

Orchid



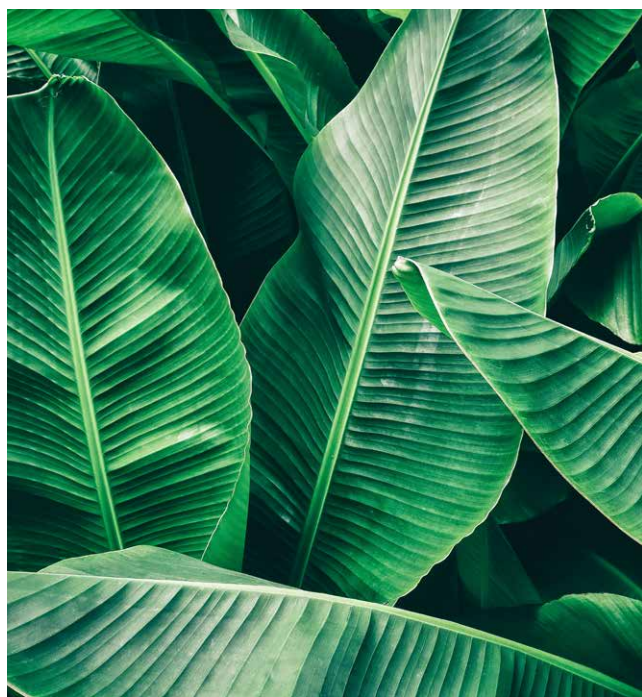
PARKSIDE
TERRACES



Fairland

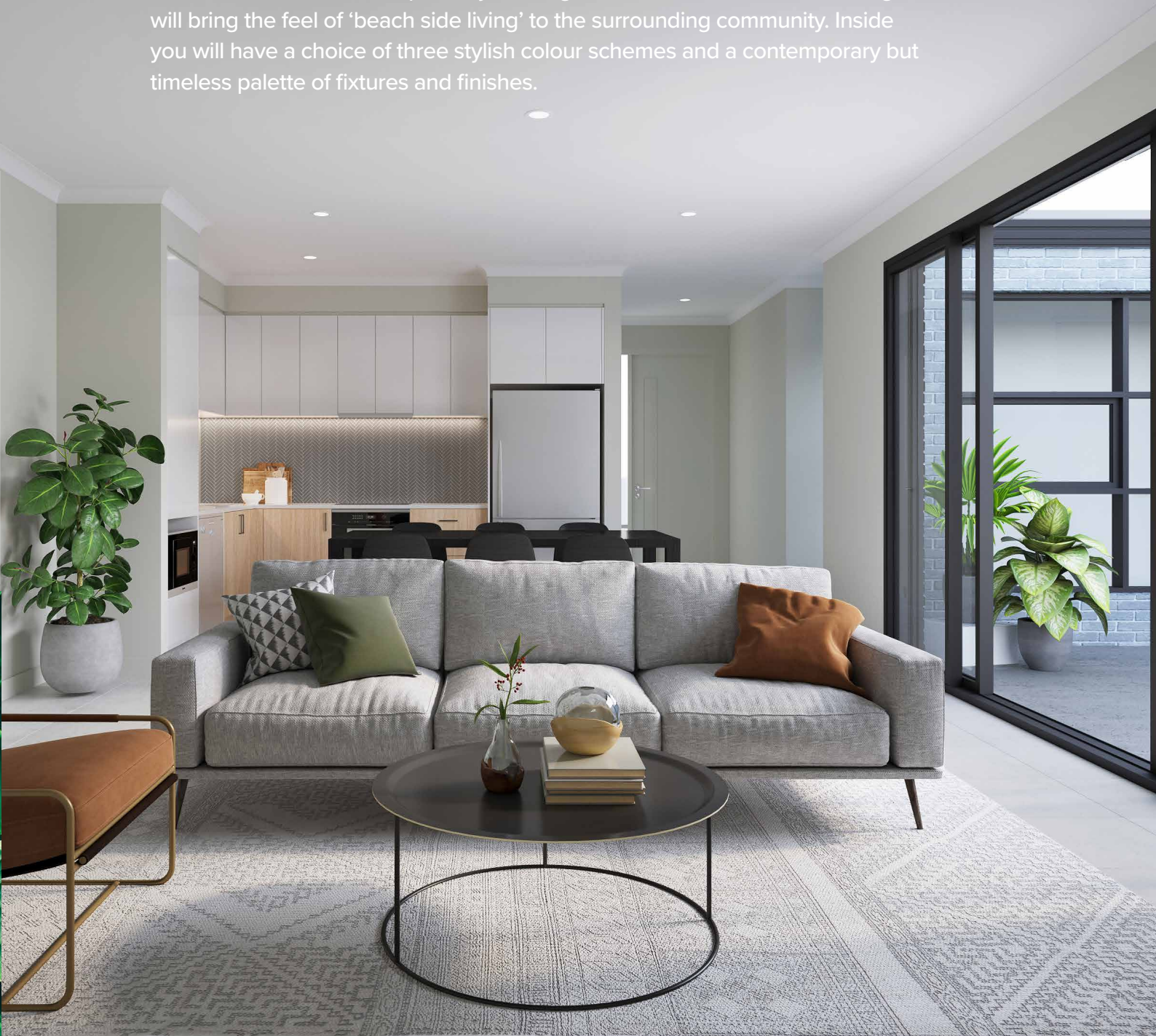


PARKSIDE
TERRACES



Stylish terrace living with park views.

The Parkside Terraces at Vista is comprised of twenty-nine architecturally designed homes in four diverse stunning designs - Orchid, Banksia, Bluegum & Sheoak. Perfectly situated across from a park and a short 5 minute drive to the beach. All homes are thoughtfully designed, functional and constructed to maximise space and natural light. The Parkside Terraces feature a dynamic and modern exterior, that is inspired by the Brighton Beach Huts. The bold design will bring the feel of 'beach side living' to the surrounding community. Inside you will have a choice of three stylish colour schemes and a contemporary but timeless palette of fixtures and finishes.





