



Everleigh

MUNNO PARA



Eucalypt release



Fairmont
PROJECTS



Position perfect.

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

Everleigh has been designed to create a desirable balance of quality new homes and open spaces, with many homes positioned facing a central reserve.

Located within the established suburb of Munno Para, this development is an ideal place to suit many lifestyles and family dynamics.

The Munno Para Railway Station is a 700m walk from Everleigh. Located on the Gawler line, it is a 20 minute train ride to Adelaide station.

The neighbouring 'Munno Para Primary School' is walking distance and supports approximately 340 students across 18+ classes.

With easy access to the northern expressway only being minutes from Everleigh (5kms down the road) and only a 40 minute commute to the Adelaide CBD. Travelling to and from work has never been easier.

Munno Para Shopping Centre and Elizabeth City Centre are just minutes away, as well as a variety of local specialist shops.





Fixed price house and land.

At Everleigh you have the opportunity to secure an affordable, fixed price house and land package within the growing northern suburb of Munno Para.

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

You have the choice of up to three different facades, specific to your desired allotment and the option to choose from three carefully curated interior colour schemes; latte, maple & iron.

All this choice is provided as a fixed price turn-key solution, meaning that buying has never been easier.

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

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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 Everleigh 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.

We have partnered with HomeStart to provide unique finance opportunities. Please get in touch to find out more.

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.

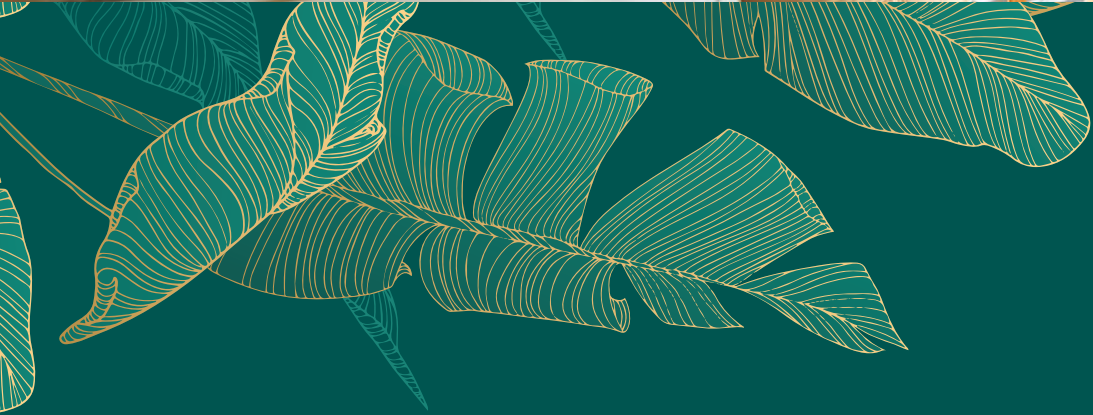
Rob Brereton will provide this document to you if you are first in line to purchase the property.



Siteplan



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



Floorplans

Everleigh at Munno Para features three floorplans to select from.

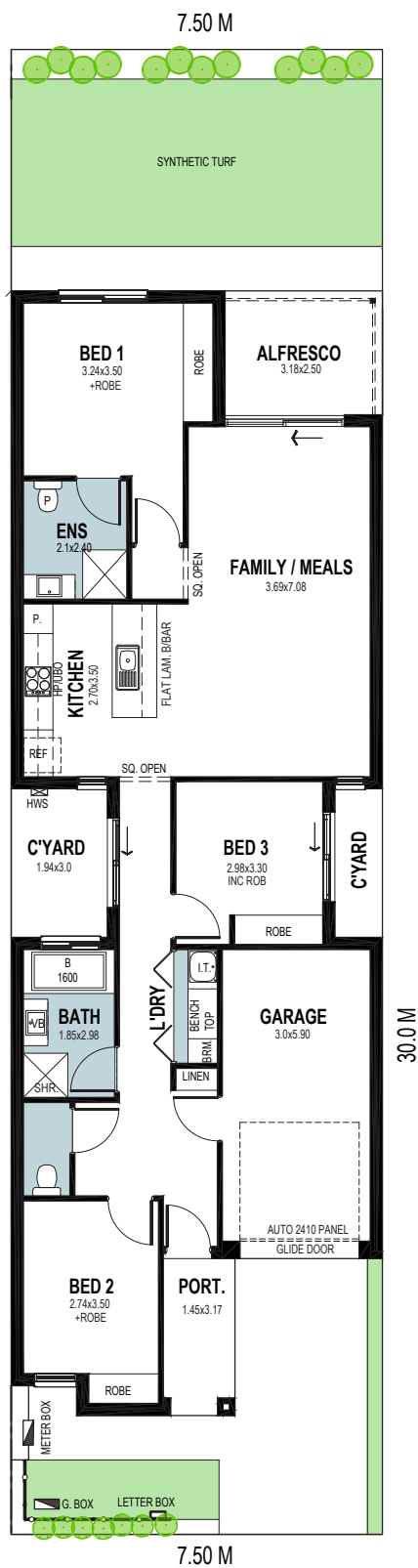
Choose your desired allotment based on its location within the release.

