



Kingsbury 4

Lot 68





Seamless living.

Sunfields offers you that idyllic mix of escape and connection; where community meets convenience.

Sunfields has been designed to offer an accessible and simple path to home ownership. Located within the established northern suburb of Davoren Park, this range of new homes is an ideal place to suit many lifestyles and family dynamics.

Education is at your doorstep, with Swallow Cliffe School (P-6) just a few minutes' walk away and a range of great childcare centres for families with young children.

Commuting is made easy thanks to access to the northern expressway, a mere 5km from Sunfields. Additionally, the Womma Train Station is just around the corner and is only a 40-minute trip to Adelaide CBD, making your daily travel to and from work hassle free.

Sunfields is surrounded by conveniences. Within a 7 minute drive from your new home you'll find the Munno Para Shopping Centre and Elizabeth City Centre, offering a diverse range of shopping options. You'll also find an array of local specialist shops, fast-food restaurants, and cozy cafes, all just minutes away.



Fixed price house and land.

At Sunfields you have the opportunity to secure an affordable, fixed price house and land package within the established northern suburb, Davoren Park.

All homes in Sunfields will feature spacious open plan living and quality inclusions.

These homes are at a fixed price, with no hidden costs or surprises, meaning that buying has never been easier.

Sunfields is a partnership between the South Australian Housing Authority and Fairmont First, where all properties will be available to those who qualify via HomeseekerSA. To see if you are eligible, please visit sunfields.com.au/how-to-buy or <https://www.homeseeker.sa.gov.au/buying-a-home/homeseeker-sa-eligibility>

Fairmontfirst



Government
of South Australia



How to buy.

Am I eligible to purchase?

To find out if you are eligible to buy a home through HomeSeeker SA and Sunfields you need to answer 'yes' to the following statements.

- Either I am or the person I am buying the home with are/is an Australian citizen or holds permanent residency in Australia and is 18 years or older.
- My annual household income is less than \$130,000 before tax (couple or family) OR \$100,000 before tax (single)
- My assets are valued at less than \$643,500 (couple or family) OR \$504,500 (single).
- I do not currently own any residential property, including overseas or in regional Australia
- If I do currently own a residential property I have a binding contract for the sale of that property in place.
- I will live in my new home bought through HomeSeeker SA for a continuous period of no less than 6 months following property settlement.
- I have saved enough money for a deposit and upfront fees and charges to buy a home.
- I have finance pre-approval from a bank or finance institution.

Confirming your eligibility:

To confirm your eligibility, you simply need to sign a Declaration of Eligibility (in the form of a Statutory Declaration) stating you meet the eligibility requirements.

Refer to website to download form - sunfields.com.au/how-to-buy



Kingsbury 4



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



Floorplan

The Kingsbury 4 Release at Sunfields features a range floorplans to select from.

