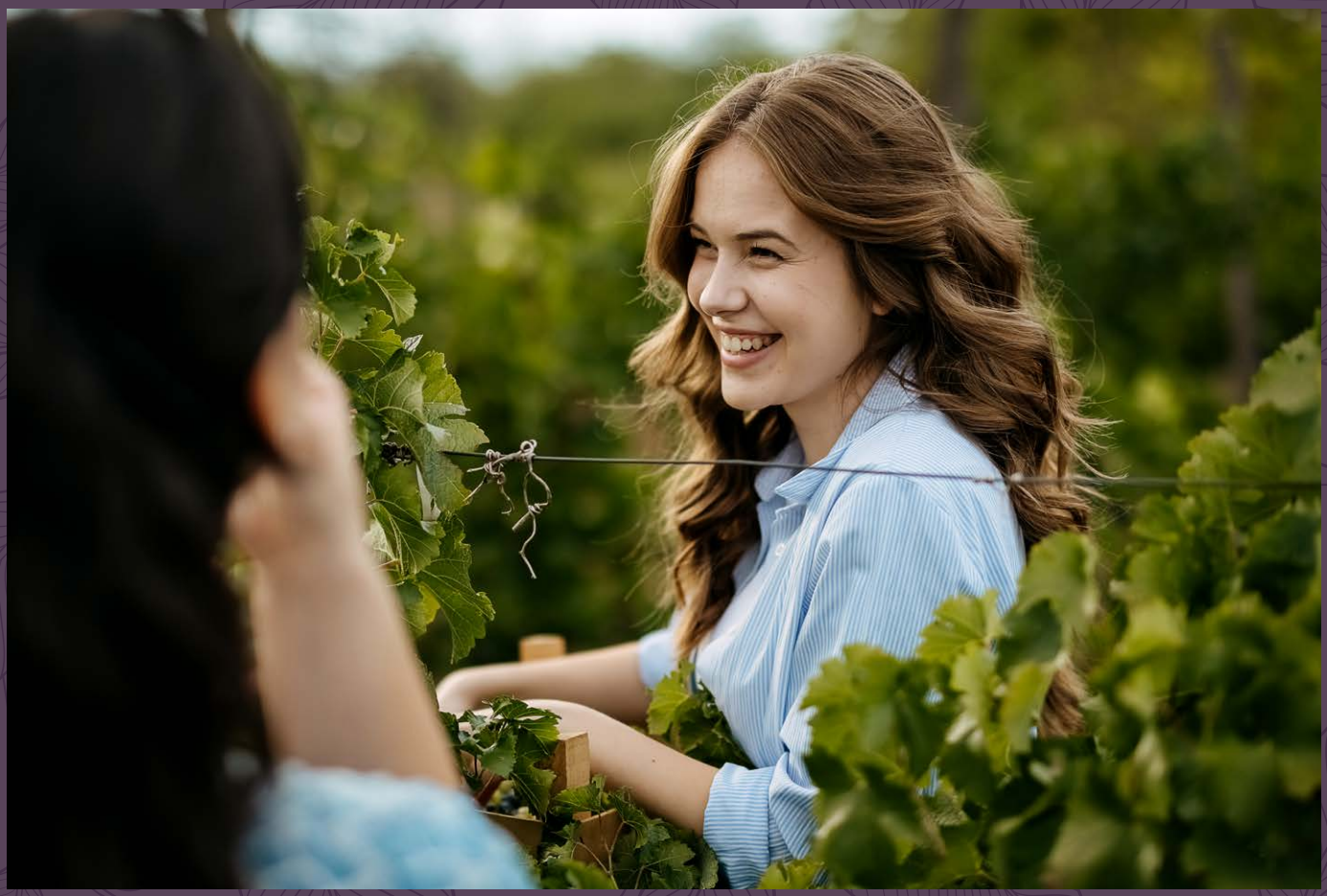
GREENWAY
terraces



Lot 325

Reggio Lane, Angle Vale

3 2 2



Perfectly Positioned Parkfront Living

Introducing the Greenway parkfronted Terrace Collection by Fairmont First, thoughtfully designed to offer an easier pathway into home ownership without compromising on quality, comfort or functionality.

Positioned alongside the Greenway Reserve within The Entrance Angle Vale, this rare and enviable collection offers a well-connected lifestyle on the park, with outdoor recreation, local dining destinations and everyday conveniences all within easy reach.