Position perfect.

The Parkside Terraces are located within Vista, Seaford Heights and offer you the chance to secure a home in a thriving new community, just minutes from Adelaide's beautiful south coast.

The development has been master-planned to create a desirable balance of quality new homes and wide-open spaces. You will love your healthy lifestyle here; enjoy walks at the beach, green parks, playgrounds and plenty of bike paths.

Vista has an established town centre that has fast become the hub of a community that you will be proud to belong to. It is the ideal place to raise a family. The town centre is home to an Aldi supermarket, a gym, a

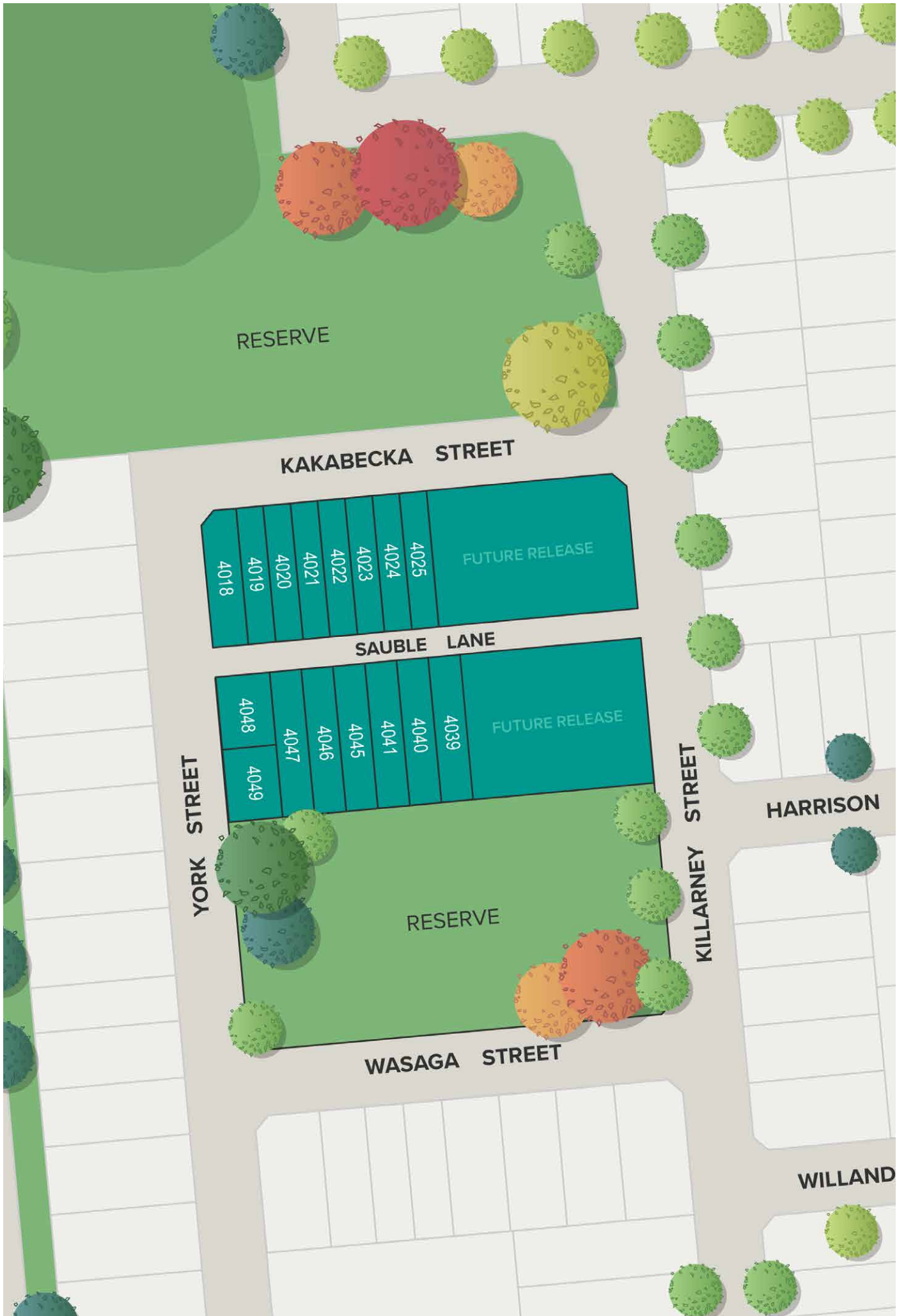
childcare centre, a medical clinic and much more.

