Tahlia Rise Terraces

PARAFIELD GARDENS



TAHLIA RISE



The perfect blend of convenience & community.

The Tahlia Rise Terraces offer a rare opportunity to own your dream home in the heart of Parafield Gardens. Facing a peaceful, connected reserve, this limited release is perfectly positioned within a well-established suburb filled with lifestyle convenience.

Located just 16km north of the Adelaide CBD, Parafield Gardens offers the ideal balance of urban access and suburban comfort. Enjoy easy commutes via Main North Road, Salisbury Highway, and nearby train stations on the Gawler Line.

Everything you need is close by, local shopping centres, including Hollywood Plaza and Martins Plaza, schools, parks, and sporting facilities are all within easy reach. The suburb is also home to a tight-knit community, supported by active recreation centres and green spaces like Baltimore Reserve and Reg Groth Reserve.

Families are well catered for, with a range of schools nearby, including Parafield Gardens Primary and High Schools, The Pines School, and Garden College.





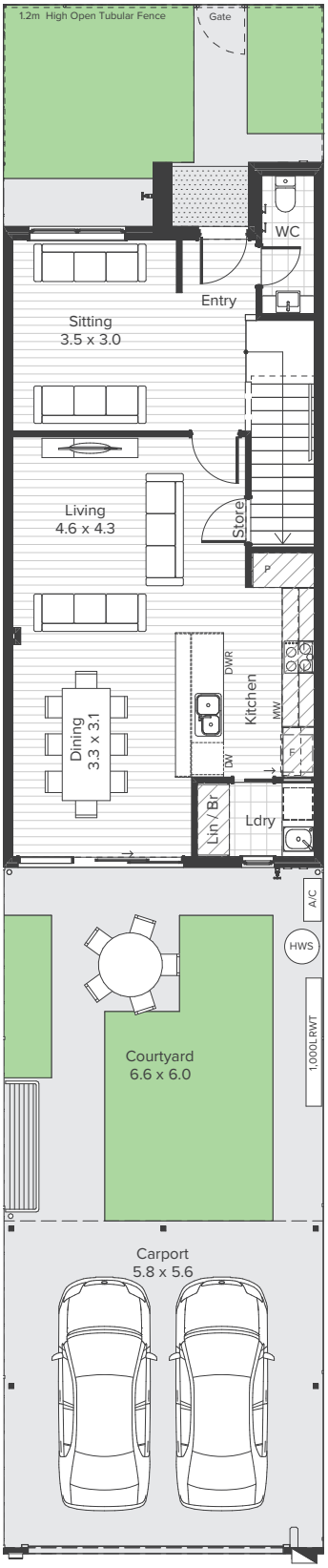


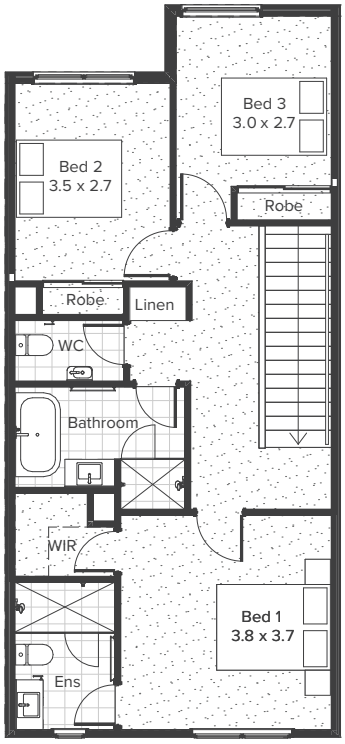
Fixed price, turn-key packages

Rob Brereton
0412 738 017
robb@fairland.com.au

- Secure your home with a $10,000 land deposit and 5% build deposit.
- Eligible purchasers may benefit from the First Home Owner Grant, Stamp Duty savings and Lenders Mortgage Insurance savings.
- Each home features three to four bedrooms, a double carport and a high standard of inclusions, including 600mm Euro appliances.
- Positioned alongside a reserve, offering a rare well connected lifestyle on the park.
- Expertly constructed by BuiltMG.
- Choice of two colour schemes crafted by expert interior designers.