Compact but striking, the Aria features a stylish facade, perfectly balanced with a mix of contrasting materials.

Aria A

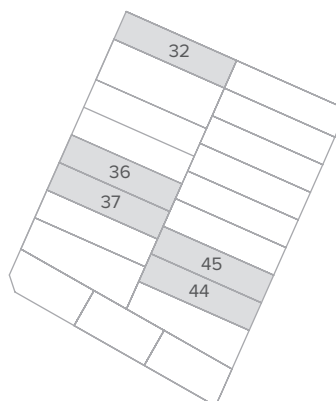
LOT 32, 36, 37, 44, 45

3 2 1



Living	118.45m ²
Portico	4.54m ²
Alfresco	7.95m ²
Garage	20.50m ²
Total	151.45m²

Width	7.50m
Depth	22.72m
Lot size	7.5 x 30m

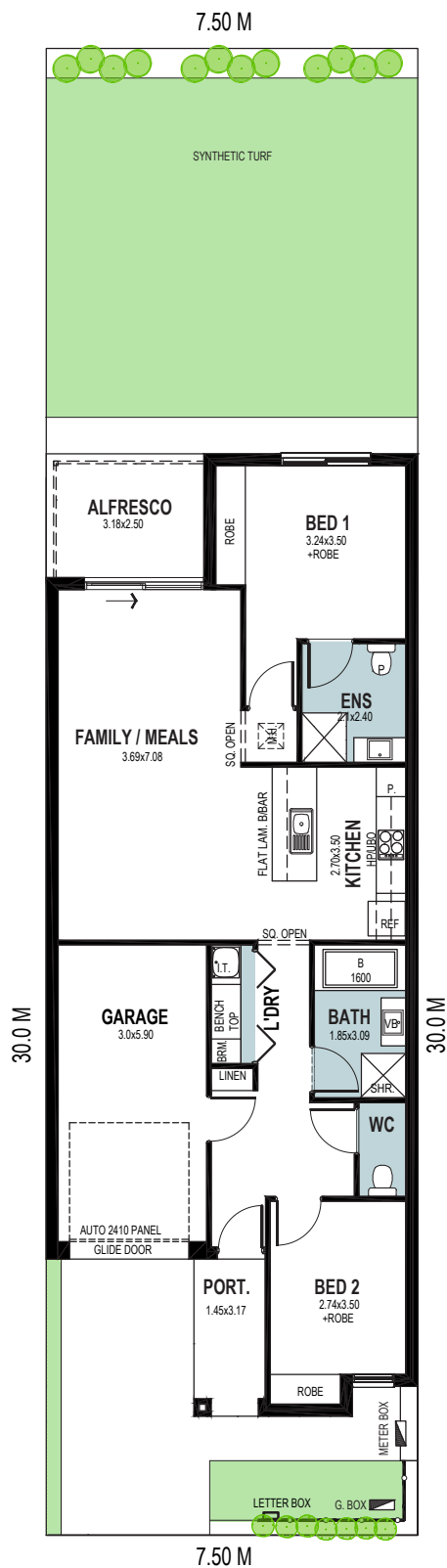


Compact but striking, the Aria features a stylish facade, perfectly balanced with a mix of contrasting materials.