You will be close to a great choice of schools and amenities. Bus and train links can be found in nearby Seaford Centre, and with easy access to the Southern Expressway, it doesn't take long to get to the city.

McLaren Vale, one of South Australia's premier wine regions, is just down the road. Picture your weekends filled with lazy lunches, enjoyed over the best local produce and surrounded by beautiful scenery.

Vista at Seaford Heights is a great location for a fresh start, whatever stage of life you're at.





RESERVE

KAKABECKA STREET

4018	4019	4020	4021	4022	4023	4024	4025	FUTURE RELEASE
SAUBLE LANE								

4039	4040	4041	4045	4046	4047	4048	4049	FUTURE RELEASE
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YORK STREET

RESERVE

WASAGA STREET

KILLARNEY STREET

HARRISON

WILLAND

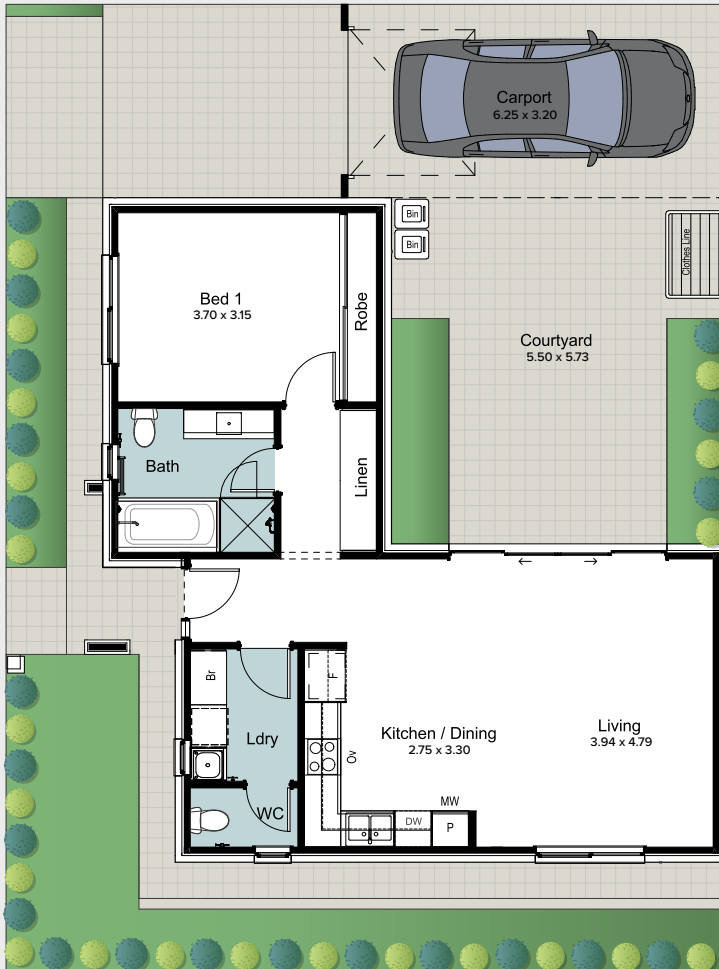
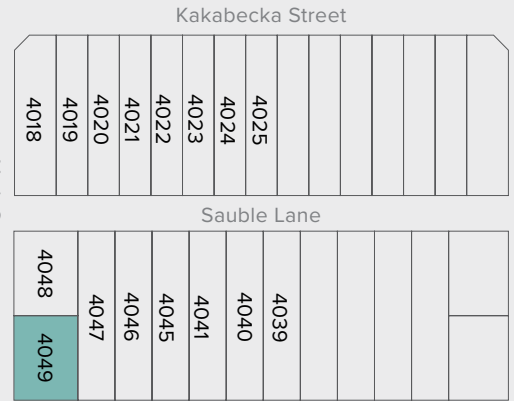


