

Live in style  
south of the city.



essence  
AT VISTA



# Simple, smart & more affordable.

For almost 60 years, Fairmont Homes have helped thousands of South Australian's get into their first home. Now with Fairmont First, we bring you a simpler, smarter and more affordable journey to new home ownership.

The Essence is an exciting new fixed-price opportunity brought to you by Fairmont First. We've created this brand new range that maximises affordability, but doesn't sacrifice quality. Streamlined processes couple with stylish home design means you get the absolute best value.

All Essence homes feature three bedrooms, a either single or double car garage and a high standard of inclusions leaving nothing more to be desired.

You have the choice of up to three different façades, specific to your desired allotment and the option to choose from six carefully curated interior colour schemes; coastal, urban, scandinavian, industrial, organic & chic.

All of this choice is provided as a fixed price, meaning that buying has never been easier.





# Position perfect.

Essence is located within Vista, Seaford Heights and offers 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.



# Floorplans

Essence at Vista features three facades to select from.

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

# Siteplan

Osgoode Street



**CAPRI**  
**3144**  
228m<sup>2</sup>



**COMO**  
**5097**  
228m<sup>2</sup>



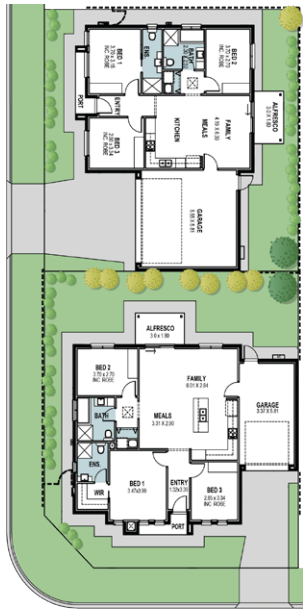
**AMALFI**  
**3161**  
233m<sup>2</sup>



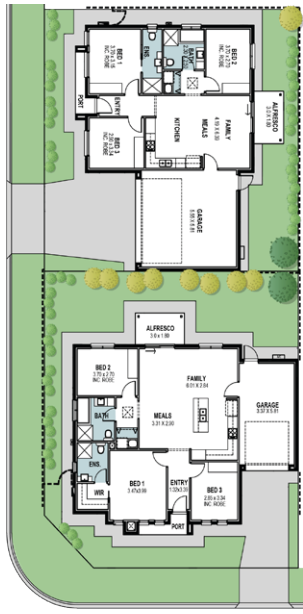
**CAPRI**  
**3175**  
233m<sup>2</sup>



**COMO**  
**5052**  
228m<sup>2</sup>



**AMALFI**  
**5051**  
259m<sup>2</sup>



**CAPRI**  
**3184**  
233m<sup>2</sup>

Seacrest Street

Halton Street

# Capri

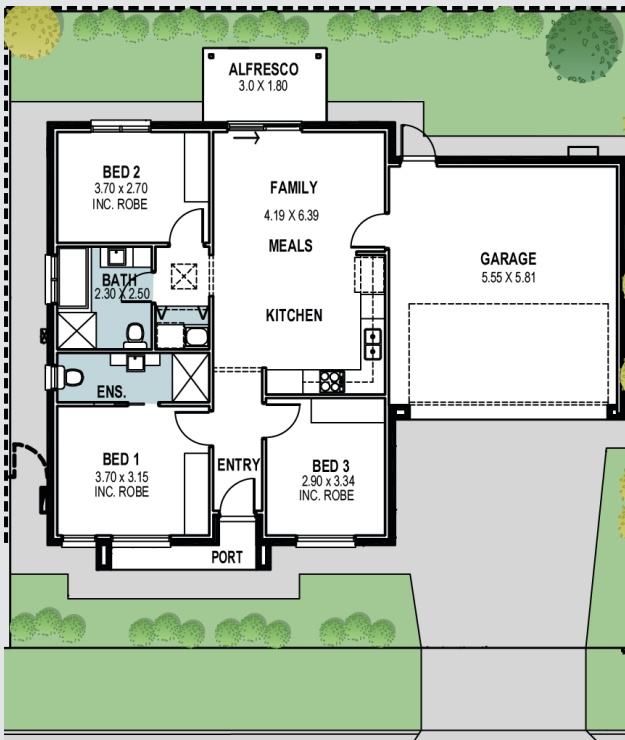
LOT 3184, 3175, 3144

	3184 & 3175
Living	85.67m <sup>2</sup>
Portico	3.07m <sup>2</sup>
Alfresco	5.40m <sup>2</sup>
Garage	37.00m <sup>2</sup>
<b>Total Residence</b>	<b>131.14m<sup>2</sup></b>