Aria C

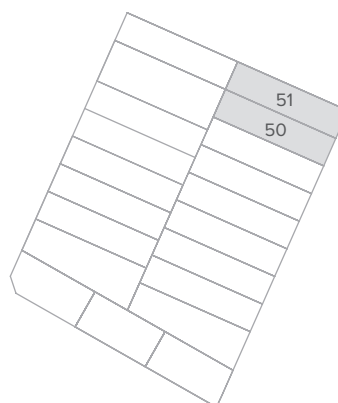
LOT 50, 51

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Living	102.4m ²
Portico	4.54m ²
Alfresco	7.95m ²
Garage	20.50m ²
Total	135.4m²

Width	7.50m
Depth	19.42m
Lot size	7.5 x 30m



The edgy, clean, lines of the Demi promises to provide impressive street appeal.

Demi

LOT 43,48,49

3 2 1

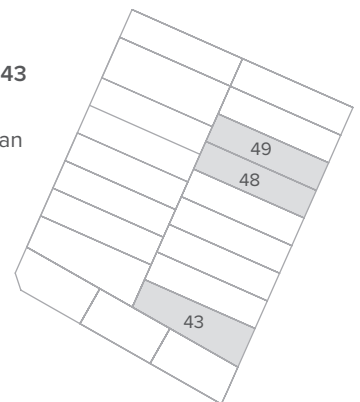


Living	118.45m ²
Portico	4.54m ²
Alfresco	7.95m ²
Garage	20.50m ²
Total	151.45m²

Width 7.50m
 Depth 22.92m
 Lot size 7.5 x 30m

PLEASE NOTE: LOT 43

House and land size differ slightly from plan shown. Refer to website for details.

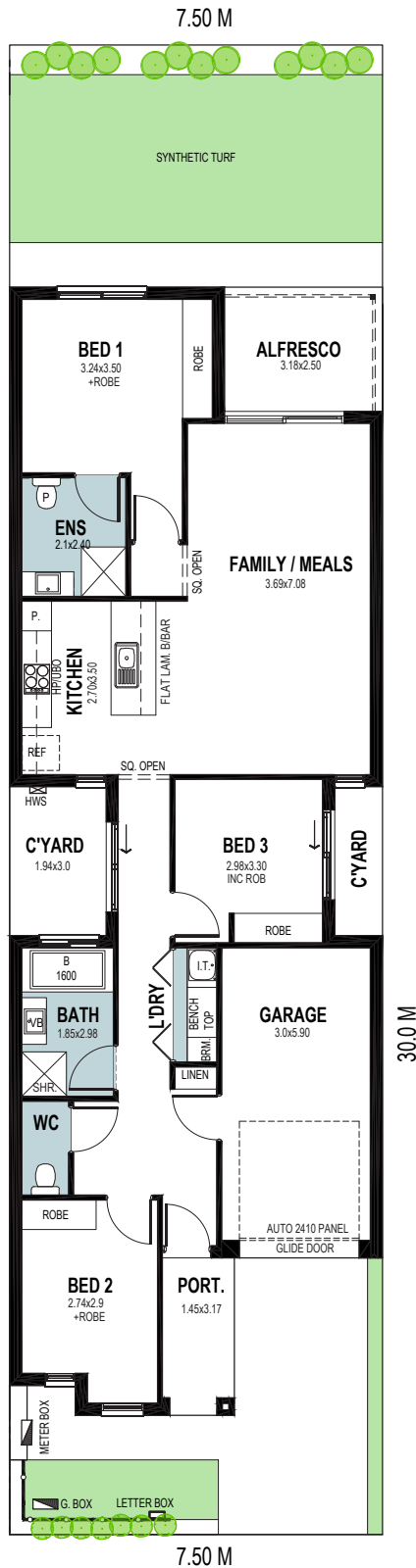


The Zuri boasts a contemporary but classic facade that evokes a sense of timeless elegance.

Zuri

LOT 34, 35, 38, 39, 46, 47

3 2 1

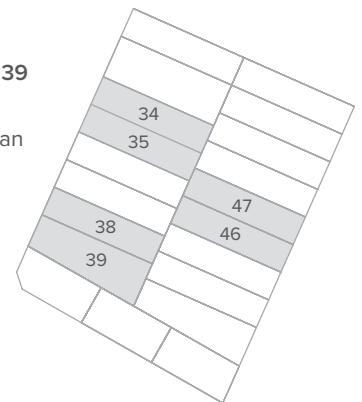


Living	118.45m ²
Portico	4.54m ²
Alfresco	7.95m ²
Garage	20.50m ²
Total	151.45m²

Width	7.50m
Depth	22.72m
Lot size	7.5 x 30m

PLEASE NOTE: LOT 39

House and land size differ slightly from plan shown. Refer to website for details.