*Pricing is correct at the time of printing and is subject to change without notice.
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LOT 24

PARAFIELD GARDENS

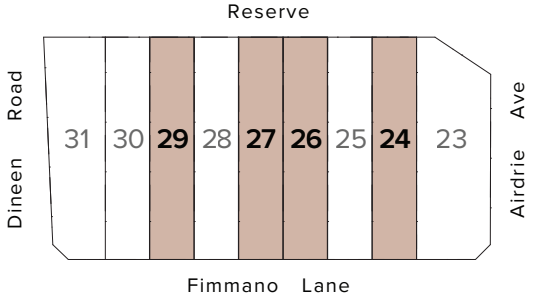
3	2.5	2	2

Residence

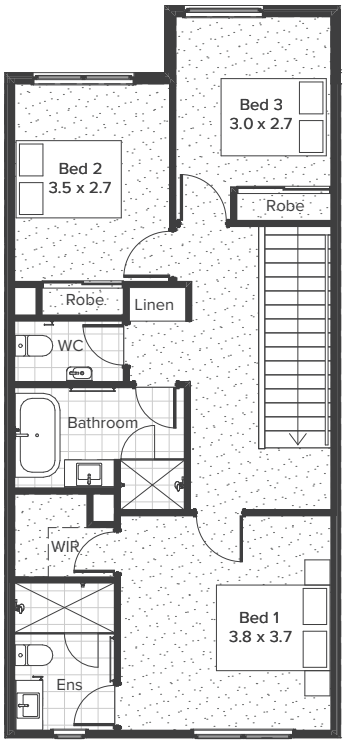
Ground Floor	73.7m²
First Floor	75.1m²
Porch	2.1m²
Carport	39.2m²
Total	**190.1m²**

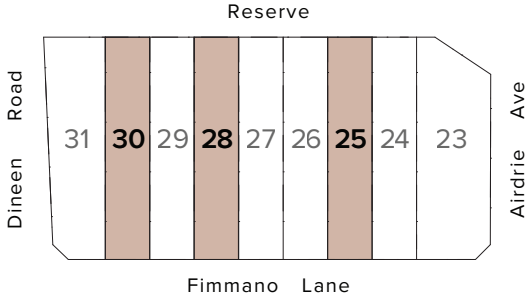
Land

Width	6m
Depth	30m
Total	**180m²**









LOT 28

PARAFIELD GARDENS

4	2.5	1	2

Residence

Ground Floor	73.6m²
First Floor	75.1m²
Porch	2.1m²
Carport	37.4m²
Total	**188.2m²**

Land

Width	6m
Depth	30m
Total	**180m²**

Inclusion Specifications

General

Front door	Flush panel SCX1 Door
Front door handle	Gainsborough 450mm G4 Series Square Pull Handle Entrance Set, Matt Black
Ceiling Height	2700mm AFFL typical UNO. Refer working drawings.
Internal Doors	2340mm honeycomb core
Internal Door Handles	Living: Choice Lianna Passage Lever Set 105LIASC, Satin Chrome Wet areas: Choice Lianna Privacy Lever Set 110LIASC, Satin Chrome
Stairs	MDF with carpet and pained timber handrail
Skirtings	Pine Bevelled 90mm
Architraves	Pine Bevelled 67mm
Paint system	Matt acrylic, 2 coat system
Built in robes	Alternate mirror/melamine doors (1 mirrored door only), single shelf with hanging rail 2400mm high, MDF bulkhead
Electrical	Smoke detectors, safety switch and telecommunication mains with Fibre Optic Conduit with draw-wire to meter box
Lighting	Downlights throughout (as per electrical plan)
NBN provision	Data cabling to the designated point and connection from street to the provisioned area
Hot water service	Rheem Ambipower 280 Heat Pump or similar
Air-conditioning	4-Bed Terrace: Reverse Cycle Ducted; 10kW inverter with 5 zones & 6 outlets 3-Bed Terrace: Reverse Cycle Ducted; 9kW inverter with 4 zones & 5 outlets
Carport door	Colorbond panel lift sectional door with 2 remotes

Kitchen

Sink	Nu-Petite 1 & 3/4 Bowl Topmount Sink NP615
Sink mixer	Vito Bertoni Kali Sink Mixer Gooseneck (Colour Scheme Light: Brushed Nickel, Dark: Matt Black)
Cooktop	Euro 600mm Induction Cooktop E60IDB
Oven	Euro 600mm Electric Oven S/S EO604SX
Rangehood	Euro 600mm Slideout Rangewood S/S ES602SS2
Dishwasher	Euro 600mm S/S ED614SX
Microwave Provision	Included

Bathroom

Basin	Seima Square Above Counter Basin SBC-017
Hand Wall Basin	Arko 485 ceramic basin - White Gloss
Basin Mixer	Vito Bertoni Kali Fixed Basin Mixer 49100LF (Colour Scheme Light: Brushed Nickel, Dark: Matt Black)
Toilet suite	Arko Wall Faced Toilet Suite
Bath	Decina Novara NO1480W With Overflow
Bath Mixer & Spout	KALI Wall Basin/Bath Mixer Set Backplate 220mm Lead Free (Colour Scheme Light: Brushed Nickel, Dark: Matt Black)
Shower Rose & Rail	FRESCO Rail Shower HS375 & Alder MAXX Wall Mixer (Colour Scheme Light: Brushed Nickel, Dark: Matt Black)
Accessories	Wish Single Towel Rail 800mm & Wish Toilet Roll Holder (Colour Scheme Light: Brushed Nickel, Dark: Matt Black)
Shower screen	Semi Frameless
Floor grate	Square Grate 80mm Stainless Steel
Mirrors	Mirror Full Width of Vanity 750mm H x 4mm polished edge, over all vanity units (where applicable)
Fan	Exhaust fan to ensuite and bathroom

