

Live in style
south of the city.



essence
AT VISTA



Modern living with choice.

The essence release consists of twelve thoughtfully designed homes in a prime location within the Vista estate.

All homes feature three bedrooms and a double car garage and a high standard of inclusions leaves 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 three carefully curated interior colour schemes; quartz, sandstone & zinc.

All of this choice is provided as a fixed price and turn-key solution, 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

The Essence at Vista features three floorplans to select from.

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

Siteplan

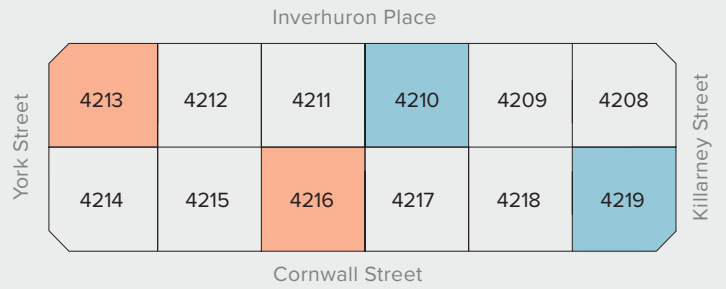


All dimensions and room sizes are approximate and may not be to scale. Plans and elevations are for illustration purposes only.

Capri

LOT 4210, 4213, 4216, 4219

Living	90.13m ²
Portico	2.94m ²
Alfresco	5.76m ²
Garage	37.00m ²
Total Residence	135.83m²

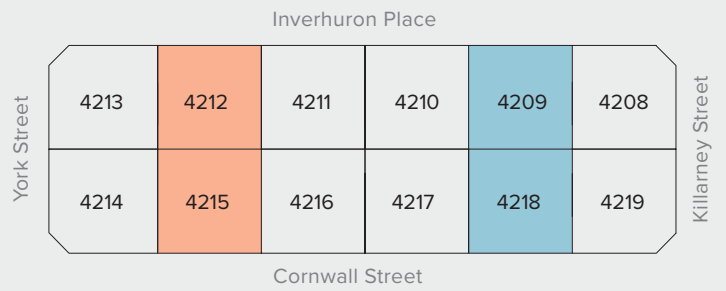


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Amalfi

LOT 4209, 4212, 4215, 4218

Living	90.13m ²
Portico	3.15m ²
Alfresco	5.76m ²
Garage	37.00m ²
Total Residence	136.04m²

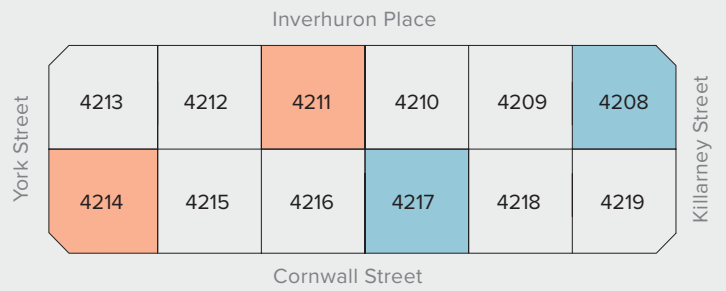


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Como

LOT 4208, 4211, 4214, 4217

Living	90.13m ²
Porch	4.40m ²
Alfresco	5.76m ²
Garage	37.00m ²
Total Residence	137.29m²



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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
Entrance doors	Corinthian Urban PURB 104
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	Vinyl 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
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

*Tapware, handle and accessory options: Chrome tapware and bathroom accessories with Satin Chrome door handles and joinery handles OR Matte Black tapware, bathroom accessories, door handles and joinery handles.