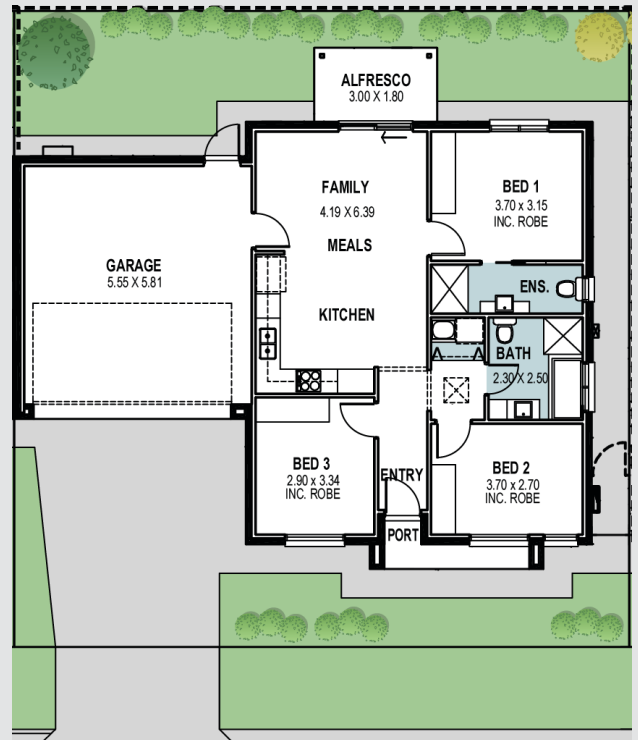


Double Garage Lot 3184

Double Garage Lot 3175



Osgoode Street



Osgoode Street

# Capri

LOT 3184, 3175, 3144

	3144
Living	103.06m <sup>2</sup>
Portico	3.16m <sup>2</sup>
Alfresco	5.40m <sup>2</sup>
Garage	23.05m <sup>2</sup>
<b>Total Residence</b>	<b>134.67m<sup>2</sup></b>



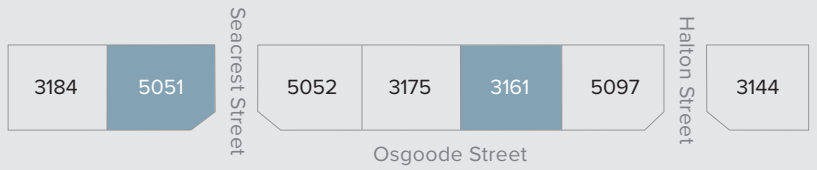
Single Garage Lot 3144



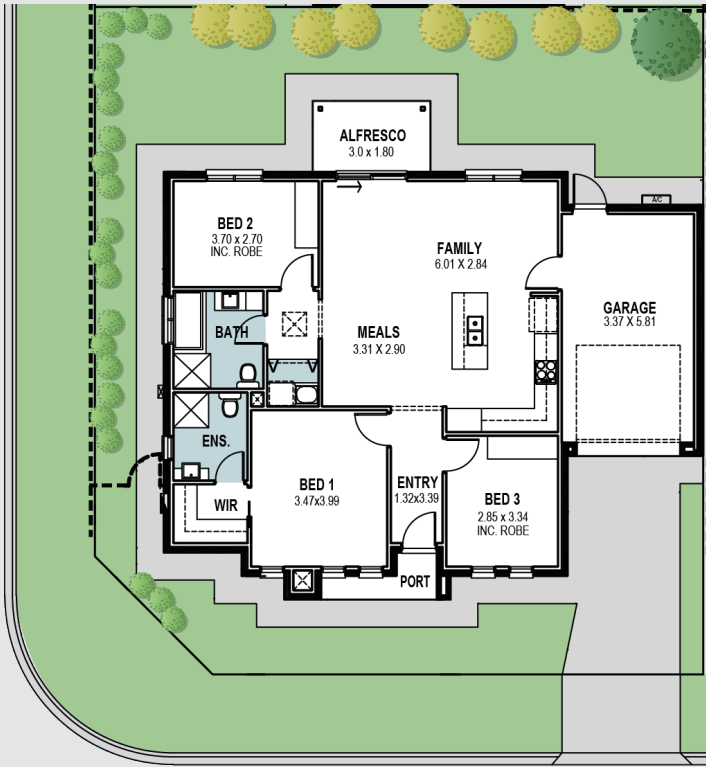
# Amalfi

LOT 5051 & 3161

	5051	3161
Living	103.17m <sup>2</sup>	85.67m <sup>2</sup>
Portico	3.15m <sup>2</sup>	3.17m <sup>2</sup>
Alfresco	5.40m <sup>2</sup>	5.40m <sup>2</sup>
Garage	23.05m <sup>2</sup>	37.00m <sup>2</sup>
Total Residence	134.77m <sup>2</sup>	131.22m <sup>2</sup>