Laundry

Laundry sink	Acero 006 Stainless Steel 35 litre
Sink mixer	Alder Milano Sink Mixer 84190





Light Scheme

Kitchen

Benchtop	Wilsonart Marmo Bianco Soft Silk Finish ABS Edge Strip (laminate)
Splashback	Standard white subway tiles
Upper Joinery Doors	Laminex Formica Autumn Oak (laminate)
Lower Joinery Doors	Laminex Formica Gentle Beige (laminate)
Joinery handles	Half-Round D Handle Brushed Nickel - no handles to overhead cupboards
Kitchen Island Ends	Laminex Formica Gentle Beige (laminate)
Kitchen Island Lower	Laminex Formica Autumn Oak (laminate)

Bathroom

Benchtop	Wilsonart Marmo Bianco Soft Silk Finish ABS Edge Strip (laminate)
Joinery	Laminex Formica Autumn Oak (laminate)
Floor tiles	Italia Ceramics Kashmire 300 x 300mm
Wall tiles (to shower only, 2m tall)	Italia Ceramics Kashmire 300 x 600mm
Joinery handle	Half-Round D Handle Brushed Nickel

Laundry

Floor tiles	Italia Ceramics Kashmire 300 x 300mm
Wall tiles (AFFL behind toilet only, 1.2m tall)	Italia Ceramics Kashmire 300 x 600mm

General

Internal wall paint	Wattyl Ultra Interior Premium Matt Acrylic, Feather Dawn - 3 coat
Main floor (ground floor)	Clix Laminate Plus, Toasted Almond Oak
Carpet (bedrooms, upper living, stairs, WIR)	Savanna Rivergum

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Dark Scheme

Kitchen

Benchtop	Wilsonart Manhatten Grey Concrete Finish ABS Edge Strip (laminate)
Splashback	Standard white subway tiles
Upper Joinery Doors	Laminex Formica Idyllic (laminate)
Lower Joinery Doors	Laminex Formica Mist Grey (laminate)
Joinery handles	Half-Round D Handle Matt Black - no handles to overhead cupboards
Kitchen Island Ends	Laminex Formica Mist Grey (laminate)
Kitchen Island Lower	Laminex Formica Idyllic (laminate)

Bathroom

Benchtop	Wilsonart Manhatten Grey Concrete Finish ABS Edge Strip (laminate)
Joinery	Laminex Formica Idyllic (laminate)
Floor tiles	Italia Ceramics Nexus Antracite 300 x 300mm
Wall tiles (to shower only, 2m tall)	Italia Ceramics Nexus Antracite 300 x 600mm
Joinery handle	Half-Round D Handle Matt Black

Laundry

Floor tiles	Italia Ceramics Nexus Antracite 300 x 300mm
Wall tiles (AFFL behind toilet only, 1.2m tall)	Italia Ceramics Nexus Antracite 300 x 600mm

General

Internal wall paint	Wattyl Ultra Interior Premium Matt Acrylic, Feather Dawn - 3 coat
Main floor (ground floor)	Clix Laminate Plus, Honey Oak
Carpet (bedrooms, upper living, stairs, WIR)	Savanna Applebush

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Lots 23 – 26 are shown for reference.

Exterior Specifications

Facade Specifications

Face Brick 1	Red Strecher Bond
Face Brick 2	Mottled Charcoal
Rendered AAC 1	Off White
Rendered ACC 2	Shale Grey
Painted FCS (Stria)	Surfmist
Painted FCS (Axon)	Shale Grey
Cappings (on brick)	Colorbond Monument

Cappings (ACC)	Colorbond Surfmist
Window frames	Monument
Carport door	Colorbond Surfmist / Monument
Carport cladding	Colorbond Surfmist / Shale Grey
Roof	Colorbond Surfmist
Carport roof	Colorbond Monument

Landscaping

Fencing	Good Neighbour 1800mm high, Colorbond
Front fence	Black Tubular Fencing Approx 1200mm High
Letterbox	Sandleford Black Napoli Wall Mount Letterbox With Silver Numbers
Clothesline	Included
Landscaping	Basic planting schedule (grass + sparse low-level plantings + tree) and tap-timer irrigation
Rainwater Tank	TSL200 Bushmans 1000L Slimline RWT

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Terrace Confirmation

Interior Selection



☐ Light Scheme



☐ Dark Scheme

Lot Package Price _____ **Lot Number** _____

Name _____

Email _____ **Phone** _____

Signature _____ **Date** _____