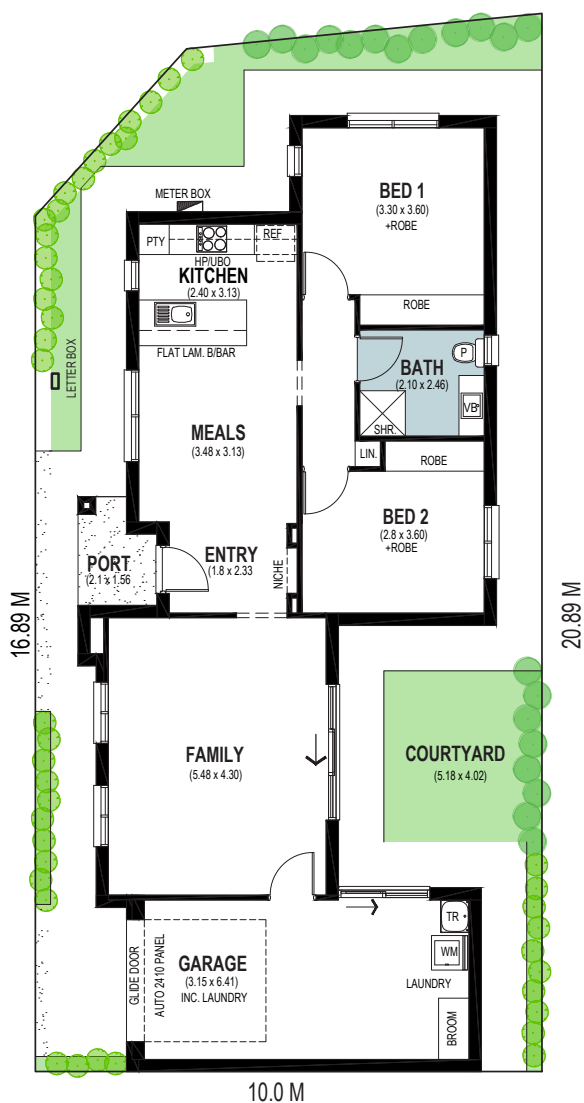


The Maya provides an option for those who prefer a wider frontage, and includes a floorplan carefully crafted to maximise space.

Maya

LOT 40, 41, 42

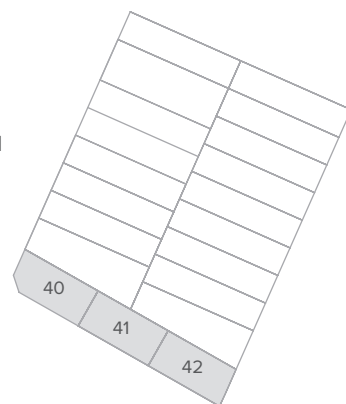
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Living	92.89m ²
Portico	3.26m ²
Garage	24.69m ²
Total	120.84m²
Width	18.8m
Depth	7.9m

**PLEASE NOTE:
LOT 40, 41 & 42**

Each house and land size differ slightly. Refer to website for details.

