



Kingsbury 4

Lot 72





Seamless living.

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

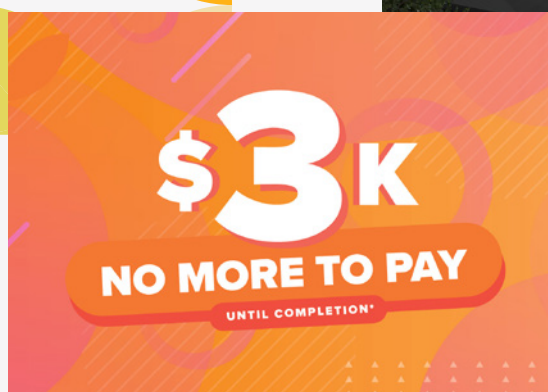
Sunfields has been designed to offer an accessible and simple path to home ownership. Located within the established northern suburb of Davoren Park, this range of new homes is an ideal place to suit many lifestyles and family dynamics.

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.

Lots 69, 70, 71, 72 & 73 within the Kingsbury 3 & 4 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 4



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



Floorplan

The Kingsbury 4 Release at Sunfields features a range floorplans to select from.

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

Lot 72

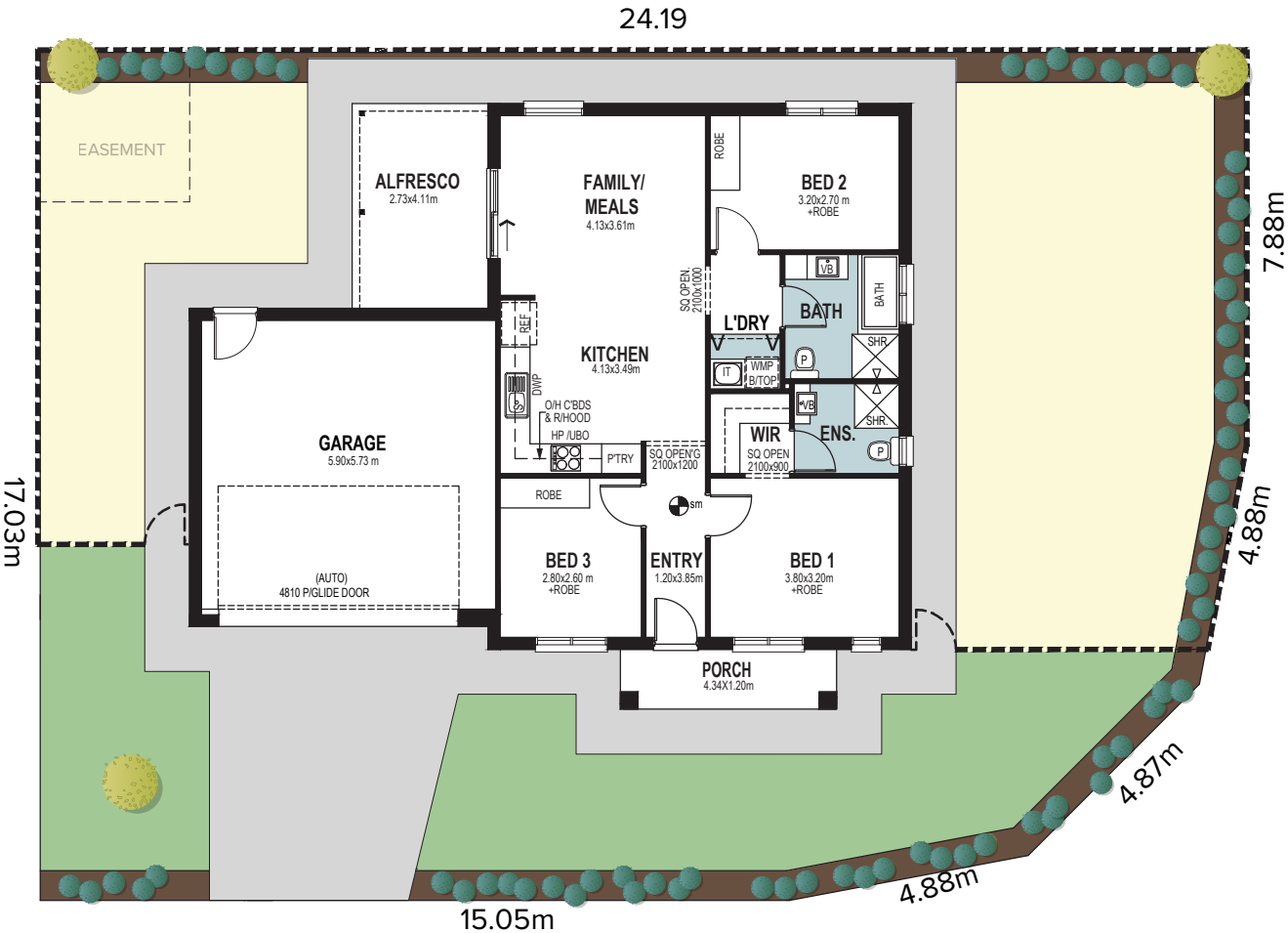
One-Part Contract

 394m²

Interior: Latte
Exterior: Scheme 6

 3  2  2

| | |
|----------|----------------------|
| Living | 92.20m ² |
| Porch | 5.21m ² |
| Alfresco | 11.22m ² |
| Garage | 39.30m ² |
| <hr/> | |
| Total | 147.93m ² |
| <hr/> | |
| Width | 14.5m |
| Depth | 12.16m |





Style selections

Carefully selected by our team of designers, we have three timeless and inspiring internal colour schemes, each tailored to 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 5

SCHEME 6

SCHEME 7

SCHEME 8

| | | | | |
|---------------------------------|--|-------------------|---------------------|--|
| Bricks (front & rear) | PGH Chelsea (Front Elevation) Austral Praline (Remainder) | Austral Seed | Austral Char | Alloy |
