



Kingsbury 3

Lot 70





Seamless living.

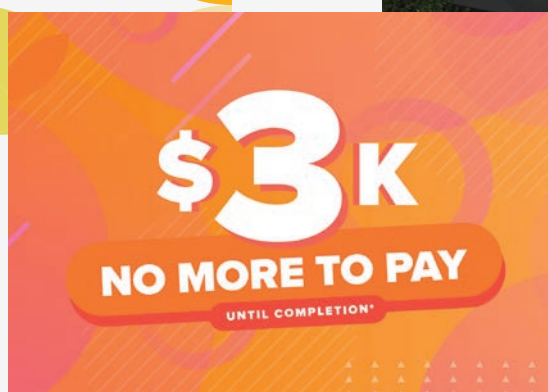
Sunfields offers you that idyllic mix of escape and connection; where community meets convenience.

Sunfields has been designed to offer an accessible and simple path to home ownership. Located within the established northern suburb of Davoren Park, this range of new homes is an ideal place to suit many lifestyles and family dynamics.

Education is at your doorstep, with Swallow Cliffe School (P-6) just a few minutes' walk away and a range of great childcare centres for families with young children.

Commuting is made easy thanks to access to the northern expressway, a mere 5km from Sunfields. Additionally, the Womma Train Station is just around the corner and is only a 40-minute trip to Adelaide CBD, making your daily travel to and from work hassle free.

Sunfields is surrounded by conveniences. Within a 7 minute drive from your new home you'll find the Munno Para Shopping Centre and Elizabeth City Centre, offering a diverse range of shopping options. You'll also find an array of local specialist shops, fast-food restaurants, and cozy cafes, all just minutes away.



Fixed price house and land.

At Sunfields you have the opportunity to secure an affordable, fixed price house and land package within the established northern suburb, Davoren Park.

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

Kingsbury 2 release is an affordable housing opportunity where buyers are able to secure a home with a \$3,000 deposit with the balance paid on completion.

These homes are at a fixed price, with no hidden costs or surprises, meaning that buying has never been easier.

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

Fairmontfirst



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 Sunfields 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.

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.

Refer to website to download form - sunfields.com.au/how-to-buy



Kingsbury 3



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



Floorplans

The Kingsbury 3 Release at Sunfields features a range 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.

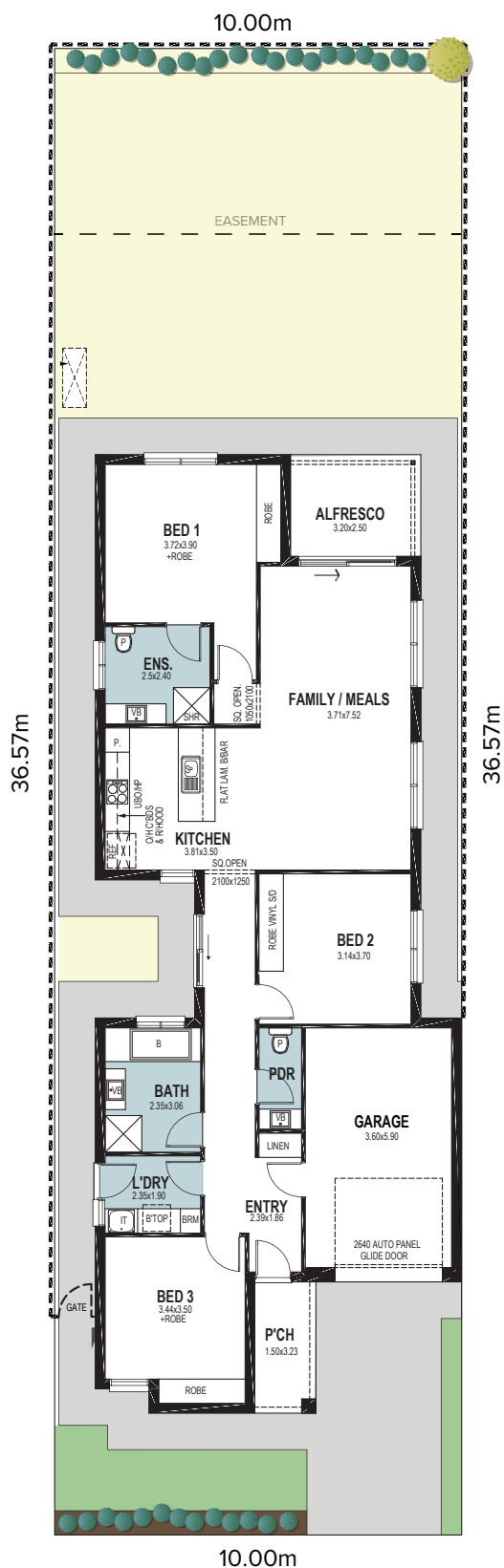
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Interior: Maple