Lot 4049

YORK STREET

Living	75.70m ²
Porch	2.50m ²
Courtyard	31.50m ²
Carport	20.30m ²
Total Residence	130.00m²

Land area 190.10m





Colour selection: Oak

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

Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
External doors	Corinthian Urban PURB 101
Other external doors	Corinthian Flush Panel
External hardware	Oblong Pull Handle Entrance Set 450mm - Stainless Steel or Matte Black* Aurora Entrance Lever Lockset, Single Cylinder Deadbolt - Brushed Satin Chrome or Matte Black*
Internal doors	Corinthian Painted Redicote Flush Panel doors
Internal door hardware	Aurora Passage Leverset, Aurora Privacy Leverset - Brushed Satin Chrome or Matte Black*
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	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, LED strip lighting to underside of kitchen overhead cabinetry
Exhaust fans	3 in 1 heat lamp/exhaust fan/light to bathrooms. Exhaust fan only to WC (where there is no opening window)
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 Madison Sectional Door with two remote controls

EXTERNAL

LOT 4049

Bricks (front & rear)	Austral Icon
Bricks (feature colour)	Austral Deepening Green
Bricks (remainder)	Austral Alloy
Mortar	Brighton Lite White Sand
FCS Axon cladding (where applicable)	Colorbond Surfmist
Weatherboard cladding	Colorbond Surfmist
Render	Colorbond Surfmist
Roof (incl. roof ventilator)	Colorbond Monument
Gutter	Colorbond Monument
Fascia	Colorbond Monument
Carport door	Colorbond Monument
Entrance door	Colorbond Basalt
Windows	Colorbond Monument

LANDSCAPING

Paving, paths & driveway	Paved driveway, carport, footpaths and courtyard areas – Charcoal 200x200mm
Clothesline & letterbox	Standard
Fencing & gates	Colorbond Teatree fencing
Landscaped garden	Front & rear landscaping (minimal plantings) with irrigation system

*Purchaser has a choice of either Chrome or Matte Black tapware/accessories/handles. Purchaser may not choose finishes of individual items, must be either all Chrome or all Matte Black. Only applicable to marked items.

ore



Phoenix Arlo Sink Mixer*



Westinghouse 600mm Gas Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood



Westinghouse Dishwasher

KITCHEN

1. Benchtop	Stone Ambassador Mero 20mm thick
2. Splashback	Grey Matt Herringbone Mosaic with Magellan Grey grout
3. Lower cupboards	Wilsonart Atlanta Cherry Xtreme Matt
4. Overhead & pantry cupboards	Wilsonart Frosty White Xtreme Matt
Joinery handle	Satin Chrome or Matte Black* - no handles to overhead cupboards
Sink	Seima Leto 750 Undermount Sink, 2 bowls
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matte Black*
Bin	Pull out under sink twin bin
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 Limni Toilet Suite with Classic Seat



