


Sheoak



PARKSIDE
TERRACES



Images for illustration purposes only.



PARKSIDE
TERRACES



Stylish terrace living with park views.

The Parkside Terraces at Vista are 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, our expert designers have carefully selected a stylish colour scheme, featuring a contemporary yet 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

| | | | | | | | |
|------------------|------|------|------|------|------|------|------|
| PREVIOUS RELEASE | Ore | Oak | Ash | Ore | Oak | Ash | Ore |
| | 4026 | 4027 | 4028 | 4029 | 4030 | 4031 | 4032 |

SAUBLE LANE

| | | |
|------------------|------|------|
| PREVIOUS RELEASE | 4033 | 4034 |
| | 4035 | 4036 |
| | 4037 | 4038 |

YORK STREET

RESERVE

KILLARNEY STREET

WASAGA STREET

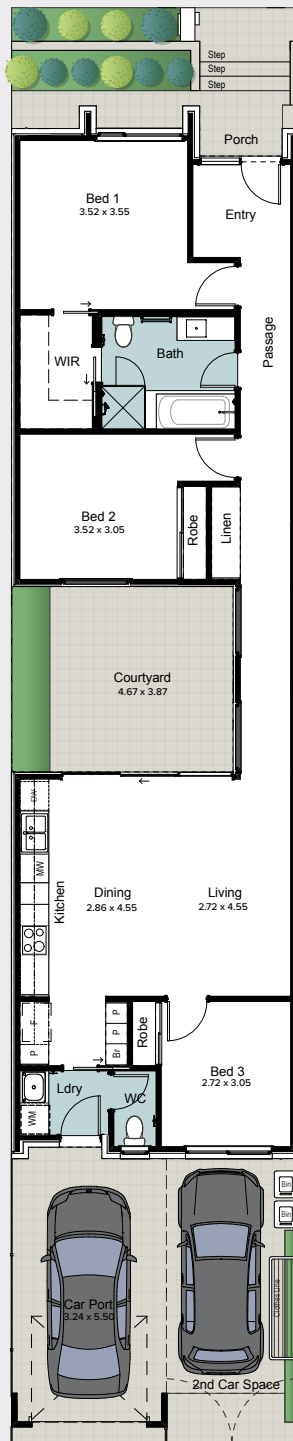
Lot 4026 - 4031

KAKABECKA STREET

| | |
|-----------|----------------------|
| Living | 109.50m ² |
| Porch | 1.80m ² |
| Courtyard | 17.90m ² |
| Carport | 18.10m ² |
| Car space | 16.60m ² |

Total Residence 163.90m²

Land area 180.00m



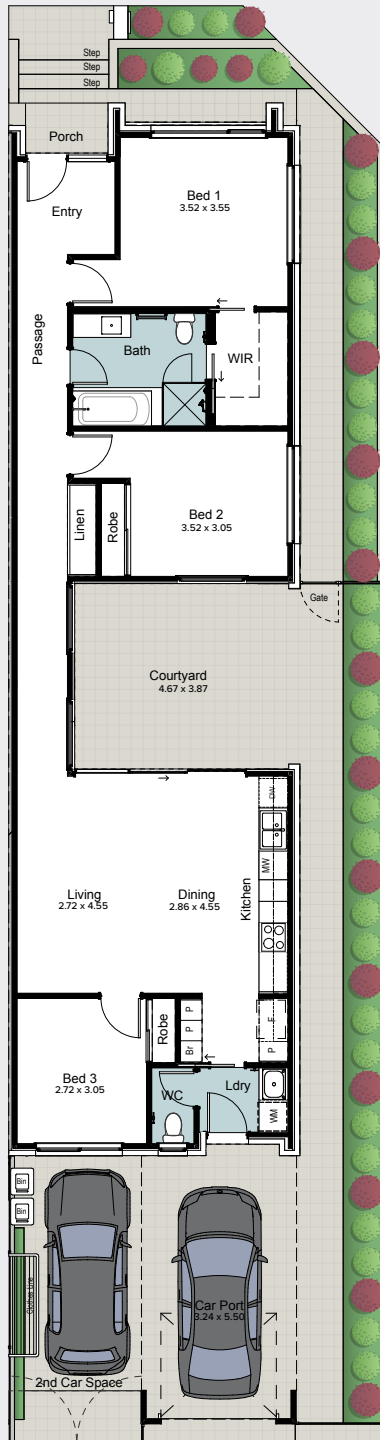
All dimensions and room sizes are approximate and may not be to scale. Plans and elevations are for illustration purposes only.