| Mortar | Natural Grey | Natural Grey | Natural Grey | Natural Grey |
| Render | Colorbond Surfmist | Cotton Grey | Surfmist | Colorbond Surfmist |
| Roof | Colorbond Monument | Colorbond Wallaby | Colorbond Monumnet | Colorbond Basalt |
| Gutter & Fascia | Colorbond Monument | Colorbond Wallaby | Colorbond Night Sky | Colorbond Basalt (Gutter) Colorbond Surfmist (Fascia) |
| Garage door | Colorbond Surfmist | Ashwood | Colorbond Surfmist | Colorbond Surfmist |
| Garage door profile | Madison | Tuscan | Madison | Hampton |
| Entrance door (incl door frame) | Colorbond Surfmist | Cotton Grey | Colorbond Surfmist | Colorbond Surfmist |
| Windows | Monument | Anodic Grey | Black | Colorbond Surfmist |

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 |

latte



Phoenix Pina
Sink Mixer*



Westinghouse
600mm Gas Cooktop



Westinghouse
600mm Electric Oven



Westinghouse 600mm
Slideout Rangehood

KITCHEN

| | |
|--|---|
| 1. Benchtop | Wilsonart Arcadia Textured Gloss |
| 2. Splashback | Subway Grey Undulated Gloss 75x300, horizontal stack bond with Misty Grey grout |
| 3. Lower cupboards, pantry, fridge provision | Laminex White Natural Finish |
| 4. Overhead cupboards | Formica Mocha Firwood Grain Finish |
| Joinery handle | Satin Chrome - no handles to overhead cupboards |
| Sink | Acero 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 | Wilsonart Arcadia Textured Gloss |
| 6. Cupboard | Formica Mocha Firwood Grain Finish |
| Joinery handle | Satin Chrome |
| 7. Floor tiles | White Matt 300x300 with Magellan Grey 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 |