EXTERNAL

CAPRI

AMALFI

COMO

Bricks (front & rear)	Austral Char	Austral Seed	Austral Alloy
Mortar	Lite White Sand	Lite White Sand	Lite White Sand
Aluminum Slats	N/A	Knotwood Light Oak	N/A
Weatherboard cladding	N/A	N/A	Colorbond Surfemist (painted)
Render	Colorbond Surfemist (painted)	Wattyl Cotton Grey	Colorbond Surfemist (painted)
Roof	Colorbond Monument	Colorbond Wallaby	Colorbond Basalt
Gutter	Colorbond Night Sky	Colorbond Wallaby	Colorbond Basalt
Fascia	Colorbond Night Sky	Colorbond Wallaby	Colorbond Surfemist
Garage door	Colorbond Surfemist	Golden Oak	Colorbond Surfemist
Garage door profile	Madison	Tuscan	Hampton
Entrance door (incl door frame)	Colorbond Surfemist	Wattyl Cotton Grey	Colorbond Surfemist
Windows	Black	Anodic Grey	Surfemist

LANDSCAPING

Paving, paths & driveway	Paved driveway, footpaths and alfresco 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.

quartz



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	Laminex Avignon Walnut Natural Finish
4. Overhead & pantry cupboards	Laminex Ghostgum 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	Under sink 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, vertical stack bond with Ultrawhite grout
Basin	Seima Kyra 017 Square Ceramic Basin (Inset to main bathroom/semi recessed to ensuite)
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 - heat lamp to main bathroom

LAUNDRY

9. Benchtop	Polytec Snow Fabrini Matt (laminated)
10. Cupboards	Polytec Maison Oak Matt
Joinery handle	Satin Chrome or Matte Black*
11. Floor tiles/skirting	Auscrete White Matt 450 x 450 with Magellan Grey Grout
12. Wall tiles	Plain White Matt 300x400, vertical stack bond with Ultrawhite grout
Laundry sink	Seima Acero classic 35 litre laundry sink
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

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sandstone



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 Kit Kat Mosaic (vertical) with Misty Grey grout
3. Lower cupboards	Laminex White Linen Natural Finish
4. Overhead & pantry cupboards	Laminex Baye 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	Under sink 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 Kirec 20mm thick
6. Cupboard	Laminex Baye Natural Finish
Joinery handle	Satin Chrome or Matte Black*
7. Floor tiles	Alpine Terrazzo 450x450 with Magellan Grey grout
8. Wall tiles	Plain White Matte 300x400mm, vertical stack bond with Ultrawhite grout
Basin	Seima Kyra 017 Square Ceramic Basin (inset to main bathroom/semi-recessed to ensuite)
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 - heat lamp to main bathroom

LAUNDRY

9. Benchtop	Polytec Aspen Stone Matt (laminated)
10. Cupboards (incl laundry doors)	Laminex Baye Natural Finish
Joinery handle	Satin Chrome or Matte Black*
11. Floor tiles/skirting	Alpine Terrazzo 450x450 with Magellan Grey grout
12. Wall tiles	Plain White Matt 300x400, vertical stack bond with Ultrawhite grout
Laundry sink	Seima Acero Classic 35 litre laundry sink
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

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zinc



Phoenix Arlo Sink Mixer*



Westinghouse 600mm Gas Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood



Westinghouse Dishwasher

KITCHEN

1. Benchtop	Stone Ambassador Sparkling White 20mm
2. Splashback	Grey Gloss Herringbone Mosaic with Magellan Grey grout
3. Lower cupboards	Laminex White Linen Natural Finish
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	Under sink 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 Dapple White 20mm
6. Cupboard	Laminex Terril 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, vertical stack bond with Ultrawhite grout
Basin	Seima Kyra 017 Square Ceramic Basin (inset to main bathroom/semi-recessed to ensuite)
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 - heat lamp to main bathroom

LAUNDRY

9. Benchtop	Laminex Pure Mineralstone Natural Finish (laminated)
10. Cupboards	Laminex Terril Natural Finish
Joinery handle	Satin Chrome or Matte Black*
11. Floor tiles/skirting	Pavement Haze Matt 400 x 400mm with Slate Grey Grout
12. Wall tiles	Plain White Gloss 300x400, vertical stack bond with Ultrawhite grout
Laundry sink	Seima Acero Classic 35 litre sink
Sink mixer	Phoenix Arlo Sink Mixer 200mm Gooseneck, Chrome or Matte Black*

GENERAL

Internal wall paint	Wattyl First Snow
13. Main floor tiles	Pavement Haze Matt 400x400mm with Slate Grey Grout
14. Carpet	EC Flinders Gorge Powell

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