Lot 4032

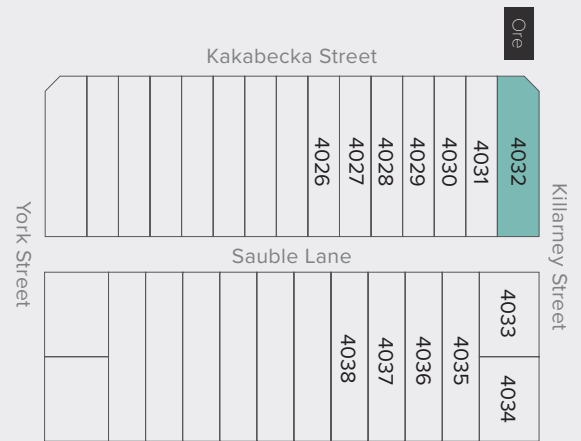
KAKABECKA STREET

| | |
|-----------|----------------------|
| Living | 109.50m ² |
| Porch | 1.80m ² |
| Courtyard | 17.90m ² |
| Carport | 18.10m ² |
| Car space | 16.60m ² |

| | | | |
|------------------------|----------------------------|------------------|----------------|
| Total Residence | 163.90m² | Land area | 230.80m |
|------------------------|----------------------------|------------------|----------------|



internal selections



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



Colour selection: Oak

Images for illustration purposes only.

Style selections

Our expert designers have carefully selected a timeless and inspiring colour scheme to ensure a beautifully coordinated home.

Feel at ease in your surroundings with a home that complements your lifestyle.

GENERAL

| | |
|-----------------------------|--|
| Ceiling height | 2720mm |
| 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 Aurora Entrance Lever Lockset, Single Cylinder Deadbolt - Brushed Satin Chrome |
| Internal doors | Corinthian Painted Redicote Flush Panel doors |
| Internal door hardware | Aurora Passage Leverset, Aurora Privacy Leverset - Brushed Satin Chrome |
| 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 | 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 | 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 4026-4027

LOT 4028-4032

| | | |
|--------------------------------------|----------------------|--------------------|
| Bricks (front & rear) | Austral Hawthorn | Austral Hawthorn |
| Mortar | Natural Grey | Natural Grey |
| FCS Axon cladding (where applicable) | Colorbond Shale Grey | Colorbond Monument |
| Weatherboard cladding | Colorbond Surfmist | Colorbond Surfmist |
| Render | Colorbond Surfmist | Colorbond Surfmist |
| Roof (incl. roof ventilator) | Colorbond Shale Grey | Colorbond Monument |
| Gutter | Colorbond Shale Grey | Colorbond Monument |
| Fascia | Colorbond Shale Grey | Colorbond Monument |
| Carport door | Colorbond Surfmist | Colorbond Surfmist |
| Entrance door | Colorbond Surfmist | Colorbond Surfmist |
| Facade door frame | Colorbond Surfmist | Colorbond Surfmist |
| Windows | Surfmist | 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 |

Ore | Lot 4026, 4029 & 4032



Phoenix Arlo Sink Mixer



Westinghouse 600mm Gas Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood



Westinghouse Dishwasher

KITCHEN

| | |
|--------------------------------|---|
| 1. Benchtop | Stone Ambassador Zenith White Burst 20mm thick |
| 2. Splashback | Tribeca Gypsum White Gloss with Misty Grey grout |
| 3. Lower cupboards | Wilsonart Atlanta Cherry Xtreme Matt |
| 4. Overhead & pantry cupboards | Wilsonart Frosty White Xtreme Matt |
| Joinery handle | Burshed Nickel - no handles to overhead cupboards |
| Sink | Seima Leto 750 Undermount Sink, 2 bowls |
| Sink mixer | Phoenix Arlo 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 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 | Laminex Natural Pearl Concrete |
| 6. Cupboard | Polytec Maison Oak Matt |
| Joinery handle | Brushed Nickel |
| 7. Floor tiles | Jakarta Grey 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 |
| 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 Limni Wall Faced Toilet Suite with Classic Seat |
| Floor grate | Square Grate Stainless Steel |
| Mirrors | Mirror over all vanity units (where applicable), custom length x 750mmH x 4mm polished edge |

LAUNDRY

| | |
|--------------------------|---|
| 9. Benchtop | Laminex Natural Pearl Concrete |
| 10. Cupboards | Polytec Maison Oak Matt |
| Joinery handle | Brushed Nickel |
| 11. Floor tiles/skirting | Jakarta Grey Matt 300x300 with Magellan Grey grout |
| 12. Wall tiles | Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout |
| Inset sink | Seima Acero 006 Abovemount Laundry Sink, 35L |
| Sink mixer | Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matte Black* |