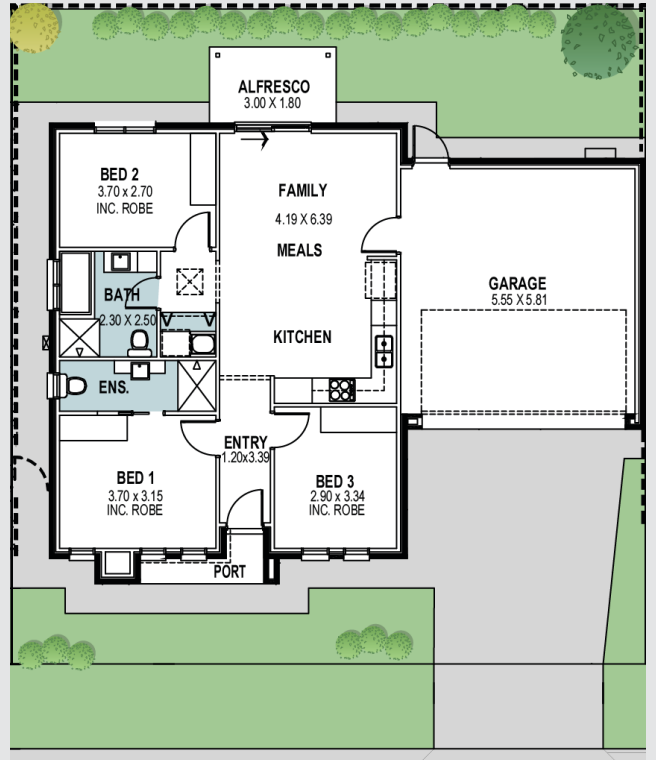


Single Garage Lot 5051



Seacrest Street

Double Garage Lot 3161



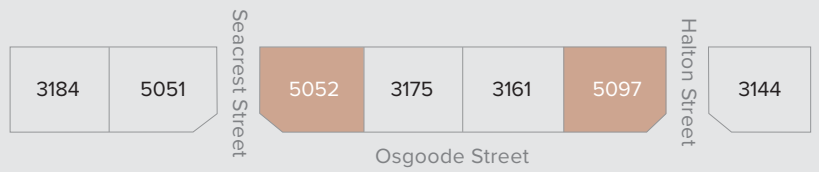
Osgoode Street



# Como

LOT 5052 & 5097

	5052 & 5097
Living	103.06m <sup>2</sup>
Portico	5.72m <sup>2</sup>
Alfresco	5.40m <sup>2</sup>
Garage	23.05m <sup>2</sup>
<b>Total Residence</b>	<b>137.23m<sup>2</sup></b>



Single Garage Lot 5052

Single Garage Lot 5097



Osgoode Street



Osgoode Street



# 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

Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
Entrance doors	Corinthian Madison PMAD 104 with Transucent Glass
Other external doors	Corinthian Flush Panel
External hardware	Angular Trilock Entrance Leverset Satin Chrome - 8901ANGSC
Internal doors	Corinthian Painted Redicote Flush Panel doors
Internal door hardware	Terrace Knobsets Brushed Stainless Steel
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	Framed Mirror 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
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 Sectional Door with two remote controls

## EXTERNAL

### CAPRI (3184, 3175, 3144)

### AMALFI (3161, 5051)

### COMO (5052, 5097)

Bricks (front & rear)	PGH Midnight Nightfall	PGH Connoisseur Chai	Austral Urban One Steel
Mortar	Natural Grey	Natural Grey	Natural Grey
Aluminum Slats	N/A	Knotwood Monument	N/A
Weatherboard cladding	N/A	N/A	Feather Dawn
Render	Colorbond Shale Grey (painted)	Colorbond Monument (Painted)	Low Cloud
Roof	Colorbond Shale Grey	Colorbond Monument	Colorbond Southerly
Gutter	Colorbond Shale Grey	Colorbond Monument	Colorbond Southerly
Fascia	Colorbond Monument	Colorbond Monument	Colorbond Dover White
Garage door	Colorbond Monument	Colorbond Monument	Colorbond Dover White
Garage door profile	Madison	Tuscan	Hampton
Entrance door (incl door frame)	Colorbond Shale Grey	Wattyl Cloudy Sky	Feather Dawn
Windows	Monument	Black	White