Exterior: Scheme 2

3 2 1

366m²



External Colour: Scheme 2



Living	140.69m ²
Portico	4.84m ²
Alfresco	8.0m ²
Garage	24.24m ²
Total	177.77m²

Width	9.00m
Depth	23.58m



Style selections

Carefully selected by our team of designers, we have three timeless and inspiring internal colour schemes, each tailored your specific allotment.

Feel at ease in your surroundings by enjoying a home that reflects you.

GENERAL

Energy Rating	7 Star included
Solar Panels	3.32KW - 8 Panels
Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
Entrance doors	Panelcarve Entry Door PPC104 Primed
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 with light to bedrooms.
Garage door	Automated panel lift door with two remote controls



EXTERNAL	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4
Bricks (front & rear)	Wolf	Granita	PGH Haze	Alloy
Mortar	Natural Grey	Natural Grey	Natural Grey	Natural Grey
Aluminum Slats	Merbau	Light Oak	Merbau	Light Oak
Cladding Axon	Surfmist	Smoke Pearl	N/A	Cloudy Sky
Render	Colorbond Surfmist	Smoke Pearl	Cotton Grey	Colorbond Monument
Roof	Colorbond Night Sky	Colorbond Basalt	Colorbond Monument	Colorbond Monument
Gutter & Fascia	Colorbond Night Sky	Colorbond Monument	Colorbond Night Sky (Downpipes Dune)	Colorbond Night Sky
Garage door	Colorbond Night Sky	Colorbond Basalt	Colorbond Monument	Colorbond Night Sky
Garage door profile	Tuscan	Tuscan	Madison	Madison
Entrance door (incl door frame)	Colorbond Surfmist	Smoke Pearl	Cotton Grey	Cloudy Sky
Windows	Black	Monument	Black	Black

LANDSCAPING

Paving	To driveway, perimeter and alfresco
Fencing & gates	Good neighbour fencing + plinth. Monument Colorbond
Soft Landscaping	Sandy loam to rear/minimal front plantings, 1 tree to front, clothes line, letterbox
Stormwater	90mm PVC – connection to street/easement
Rain Water Tank	1,000L Tank

maple

Lot 70



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	Single Bowl Abovemount Sink with drainer
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
Tapware	Phoenix Arlo Basin Mixer, Ivy Wall Mixers, Ivy Bath Outlet, 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