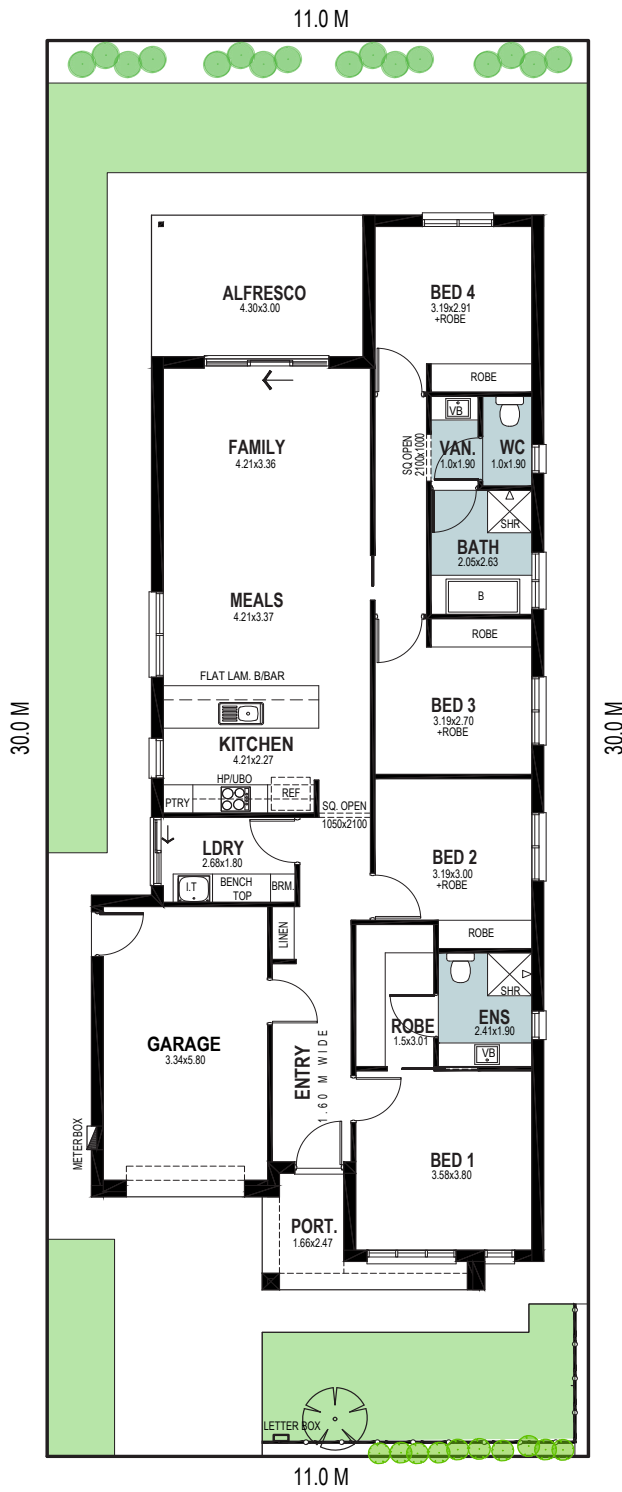


The Lelia provides an option for those who are looking for a larger 4 bedroom home.

Lelia

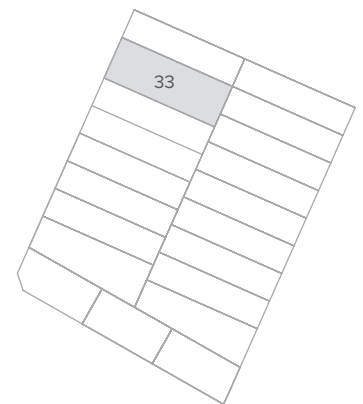
LOT 33

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Living	143.10m ²
Portico	5.64m ²
Alfresco	12.90m ²
Garage	22.48m ²
Total	184.12m²

Width	9.19m
Depth	22.77m





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

Energy Rating	7 Star included
Silver Standard Package	Included
Solar Panels	3.32KW
Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
Entrance doors	Corinthian Flush Panel
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 w/light to bedrooms.
Garage door	Automated panel lift door with two remote controls

EXTERNAL

ARIA

DEMI

ZURI

MAYA

Bricks (front & rear)	Alloy	Discover	Wolf	Lot 40 as per Aria
Mortar	Natural Grey	Natural Grey	Natural Grey	
Aluminum Slats	Light Oak	N/A	Merbau	Lot 41 as per Demi Aluminum slats apply (Merbau) Cladding does not apply.
Cladding Axon	Cloudy Sky	Cotton grey	N/A	
Render	Colorbond Monument	Basalt (Cotton Grey for lot 41)	Colorbond Surfmist	Lot 42 as per Zuri
Roof	Colorbond Monument	Colorbond Basalt	Colorbond Night Sky	
Gutter	Colorbond Night Sky	Colorbond Night Sky	Colorbond Night Sky	
Fascia	Colorbond Night Sky	Colorbond Night Sky	Colorbond Night Sky	
Garage door	Colorbond Night Sky	Colorbond Night Sky	Colorbond Night Sky	
Garage door profile	Madison	Tuscan	Tuscan	
Entrance door (incl door frame)	Cloudy Sky	Watty! Cotton Grey	Colorbond Surfmist	
Windows	Black	Black	Black	