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

Lot 68

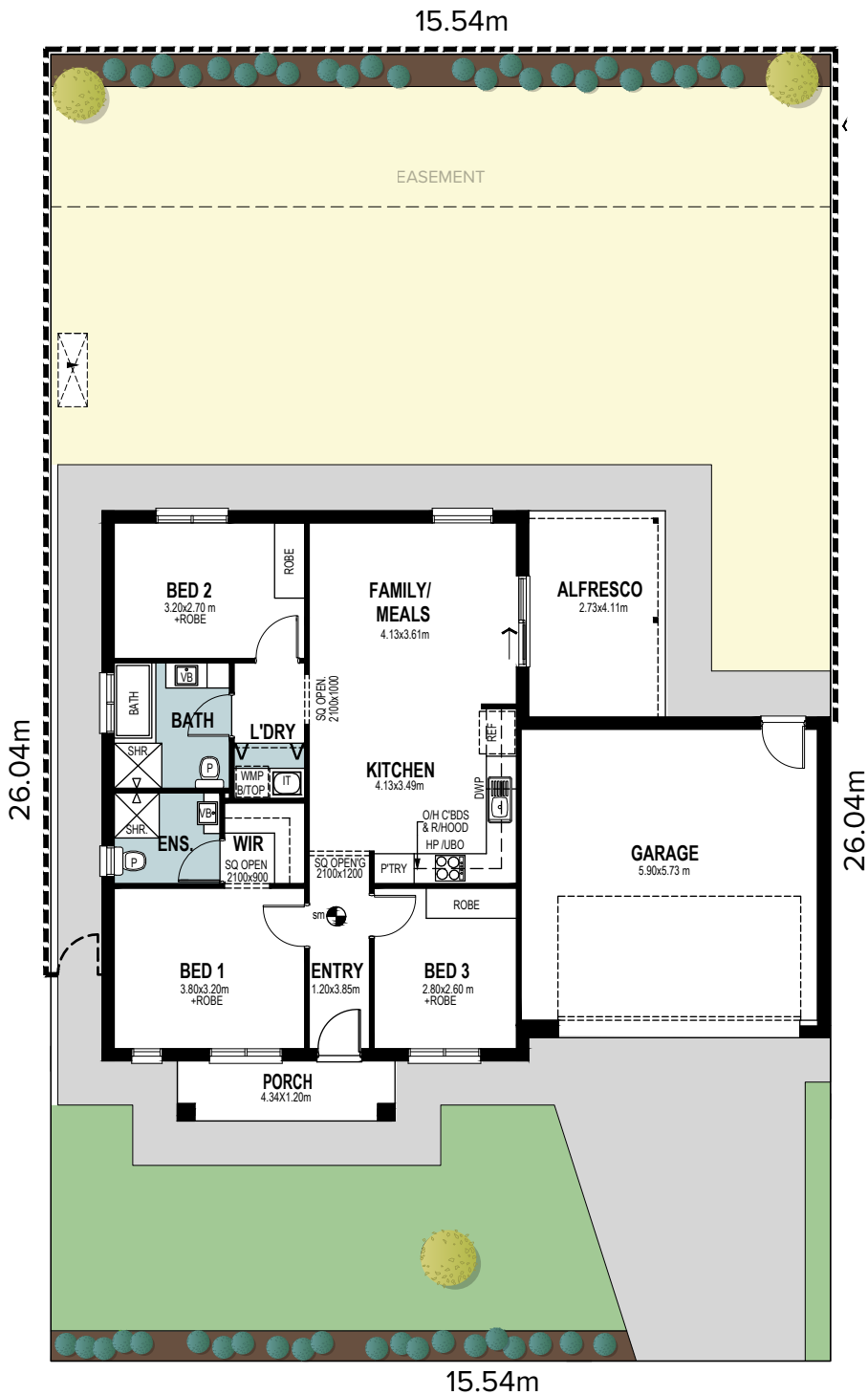
Two-Part Contract

405m²

Exterior: Scheme 7

3 2 2

| | |
|--------------|----------------------------|
| Living | 92.20m ² |
| Porch | 5.21m ² |
| Alfresco | 11.22m ² |
| Garage | 39.30m ² |
| Total | 147.93m² |
| Width | 14.5m |
| Depth | 12.16m |



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



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

| | |
|------------------------------|---|
| Energy Rating | 7 Star included |
| Solar Panels | 3.32KW - 8 Panels |
| Ceiling height | 2700mm |
| Internal linings | 10mm Boral sheetrock plasterboard |
| Entrance doors | Panelcarve Entry Door PPC104 Primed |
| Other external doors | Corinthian Flush Panel |
| External hardware | Tristan Lever Entrance Set Satin Chrome with Dexton Deadlock Single Cylinder Satin Chrome |
| Internal doors | Corinthian Painted Redicote Flush Panel doors |
| Internal door hardware | Tristan Lever Passage/Privacy Set Satin Chrome |
| 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 (as per plan) | Vinyl sliding doors (If applicable) |
| Electrical | Hard wired smoke detectors with battery backup, meter isolator & 6ka circuit breaker and earth leakage safety switch to meter box. |
| Lighting | Downlights to entry & main living areas, batten lights to remainder. |
| NBN provision | NBN provision - (single storey) dble p/point for HUB, conduit from pit to home located to future HUB, earth point on ONT to main electrical earth |
| Hot water service | Rheem gas continuous flow 26 litre |
| Air-conditioning | Split system to main living area and ceiling fans with light to bedrooms. |
| Garage door | Automated panel lift door with two remote controls |