THE ENTRANCE
ANGLE VALE

Fairmont*first*





You've arrived at The Entrance

The Entrance is situated within walking distance of the Angle Vale shopping precinct and shares the lawns of Virgara Wines and the famous Sneaky's Restaurant.

Surrounded by parks, playgrounds and everyday conveniences, The Entrance is a thoughtfully designed community for relaxed family living.

This desirable part of Adelaide's north offers a fantastic, open space lifestyle that's affordable and well connected.





Greenway Terrace

$699,000*

Fixed-price and turn key home

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



GREENWAY
terraces

Fairmont*first*

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

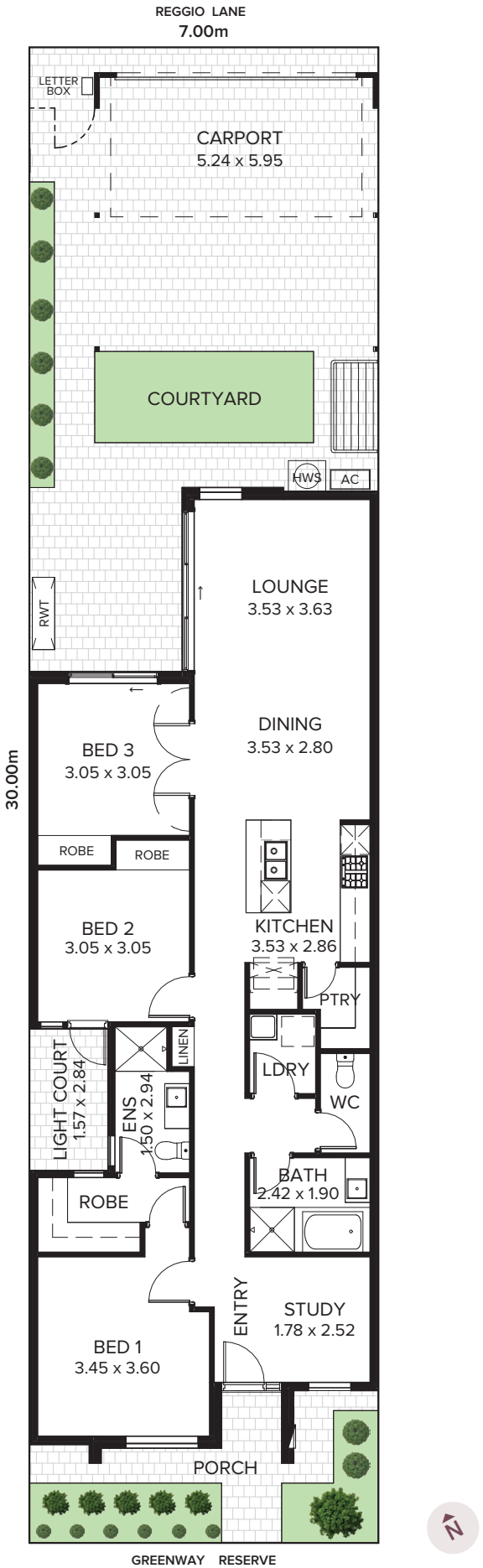
Floorplan

3 2 2

RESIDENCE	
Living	115.20m²
Porch	2.50m²
Carport	31.90m²
Total	149.60m²

LAND	
Width	7.00m
Depth	30.00m
Total	210.00m²

Talk to your consultant for more information.



GREENWAY terraces

Fairmontfirst

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

Exterior Specifications

Brick	Austral Urban One Alloy
Mortar	Natural Grey
Roof	Colorbond Basalt
Gutter	Colorbond Basalt
Fascia	Colorbond Basalt
Downpipes	75mm PVC Painted Throughout

Windows	Monument
Garage Door	Colorbond Surfmist – Madison Profile Woodgrain
Cladding	Colorbond Surfmist & Colorbond Monument
Render	Colorbond Surfmist
Eaves	First Snow



LANDSCAPING

Paving, paths & driveway	Paved porch, driveway, carport, footpaths and courtyard areas (if applicable) – Charcoal 200 x 200mm
Clothesline, letterbox & gas metre	Included
Fencing & gates	Colorbond Monument fencing
Landscaped garden	Front & rear landscaping (minimal plantings) with irrigation system
Carport	Colorbond Monument Frame (if applicable)