LANDSCAPING

Paving	To driveway, perimeter, alfresco + courtyard (where applicable)
Fencing & gates	Good neighbour fencing + plinth. Monument Colorbond
Soft Landscaping	Artificial grass to rear/Minimal front plantings, 1 tree to front, Clothes line, letterbox
Stormwater	90mm PVC – connection to street/easement
Bin Bays	Bin bay with slat fencing to front
Rain Water Tank	1,000L Tank

latte



Phoenix Pina
Sink Mixer*



Westinghouse
600mm Gas Cooktop



Westinghouse
600mm Electric Oven



Westinghouse 600mm
Slideout Rangehood

KITCHEN

1. Benchtop	Wilsonart Arcadia Textured Gloss
2. Splashback	Subway Grey Undulated Gloss 75x300, horizontal stack bond with Misty Grey grout
3. Lower cupboards, pantry, fridge provision	Laminex White Natural Finish
4. Overhead cupboards	Formica Mocha Firwood Grain Finish
Joinery handle	Satin Chrome - no handles to overhead cupboards
Sink	Acero 800 Single Bowl Abovemount Sink
Sink mixer	Pina Sink Mixer 200mm Gooseneck Chrome
Cooktop	Westinghouse 600mm Gas Cooktop
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	Westinghouse 600mm Slideout Rangehood
Dishwasher and microwave	Provisions only



Semi frameless shower screen



Phoenix Arlo Basin Mixer



Ivy Shower Arm & Rose



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



Seima Kyra 017 Square Basin

BATHROOMS

5. Benchtop	Wilsonart Arcadia Textured Gloss
6. Cupboard	Formica Mocha Firwood Grain Finish
Joinery handle	Satin Chrome
7. Floor tiles	Pavement Mist Matt 300x300 with Magellan Grey grout
8. Wall tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Wall Tile height	2000mm to walls, skirt tile only to WC where applicable
Basin	Kyra 017 Ceramic Basin Square
Bath	Tondo 1525 Inset Bath (excluding lots 40-42)
Tapware	Phoenix Arlo Basin Mixer, Ivy Wall Mixers, Ivy Bath Outlet (excluding lots 40-42), Ivy Shower Arm & Rose, Chrome
Accessories	Radii 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

LAUNDRY

Benchtop	Wilsonart Arcadia Textured Gloss
Cupboards	Formica Mocha Firwood Grain Finish
Laundry bi-fold doors	Formica Baikal Velour Finish (excluding lots 40-42)
Joinery handle	Satin Chrome
Floor tiles/skirting	Pavement Mist Matt 300x300 with Magellan Grey grout (N/A lots 40-42)
Wall tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Wall Tile height	600mm splashback above bench, skirt tile only to remainder
Laundry sink	Acero 007 45Ltr Laundry Sink / (Tilos 600 Laundry unit 45L to lots 40-42)
Sink mixer	Ivy MK11 Sink Mixer Chrome

GENERAL

9. Internal wall paint	Wattyl Comet Dust
10. Main floor laminate	Clix 7mm Laminate Old Oak Grey Brushed
11. Carpet to bedrooms/robes	Summit Point Townsend
Vinyl sliding door robes	Porcelain with matt silver frame

maple



Phoenix Pina Sink Mixer*



Westinghouse 600mm Gas Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood

KITCHEN

1. Benchtop	Polytec Aspen Stone Matt
2. Splashback	Subway White Undulated Gloss 75x300, horizontal stack bond with Misty Grey grout
3. Lower cupboards, pantry, fridge provision	Polytec Classic White Matt
4. Overhead cupboards	Laminex Pearl Grey Natural Finish
Joinery handle	Satin Chrome - no handles to overhead cupboards
Sink	Acero 800 Single Bowl Abovemount Sink
Sink mixer	Pina Sink Mixer 200mm Gooseneck Chrome
Cooktop	Westinghouse 600mm Gas Cooktop
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	Westinghouse 600mm Slideout Rangehood
Dishwasher and microwave	Provisions only