## LANDSCAPING

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

# Inclusions



Phoenix Pina Sink Mixer\*



Westinghouse 600mm Gas Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood



Westinghouse Dishwasher

## KITCHEN

Sink	Seima Leto 750 Undermount Sink, 2 bowls
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



Semi frameless shower screen\*



Seima Syros Closed Coupled Toilet Suite



Phoenix Pina Wall Mixer & All Direction Shower Arm



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



Seima Kyra 017 Square Basin

## BATHROOMS

Basin	Seima Kyra 017 Square Ceramic Basin (Inset to main bathroom/semi recessed to ensuite)
Bath	Seima Syros Inset Bath
Tapware	Phoenix Pina Basin Mixer, Pina Wall Mixers, Pina Bath Outlet, Pina All Directional Shower Arm with 150mm Round Rose, 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 Syros Close Coupled Toilet
Floor grate	Square Grate 80mm Stainless Steel
Mirrors	Mirror Full With of Vanity 750mm H x 4mm polished edge, over all vanity units (where applicable)
Fan	Exhaust fan to bathroom - heat lamp to main bathroom

## LAUNDRY

Laundry sink	Acero classic 35 litre laundry sink
Sink mixer	Phoenix Ivy Sink Mixer, Chrome

# Coastal



## KITCHEN

Benchtop	Lavistone Ice Crystal 20mm
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	Lavistone Ice Crystal 20mm
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 (Laminate)
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
Bifold Doors	Polytec Classic White Matt

## GENERAL

Internal wall paint	Wattyl Slightly
Main floor	Clix 7mm Classic Oak White Varnished
Carpet	EC Summit Point Feathertop

# Urban



## KITCHEN

Benchtop	Stone Ambassador Zenith Platinum Black 20mm
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	Stone Ambassador Zenith Platinum Black 20mm
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 (Laminate)
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
Bifold Doors	Polytec Blossom White Matt

## GENERAL

Internal wall paint	Wattyl Floral White
Main floor	Clix 7mm Old Oak Grey Brushed
Carpet	Quest Compass Pitch

# Scandi



## KITCHEN

Benchtop	Stone Ambassador Zenith White Burst 20mm
Splashback	White Undulated Subway 75x300 Horizontal Stack Lay with Ultrawhite 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	Stone Ambassador Zenith White Burst 20mm
Cupboard	Wilsonart Landmark Wood Xtreme Matt - Vertical
Floor tiles	Kempsey White Matt 300x300 with Misty Grey grout
Wall tiles	Plain White Gloss 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Chrome

## LAUNDRY

Benchtop	Laminex Carrara Delicata Natural (Laminate)
Cupboards	Wilsonart Landmark Wood Xtreme Matt - Vertical
Floor tiles	Kempsey White Matt 300x300 with Misty Grey grout
Wall tiles	Plain White Gloss 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Chrome
Bifold Doors	Laminex Ghostgum Natural

## GENERAL

Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Montanna Oak Light Beige
Carpet	Quest Compass Maverick

# Industrial



## KITCHEN

Benchtop	Lavistone Rock Sugar 20mm
Splashback	Plain White Gloss Subway 100x300 Horizontal Stack Lay with Ultrawhite 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	Lavistone Rock Sugar 20mm
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 (Laminate)
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
Bifold Doors	Laminex Chalk White Natural

## GENERAL

Internal wall paint	Wattyl First Snow
Main floor tile	Kempsey Grey Matt 450 x 450
Carpet	EC Savanna Applebush



# Organic



## KITCHEN

Benchtop	Stone Ambassador Sugar Rush 20mm
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	Stone Ambassador Sugar Rush 20mm
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 (lamine)
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
Bifold Doors	Formica Crystal White Velour

## GENERAL

Internal wall paint	Wattyl Spirit Grey
Main floor	Clix 7mm Montana Oak Light Beige
Carpet	EC Savanna Cottonwood

# Chic



## KITCHEN

Benchtop	Lavistone Ice Sand 20mm
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	Lavistone Ice Sand 20mm
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 (Laminate)
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
Bifold Doors	Laminex Calm White Natural

## GENERAL

Internal wall paint	Wattyl Feather Dawn
Main floor tile	Jakarta White Matt 450 x 450
Carpet	EC Savanna Coolibah