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

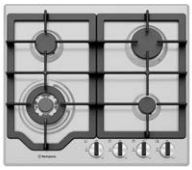
Interior Specifications

GENERAL	
Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
External doors	Madison Primed with Translucent Glass PMAD104
Other external doors	Corinthian Flush Panel
Entry hardware	Angular Trilock, Satin Chrome
Internal doors	2040mm Corinthian Painted Redicote Flush Panel doors
Internal door hardware	Tristan Passage Leverset, Tristan Privacy Leverset, Satin Chrome
Insulation	Internal Walls: R2.0, External Walls: R2.5 Thermocoustic, Ceiling: R5.0
Skirtings	67x18mm MDF Bevel Profile
Cornices	Squareset to entry, study, passage, kitchen, dining & living, cove 90mm to remainder
Window architraves	67x18mm MDF Bevel Profile
Paint system	2 coat system
Built in robes	Mirrored sliding 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, batten to Garage
Exhaust fans	Exhaust fan to Bathroom(s), Laundry & WC
NBN Provision	600 Series Hub, lockable enclosure, splitter for TV data, patch panel, Ethernet & phone hub, wiring provision for phone (x2), data point (x2), internet lead-in cable (cat 6).
Hot water service	Gas continuous flow 26 litre
Air-conditioning	Zoned ducted reverse cycle air conditioning
Garage auto panel lift door	Automated Madison Sectional Door with two remote controls

KITCHEN



Phoenix Pina
Sink Mixer



Westinghouse
600mm Gas Cooktop



Westinghouse
600mm Electric Oven



Westinghouse 600mm
Slideout Rangehood



Westinghouse
Dishwasher

Sink	Seima Leto 750 Undermount Sink, double bowl
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

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

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



Decina Modena Inset Bath 1210mm

Basin	Seima Kyra 400 Square Ceramic Basin, Inset Above Counter, incl. Waster & Overflow
Bath	Decina Modena Inset Bath 1210mm MO1210W
Tapware	Phoenix Pina Basin Mixer, Pina Wall Mixers, Pina Bath Outlet, Vivid High-Rise with 230mm Round Rose Shower, 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 Stainless Steel
Mirrors	Mirror over all vanity units (where applicable), custom length 750mm H x 4mm polished edge
Fan	Exhaust fan to bathroom

LAUNDRY

Inset sink	Seima Acero 006 Abovemount Laundry Sink, 35L
Sink mixer	Phoenix Ivy Sink Mixer, Chrome

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



Organic

Illustration above is an artist impression that is indicative or approximate only, and can be subject to change without notice.

KITCHEN	
Benchtop	20mm Lavistone Rock Sugar
Splashback	Subway White Undulated Gloss 75 x 300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards	Formica Velour Crystal White
Overhead cupboards	Formica Velour Grassland
Joinery handles	Ferrara Lip Pull White – no handles to overhead cupboards

BATHROOM	
Benchtop	34mm Formica Velour Soft Oak
Cupboard	Formica Velour Grassland
Wall tiles	Astra White Matt 300 x 300mm with Misty Grey grout
Floor tiles	Astra White Matt 300 x 300mm with Misty Grey grout
Joinery handle	Ferrara Lip Pull White

LAUNDRY	
Benchtop	34mm Formica Velour Soft Oak (Laminate)
Wall tiles	Astra White Matt 300 x 300mm with Misty Grey grout
Floor tiles	Astra White Matt 300 x 300mm with Misty Grey grout
Base cupboards (if applicable)	Formica Velour Grassland
Joinery handles	Ferrara Lip Pull White
Hallway joinery doors	Formica Velour Crystal White

GENERAL	
Internal wall paint	Wattyl Spirit Grey
Main floor	Clix 7mm Laminate Montanna Oak Light Beige
Carpet	Savanna Cottonwood

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



THE
ENTRANCE
ANGLE VALE

For more information visit:
anglevale.com.au

Fairmont First
19 FullartonRd, Kent Town SA 5067

RLA 274625. Fairmont Homes Builder's Licence No. 188013. Details correct at the time of publishing. Development plan shown is for indicative purposes only, please refer to final plans held by council. The information in this marketing brochure, including photographs, artist impressions, illustration, floorplans, site plans and measurements are indicative or approximate only, and can be subject to change without notice.