Semi frameless shower screen



Phoenix Arlo Basin Mixer



Ivy Shower Arm & Rose



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



Seima Kyra 017 Square Basin

BATHROOMS

5. Benchtop	Polytec Aspen Stone Matt
6. Cupboard	Polytec Classic White Matt
Joinery handle	Satin Chrome
7. Floor tiles	Suburban Project White Matt 300x300 with Mudberry grout
8. Wall tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Wall tile height	2000mm to walls, skirt tile only to WC where applicable
Basin	Kyra 017 Ceramic Basin Square
Bath	Tondo 1525 Inset Bath (excluding lots 40-42)
Tapware	Phoenix Arlo Basin Mixer, Ivy Wall Mixers, Ivy Bath Outlet (excluding lots 40-42), Ivy Shower Arm & Rose, Chrome
Accessories	Radii 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

LAUNDRY

Benchtop	Polytec Aspen Stone Matt
Cupboards	Polytec Classic White Matt
Laundry bi-fold doors	Polytec Classic White Matt (excluding lots 40-42)
Joinery handle	Satin Chrome
Floor tiles/skirting	Suburban Project White Matt 300x300 with Mudberry grout (N/A lots 40-42)
Wall tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Wall tile height	600mm splashback above bench, skirt tile only to remainder
Laundry sink	Acero 007 45Ltr Laundry Sink / (Tilos 600 Laundry unit 45L to lots 40-42)
Sink mixer	Ivy MK11 Sink Mixer Chrome

GENERAL

9. Internal wall paint	Wattyl First Snow
10. Main floor laminate	Clix 7mm Laminate Montana Oak Light Beige
11. Carpet to bedrooms/robes	Summit Point Feathertop
Vinyl sliding door robes	Porcelain with matt silver frame

iron



Phoenix Pina Sink Mixer*



Westinghouse 600mm Gas Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood

KITCHEN

1. Benchtop	Polytec Chambord Matt
2. Splashback	Subway White Satin 75x300, horizontal stack bond with Magellan Grey grout
3. Lower cupboards, pantry, fridge provision	Polytec Classic White Matt
4. Overhead cupboards	Polytec Cavia Lini Matt vertical grain
Joinery handle	Satin Chrome - no handles to overhead cupboards
Sink	Acero 800 Single Bowl Abovemount Sink
Sink mixer	Pina Sink Mixer 200mm Gooseneck Chrome
Cooktop	Westinghouse 600mm Gas Cooktop
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	Westinghouse 600mm Slideout Rangehood
Dishwasher and microwave	Provisions only



Semi frameless shower screen



Phoenix Arlo Basin Mixer



Ivy Shower Arm & Rose



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



Seima Kyra 017 Square Basin

BATHROOMS

5. Benchtop	Polytec Chambord Matt
6. Cupboard	Polytec Cavia Lini Matt vertical grain
Joinery handle	Satin Chrome
7. Floor tiles	Stoneage Grey Matt 300x300 with Slate Grey grout
8. Wall tiles	Plain White Matt 300x400, horizontal stack bond with ultra white grout
Wall tile height	2000mm to walls, skirt tile only to WC where applicable
Basin	Kyra 017 Ceramic Basin Square
Bath	Tondo 1525 Inset Bath (excluding lots 40-42)
Tapware	Phoenix Arlo Basin Mixer, Ivy Wall Mixers, Ivy Bath Outlet (excluding lots 40-42), Ivy Shower Arm & Rose, Chrome
Accessories	Radii 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

LAUNDRY

Benchtop	Polytec Chambord Matt
Cupboards	Polytec Cavia Lini Matt vertical grain
Laundry bi-fold doors	Laminex White Natural Finish (excluding lots 40-42)
Joinery handle	Satin Chrome
Floor tiles/skirting	Stoneage Grey Matt 300x300 with Slate Grey grout (N/A lots 40-42)
Wall tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Wall tile height	600mm splashback above bench, skirt tile only to remainder
Laundry sink	Acero 007 45Ltr Laundry Sink/ (Tilos 600 Laundry unit 45L to lots 40-42)
Sink mixer	Ivy MK11 Sink Mixer Chrome

GENERAL

9. Internal wall paint	Wattyl Cotton Grey
10. Main floor laminate	Clix 7mm Oak Dark Grey Brushed
11. Carpet to bedrooms/robes	Summit Point Hotham
Vinyl sliding door robes	Parchment with matt silver frame

Everleigh

MUNNO PARA



For more information:
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Fairmont
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