Phoenix Pina shower rail*



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



Seima Kyra 017 Square Basin

BATHROOMS

5. Benchtop	Stone Ambassador Mero 20mm thick
6. Cupboard	Polytec Maison Oak Matt
Joinery handle	Satin Chrome or Matte Black*
7. Floor tiles	Auscrete Silver Matt 300x300 with Magellan Grey grout
8. Wall tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Basin	Seima Kyra 017 Square Ceramic Basin, Inset Above Counter, incl. Waste & Overflow
Bath	Select Inset Bath
Tapware	Phoenix Arlo Basin Mixer, Arlo Wall Mixers, Arlo Bath Outlet, Pina Rail Shower, Chrome or Matte Black*
Accessories	Phoenix Radii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome or Matte Black*
Shower screen	600 Series Semi Frameless - Clear Glass, Polished Silver or Matte Black Frame*
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Floor grate	Square Grate 80mm Stainless Steel
Mirrors	Mirror over all vanity units (where applicable), custom length x 750mmH x 4mm polished edge

LAUNDRY

9. Benchtop	Stone Ambassador Mero 20mm thick
10. Cupboards	Polytec Maison Oak Matt
Joinery handle	Satin Chrome or Matte Black*
11. Floor tiles/skirting	Auscrete Silver Matt 300x300 with Magellan Grey grout
12. Wall tiles	Grey Matt Herringbone Mosaic with Magellan Grey grout
Inset sink	Seima Acero 006 Abovemount Laundry Sink, 35L
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matte Black*

GENERAL

Internal wall paint	Wattyl First Snow
13. Main floor tile	Auscrete White Matt 450x450 with Magellan Grey grout
14. Carpet	EC Flinders Gorge Calla
Linen cupboard	Polytec Classic White Matt

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oak



Phoenix Arlo Sink Mixer*



Westinghouse 600mm Gas Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood



Westinghouse Dishwasher

KITCHEN

1. Benchtop	Stone Ambassador Terazio 20mm thick
2. Splashback	White Matt Herringbone Mosaic with Misty Grey grout
3. Lower cupboards	Polytec Classic White Matt
4. Overhead & pantry cupboards	Laminex Pearl Grey Natural Finish
Joinery handle	Satin Chrome or Matte Black* - no handles to overhead cupboards
Sink	Seima Leto 750 Undermount Sink, 2 bowls
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matte Black*
Bin	Pull out under sink twin bin
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 Limni Toilet Suite with Classic Seat



Phoenix Pina shower rail*



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



Seima Kyra 017 Square Basin

BATHROOMS

5. Benchtop	Stone Ambassador Terazio 20mm thick
6. Cupboard	Polytec Classic White Matt
Joinery handle	Satin Chrome or Matte Black*
7. Floor tiles	Cosmic Sand Matt 300x300mm with Magellan Grey grout
8. Wall tiles	Plain White Matte 300x400mm, horizontal stack bond with Ultrawhite grout
Basin	Seima Kyra 017 Square Ceramic Basin, Inset Above Counter, incl. Waste & Overflow
Bath	Select Inset Bath
Tapware	Phoenix Arlo Basin Mixer, Arlo Wall Mixers, Arlo Bath Outlet, Pina Rail Shower, Chrome or Matte Black*
Accessories	Phoenix Radii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome or Matte Black*
Shower screen	600 Series Semi Frameless - Clear Glass, Polished Silver or Matte Black Frame*
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Floor grate	Square Grate 80mm Stainless Steel
Mirrors	Mirror over all vanity units (where applicable), custom length x 750mmH x 4mm polished edge
Fan	Exhaust fan to bathroom