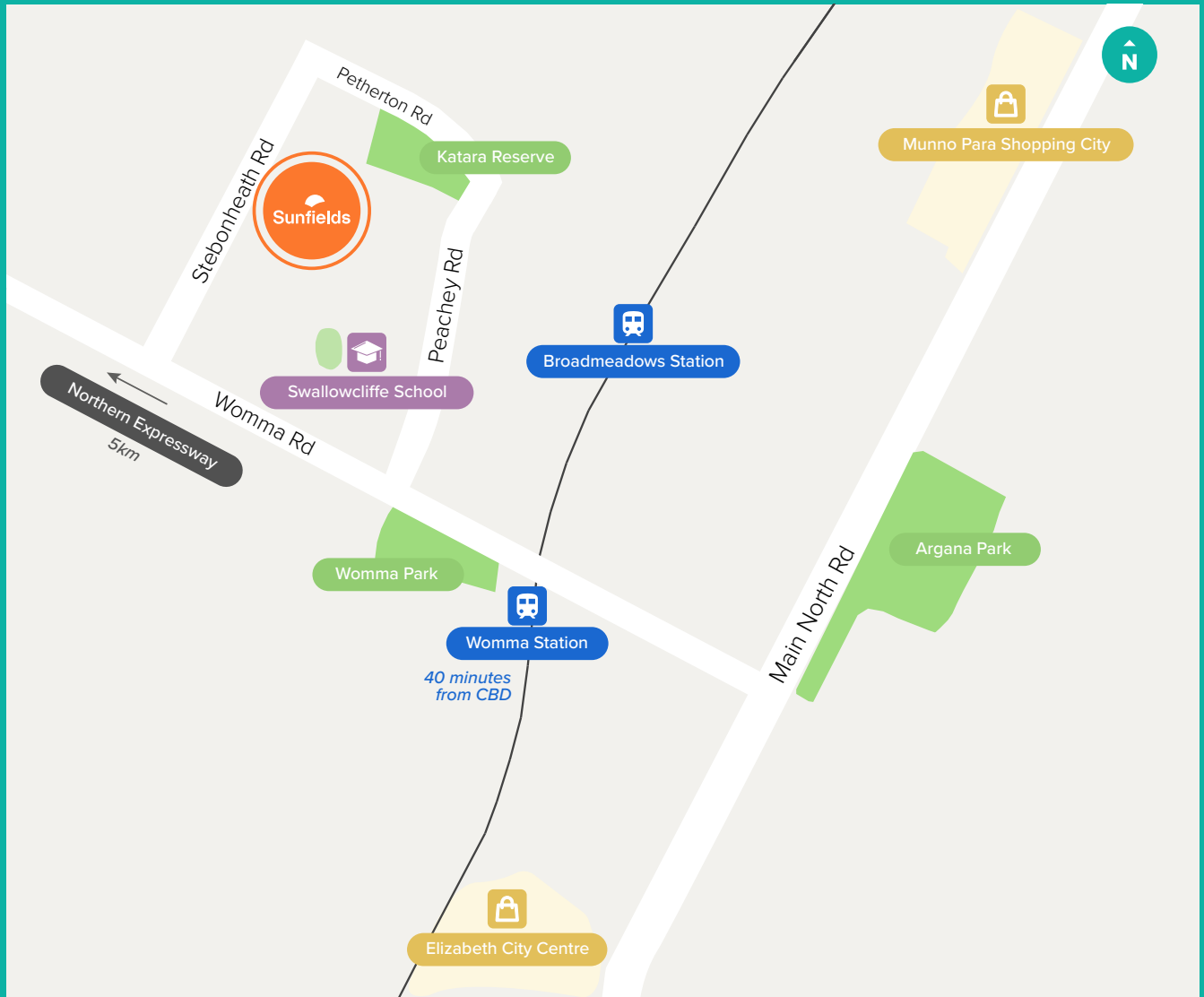
LAUNDRY

| | |
|-----------------------|---|
| Benchtop | Wilsonart Arcadia Textured Gloss |
| Cupboards | Formica Mocha Firwood Grain Finish |
| Laundry bi-fold doors | Formica Baikal Velour Finish |
| Joinery handle | Satin Chrome |
| Floor tiles/skirting | White Matt 300x300 with Magellan Grey 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 Comet Dust |
| 10. Main floor laminate | Clix 7mm Laminate Old Oak Grey Brushed |
| 11. Carpet to bedrooms/robes | Summit Point Townsend |
| Vinyl sliding door robes | Porcelain with matt silver frame |

Sunfields



For more information visit:
sunfields.com.au

Fairmontfirst



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