EXTERNAL

SCHEME 5

SCHEME 6

SCHEME 7

SCHEME 8

| | | | | |
|---------------------------------|--|-------------------|---------------------|--|
| Bricks (front & rear) | PGH Chelsea (Front Elevation) Austral Praline (Remainder) | Austral Seed | Austral Char | Alloy |
| Mortar | Natural Grey | Natural Grey | Natural Grey | Natural Grey |
| Render | Colorbond Surfmist | Cotton Grey | Surfmist | Colorbond Surfmist |
| Roof | Colorbond Monument | Colorbond Wallaby | Colorbond Monumnet | Colorbond Basalt |
| Gutter & Fascia | Colorbond Monument | Colorbond Wallaby | Colorbond Night Sky | Colorbond Basalt (Gutter) Colorbond Surfmist (Fascia) |
| Garage door | Colorbond Surfmist | Ashwood | Colorbond Surfmist | Colorbond Surfmist |
| Garage door profile | Madison | Tuscan | Madison | Hampton |
| Entrance door (incl door frame) | Colorbond Surfmist | Cotton Grey | Colorbond Surfmist | Colorbond Surfmist |
| Windows | Monument | Anodic Grey | Black | Colorbond Surfmist |

LANDSCAPING

| | |
|------------------|--|
| Paving | To driveway, perimeter and alfresco |
| Fencing & gates | Good neighbour fencing + plinth. Monument Colorbond |
| Soft Landscaping | Sandy loam to rear/minimal front plantings, 1 tree to front, clothes line, letterbox |
| Stormwater | 90mm PVC – connection to street/easement |
| Rain Water Tank | 1,000L Tank |

Inclusions



Phoenix Pina Sink Mixer*



Westinghouse 600mm Gas Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood

KITCHEN

| | |
|------------|---|
| Sink | Acero Single Bowl Above-mount Sink with drainer |
| 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 |



Semi frameless shower screen



Phoenix Arlo Basin Mixer



Ivy Shower Arm & Rose



Ratii 600mm Single Towel Rail, Toilet Roll Holder & Glass shower shelf in Chrome



Seima Kyra 017 Square Basin

BATHROOMS

| | |
|---------------|---|
| Basin | Seima Kyra 017 Square Ceramic Basin |
| Bath | Tondo 1525 Inset Bath |
| Tapware | Phoenix Arlo Basin Mixer, Ivy Wall Mixers, Ivy Bath Outlet, Ivy Shower Arm & Rose, Chrome |
| Accessories | Ratii 600mm Single Towel Rail, Toilet Roll Holder & Glass shower shelf in Chrome |
| Shower screen | Series 600 (Semi Frameless) Polished Silver Frame - Clear Glass |
| Toilet suite | Mero Closed Couple Toilet |
| Floor grate | Plastic Octagonal |
| Mirrors | Mirror over all vanity units, custom length x 750mmH x 4mm polished edge |
| Fan | Exhaust fan to bathroom - heat lamp to main bathroom |

LAUNDRY

| | |
|--------------|------------------------------------|
| Laundry sink | 45Ltr Stainless Steel Laundry Sink |
| Sink mixer | Ivy MK11 Sink Mixer Chrome |

Coastal



KITCHEN

| | |
|---|--|
| Benchtop | Laminex White Valencia Natural |
| 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 | Laminex Formica Autumn Oak Velour |
| 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 |
| 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 | Laminex Nero Grafite Natural |
| 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 |
| 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 Classic Oak Grey Brushed |
| Carpet | Quest Compass Pitch |

Scandi



KITCHEN

| | |
|---|--|
| Benchtop | Laminex Carrara Delicata |
| 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 | Laminex Carrara Delicata |
| 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 |
| 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 | Laminex Pearl Concrete Natural |
| 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 | Laminex Pearl Concrete Natural |
| 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 |
| 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 | Clix 7mm Venetian Oak |
| Carpet | EC Savanna Applebush |

Organic



KITCHEN

| | |
|---|---|
| Benchtop | Formica Purestone Velour |
| 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 | Formica Soft Oak Velour |
| 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 |
| 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 | Laminex Calacatta Majore Natural |
| 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 | Polutec 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 |

