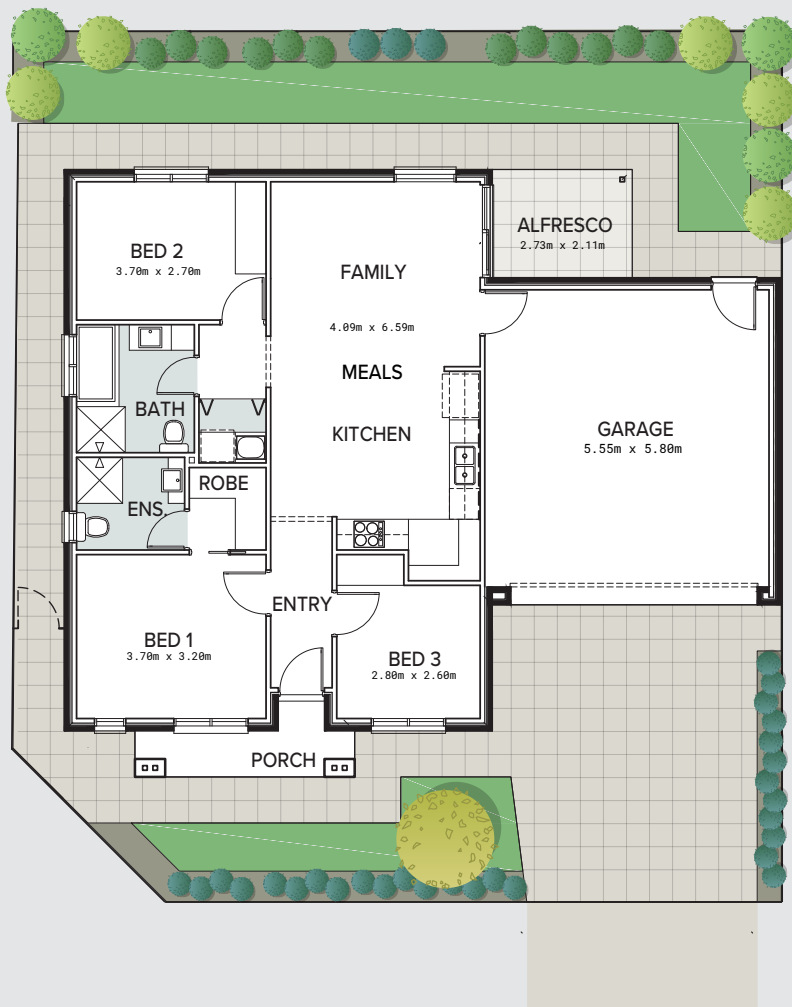
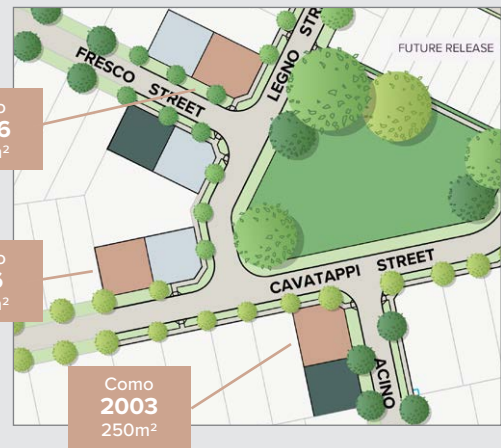
Living	90.13m ²
Portico	3.15m ²
Alfresco	5.76m ²
Garage	37.00m ²
Total Residence	136.04m²



Como

LOT 2003, 266 & 2006

Living	90.13m ²
Porch	4.40m ²
Alfresco	5.76m ²
Garage	37.00m ²
<hr/> Total Residence	<hr/> 137.29m ²



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Style selections

Carefully selected by our team of designers, we have six 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
Entrance doors	Corinthian Madison PMAD 104 with Transucent Glass
Other external doors	Corinthian Flush Panel
External hardware	Angular Trilock Entrance Leverset Satin Chrome - 8901ANGSC
Internal doors	Corinthian Painted Redicote Flush Panel doors
Internal door hardware	Terrace Knobsets Brushed Stainless Steel
Insulation	Internal Walls: R2.0, External Walls: R2.5 Thermocoustic, Ceiling: R5.0
Skirtings	92x18mm MDF Bevel Profile
Window architraves	67x18mm MDF Bevel Profile
Paint system	Matt acrylic, 3 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
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

EXTERNAL

CAPRI (282 & 265)

AMALFI (2004, 2005 & 283)

COMO (2003, 266 & 2006)