LAUNDRY

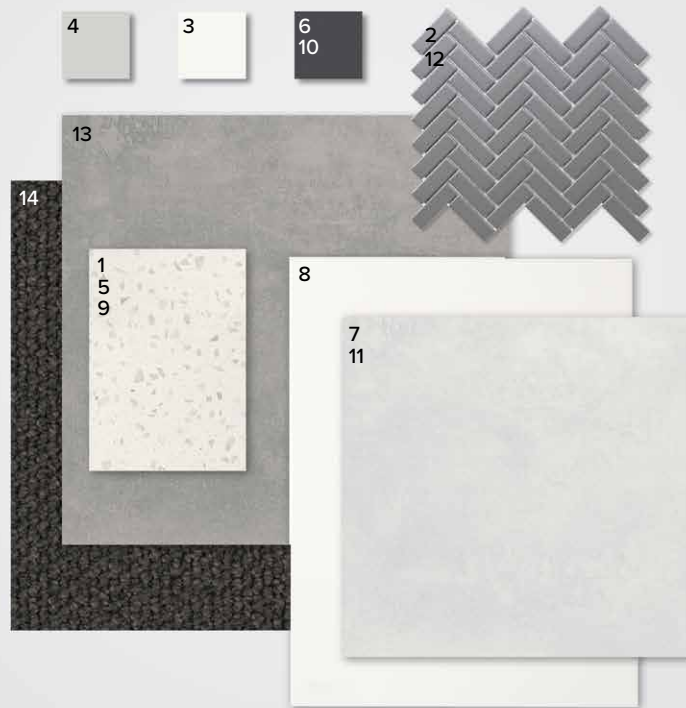
9. Benchtop	Stone Ambassador Terazio 20mm thick
10. Cupboards	Polytec Classic White Matt
Joinery handle	Satin Chrome or Matte Black*
11. Floor tiles/skirting	Cosmic Sand Matt 300x300mm with Magellan Grey grout
12. Wall tiles	White Matt Herringbone Mosaic with Misty Grey grout
Inset sink	Seima Acero 006 Abovemount Laundry Sink, 35L
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matte Black*

GENERAL

Internal wall paint	Wattyl First Snow
13. Main floor laminate	Clix 8mm Laminate Taupe Oak
14. Carpet	EC Flinders Gorge Jarvis
Linen cupboard	Polytec Classic White Matt

*Purchaser has a choice of either Chrome or Matte Black tapware/accessories/handles. Purchaser may not choose finishes of individual items, must be either all Chrome or all Matte Black. Only applicable to marked items.

ash



Phoenix Arlo Sink Mixer*



Westinghouse 600mm Gas Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood



Westinghouse Dishwasher

KITCHEN

1. Benchtop	Smartstone Santorini 20mm thick
2. Splashback	Grey Gloss Herringbone Mosaic with Magellan Grey grout
3. Lower cupboards	Polytec Classic White Matt
4. Overhead & pantry cupboards	Laminex Oyster Grey Natural Finish
Joinery handle	Satin Chrome or Matte Black* - no handles to overhead cupboards
Sink	Seima Leto 750 Undermount Sink, 2 bowls
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matte Black*
Bin	Pull out under sink twin bin
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 Limni Toilet Suite with Classic Seat



Phoenix Pina shower rail*



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



Seima Kyra 017 Square Basin

BATHROOMS

5. Benchtop	Smartstone Santorini 20mm
6. Cupboard	Laminex Battalion Natural Finish
Joinery handle	Satin Chrome or Matte Black*
7. Floor tiles	Pavement White Matt 300x300mm with Magellan Grey grout
8. Wall tiles	Plain White Gloss 300x400mm, horizontal stack bond with Ultrawhite grout
Basin	Seima Kyra 017 Square Ceramic Basin, Inset Above Counter, incl. Waste & Overflow
Bath	Select Inset Bath
Tapware	Phoenix Arlo Basin Mixer, Arlo Wall Mixers, Arlo Bath Outlet, Pina Rail Shower, Chrome or Matte Black*
Accessories	Phoenix Radii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome or Matte Black*
Shower screen	600 Series Semi Frameless - Clear Glass, Polished Silver or Matte Black Frame*
Toilet suite	Seima Limni Wall Faced Toilet Suite with Classic Seat
Floor grate	Square Grate 80mm Stainless Steel
Mirrors	Mirror over all vanity units (where applicable), custom length x 750mmH x 4mm polished edge
Fan	Exhaust fan to bathroom

LAUNDRY

9. Benchtop	Smartstone Santorini 20mm thick
10. Cupboards	Laminex Battalion Natural Finish
Joinery handle	Satin Chrome or Matte Black*
11. Floor tiles/skirting	Pavement White Matt 300x300mm with Magellan Grey grout
12. Wall tiles	Grey Gloss Herringbone Mosaic with Magellan Grey grout
Inset sink	Seima Acero 006 Abovemount Laundry Sink, 35L
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matte Black*

GENERAL

Internal wall paint	Wattyl Feather Dawn
13. Main floor tiles	Pavement Haze Matt 400x400mm with Slate Grey Grout
14. Carpet	EC Flinders Gorge Powell
Linen cupboard	Polytec Classic White Matt

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Fairmont


Fairland

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