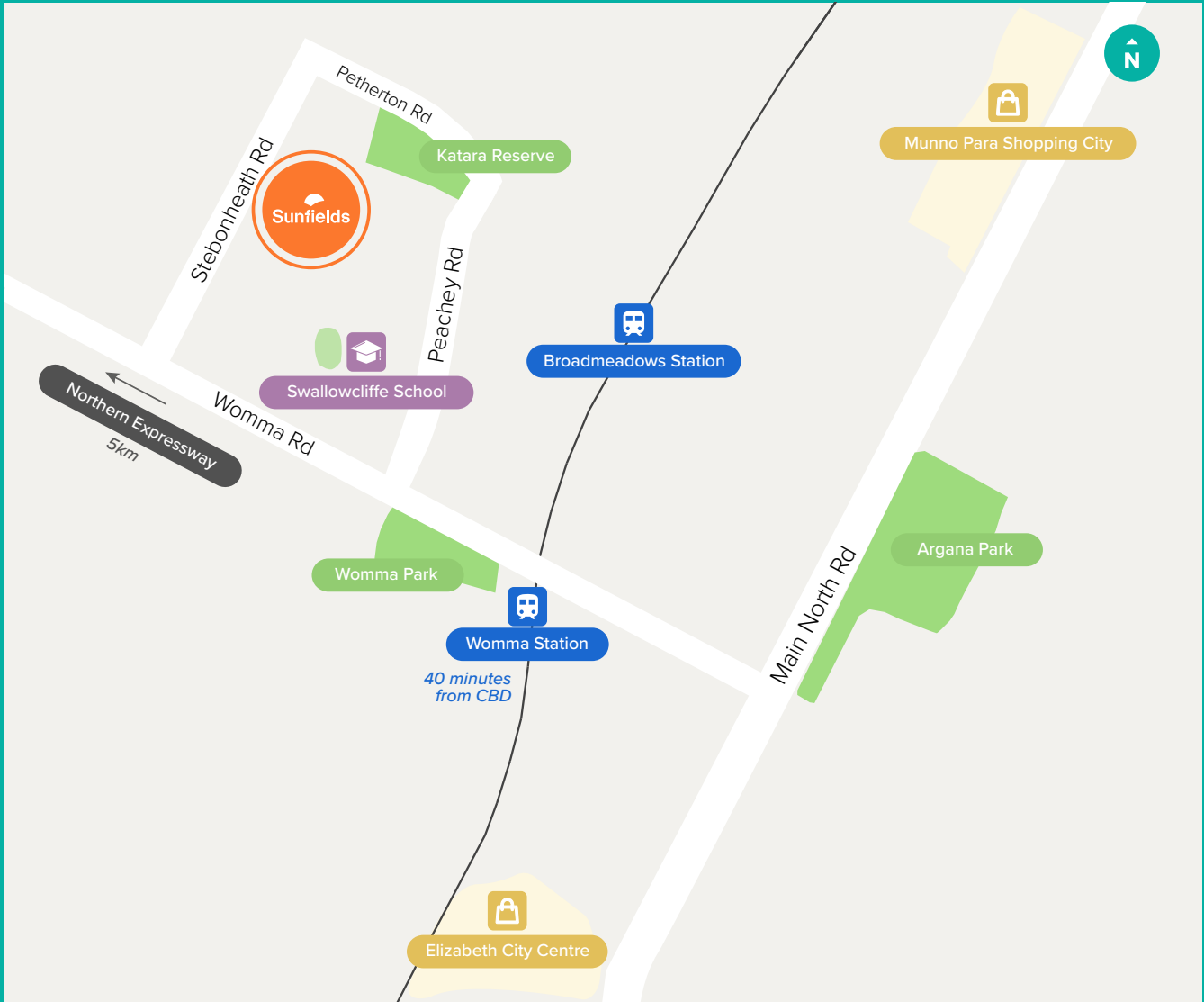
LAUNDRY

| | |
|----------------|--|
| Benchtop | Polytec Chamboard 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 Matt Black |

GENERAL

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

Sunfields



For more information visit:
sunfields.com.au

Fairmontfirst



Government
of South Australia

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