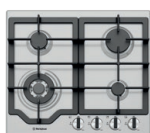
GENERAL

| | |
|---------------------|--|
| 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 |

Oak | Lot 4027 & 4030



Phoenix Arlo
Sink Mixer



Westinghouse
600mm Gas Cooktop



Westinghouse
600mm Electric Oven



Westinghouse 600mm
Slideout Rangehood



Westinghouse
Dishwasher

KITCHEN

| | |
|--------------------------------|---|
| 1. Benchtop | Stone Ambassador Zenith Dapple White 20mm thick |
| 2. Splashback | Tribeca Gypsum White Gloss with Misty Grey grout |
| 3. Lower cupboards | Laminex Natural Chalk White |
| 4. Overhead & pantry cupboards | Laminex Pearl Grey Natural Finish |
| Joinery handle | Brushed Nickel - no handles to overhead cupboards |
| Sink | Seima Leto 750 Undermount Sink, 2 bowls |
| Sink mixer | Phoenix Arlo 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 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 | Wilsonart White Tigris |
| 6. Cupboard | Laminex Natural Sarsen Grey |
| Joinery handle | Brushed Nickel |
| 7. Floor tiles | Astra Latte Matt 300x300mm with Slate Grey grout |
| 8. Wall tiles | Plain White Matt 300x400mm, horizontal stack bond with Ultrawhite grout |
| Basin | Seima Kyra 017 Square Ceramic Basin, Inset Above Counter, incl. Waste & Overflow |
| Bath | Syros Inset Bath 1525mm |
| Tapware | Phoenix Arlo Basin Mixer, Arlo Wall Mixers, Arlo Bath Outlet, Pina Rail 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 Limni Wall Faced Toilet Suite with Classic Seat |
| Floor grate | Square Grate 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 | Wilsonart White Tigris |
| 10. Cupboards | Laminex Natural Sarsen Grey |
| Joinery handle | Brushed Nickel |
| 11. Floor tiles/skirting | Astra Latte Matt 300x300mm with Slate Grey grout |
| 12. Wall tiles | Plain White Matt 300x400mm, horizontal stack bond with Ultrawhite grout |
| Inset sink | Seima Acero 006 Abovemount Laundry Sink, 35L |
| Sink mixer | Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome |

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 |

Ash | Lot 4028 & 4031



Phoenix Arlo Sink Mixer



Westinghouse 600mm Gas Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood



Westinghouse Dishwasher

KITCHEN

| | |
|--------------------------------|---|
| 1. Benchtop | Stone Ambassador Zenith White Burst 20mm |
| 2. Splashback | Splendours Subway Grey Gloss with Magellan Grey grout |
| 3. Lower cupboards | Polytec Polar White |
| 4. Overhead & pantry cupboards | Laminex Oyster Grey Natural Finish |
| Joinery handle | Brushed Nickel - no handles to overhead cupboards |
| Sink | Seima Leto 750 Undermount Sink, 2 bowls |
| Sink mixer | Phoenix Arlo 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 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 | Laminex Terrazzino Perlato Natural |
| 6. Cupboard | Formica Grain Bodega Oak |
| Joinery handle | Brushed Nickel |
| 7. Floor tiles | Jakarta 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 | Syros Inset Bath 1525mm |
| Tapware | Phoenix Arlo Basin Mixer, Arlo Wall Mixers, Arlo Bath Outlet, Pina Rail 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 Limni Wall Faced Toilet Suite with Classic Seat |
| Floor grate | Square Grate 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 | Laminex Terrazzino Perlato Natural |
| 10. Cupboards | Formica Grain Bodega Oak |
| Joinery handle | Brushed Nickel |
| 11. Floor tiles/skirting | Jakarta White Matt 300x300mm with Magellan Grey grout |
| 12. Wall tiles | Plain White Gloss 300x400mm, horizontal stack bond with Ultrawhite grout |
| Inset sink | Seima Acero 006 Abovemount Laundry Sink, 35L |
| Sink mixer | Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome |

GENERAL

| | |
|----------------------|---|
| Internal wall paint | Wattyl Feather Dawn |
| 13. Main floor tiles | Astra Grey Matt 450x450mm with Slate Grey Grout |
| 14. Carpet | EC Flinders Gorge Rawnsley |
| Linen cupboard | Polytec Polar White |



For more information:
vistaseafordheights.com.au

Fairmont*first*

vista
 seaford heights

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