	CAPRI (282 & 265)	AMALFI (2004, 2005 & 283)	COMO (2003, 266 & 2006)
Bricks (front & rear)	PGH Midnight Nightfall	PGH Connoisseur Chai	Austral Urban One Steel
Mortar	Natural Grey	Natural Grey	Natural Grey
Aluminum Slats	N/A	Knotwood Monument	N/A
Weatherboard cladding	N/A	N/A	Feather Dawn
Render	Colorbond Shale Grey (painted)	Colorbond Monument (Painted)	Low Cloud
Roof	Colorbond Shale Grey	Colorbond Monument	Colorbond Southerly
Gutter	Colorbond Shale Grey	Colorbond Monument	Colorbond Southerly
Fascia	Colorbond Monument	Colorbond Monument	Colorbond Dover White
Garage door	Colorbond Monument	Colorbond Monument	Colorbond Dover White
Garage door profile	Madison	Tuscan	Hampton
Entrance door (incl door frame)	Colorbond Shale Grey	Wattyl Cloudy Sky	Feather Dawn
Windows	Monument	Black	White

Inclusions



Phoenix Pina Sink Mixer*



Westinghouse 600mm Gas Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood



Westinghouse Dishwasher

KITCHEN

Sink	Seima Leto 750 Undermount Sink, 2 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 Dishwasher



Semi frameless shower screen*



Seima Syros Closed Coupled Toilet Suite



Phoenix Pina Wall Mixer & All Direction Shower Arm



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



Seima Kyra 017 Square Basin

BATHROOMS

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, Pina All Directional Shower Arm with 150mm 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 Syros 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 bathroom - heat lamp to main bathroom

LAUNDRY

Laundry sink	Acero classic 35 litre laundry sink
Sink mixer	Phoenix Ivy Sink Mixer, Chrome

Coastal



KITCHEN

Benchtop	Smartstone Santorini 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	Smartstone Santorini 20mm
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

Urban



KITCHEN

Benchtop	Smartstone Marengo 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	Smartstone Marengo 20mm
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 (Laminate)
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 Classic Oak Grey Brushed
Carpet	Quest Compass Pitch

Scandi



KITCHEN

Benchtop	Smartstone Arcadia 20mm
Splashback	White Undulated Subway 75x300 Horizontal Stack Lay with Misty Grey 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	Smartstone Arcadia 20mm
Cupboard	Wilsonart Landmark Wood Xtreme Matt - Vertical
Floor tiles	Kempsey White Matt 300x300 with MistyGrey grout
Wall tiles	Plain White Gloss 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Chrome

LAUNDRY

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

GENERAL

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

Industrial



KITCHEN

Benchtop	Smartstone Gelsomino 20mm
Splashback	Plain White Subway 100x300 Horizontal Stack Lay with Ultrawhite Grey Grout
Lower cupboards (inc fridge and pantry)	Laminex Battalion Natural
Overhead cupboards	Polytec Maison Oak Matt - Vertical
Joinery handle	Ferrara Lip Pull Stainless Steel - no handles to overhead cupboards

BATHROOMS

Benchtop	Smartstone Gelsomino 20mm
Cupboard	Polytec Maison Oak Matt - Vertical
Floor tiles	Kempsey Grey 300x300 with Magellan Grey grout
Wall tiles	Plain White Gloss 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Ferrara Lip Pull Stainless Steel

LAUNDRY

Benchtop	Laminex Pearl Concrete Natural (Laminate)
Cupboards	Polytec Maison Oak Matt - Vertical
Floor tiles	Kempsey Grey Matt 300x300 with Magellan Grey grout
Wall tiles	Plain White Gloss 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Ferrara Lip Pull Stainless Steel

GENERAL

Internal wall paint	Wattyl First Snow
Main floor tile	Kempsey Grey Matt 450 x 450
Carpet	EC Savanna Applebush

Organic



KITCHEN

Benchtop	Smartstone Arcadia 20mm
Splashback	White Undulated Subway 75x300 Horizontal Stack Lay with Ultrawhite Grey 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	Smartstone Arcadia 20mm
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

LAUNDRY

Benchtop	Formica Soft Oak Velour (laminare)
Cupboards	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

GENERAL

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

Chic



KITCHEN

Benchtop	Smartstone Astral 20mm
Splashback	Plain White Matt Subway 100x300 Horizontal Stack Lay with Ultrawhite Grey 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	Smartstone Astral 20mm
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 Chamboard Matt (Laminate)
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 Matt Black

GENERAL

Internal wall paint	Wattyl Feather Dawn
Main floor tile	Jakarta White Matt 450 x 450
Carpet	EC Savanna Coolibah

THE
ENTRANCE
ANGLE VALE



 **Fairland** *Fairmontfirst*

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