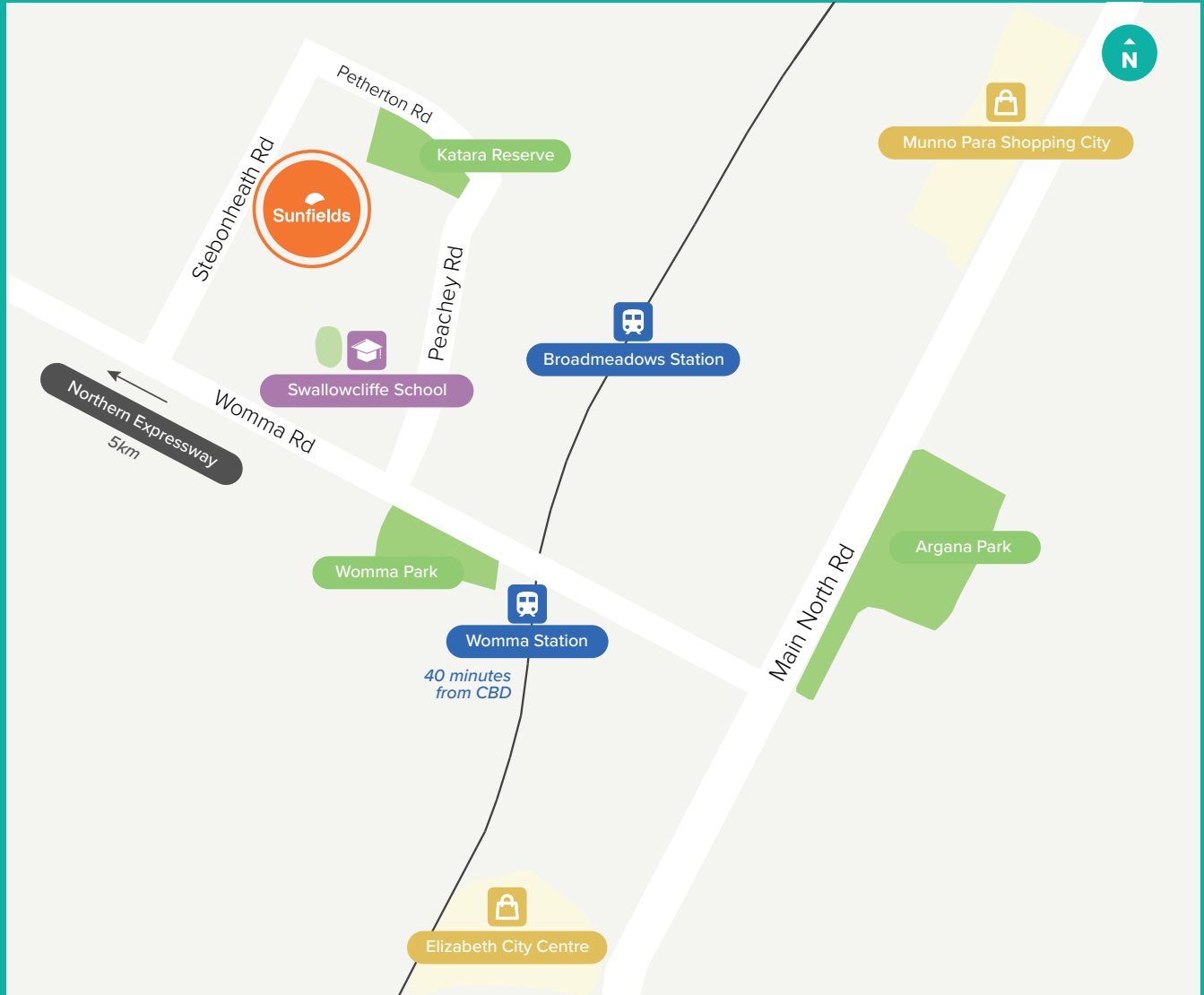
Benchtop	Polytec Aspen Stone Matt
Cupboards	Polytec Classic White Matt
Laundry bi-fold doors	Polytec Classic White Matt
Joinery handle	Satin Chrome
Floor tiles/skirting	Suburban Project White Matt 300x300 with Mudberry grout
Wall tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Wall tile height	600mm splashback above bench, skirt tile only to remainder
Laundry sink	45Ltr Stainless Steel Laundry Sink
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



Sunfields



For more information visit:
sunfields.com.au

Fairmontfirst



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