



Rosewarne Street

Lots 200 & 201

One Part Contract





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' 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 6km from Sunfields. Additionally, the Broadmeadows Train Station is just around the corner and is only a 46-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.



\$3K
NO MORE TO PAY
UNTIL COMPLETION*

Fixed price homes.

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

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

Lots 200 & 201 Rosewarne Cres are 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 \$140,000 before tax (couple or family) OR \$110,000 before tax (single)
- My assets are valued at less than \$693,500 (couple or family) OR \$543,750 (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





Floorplan

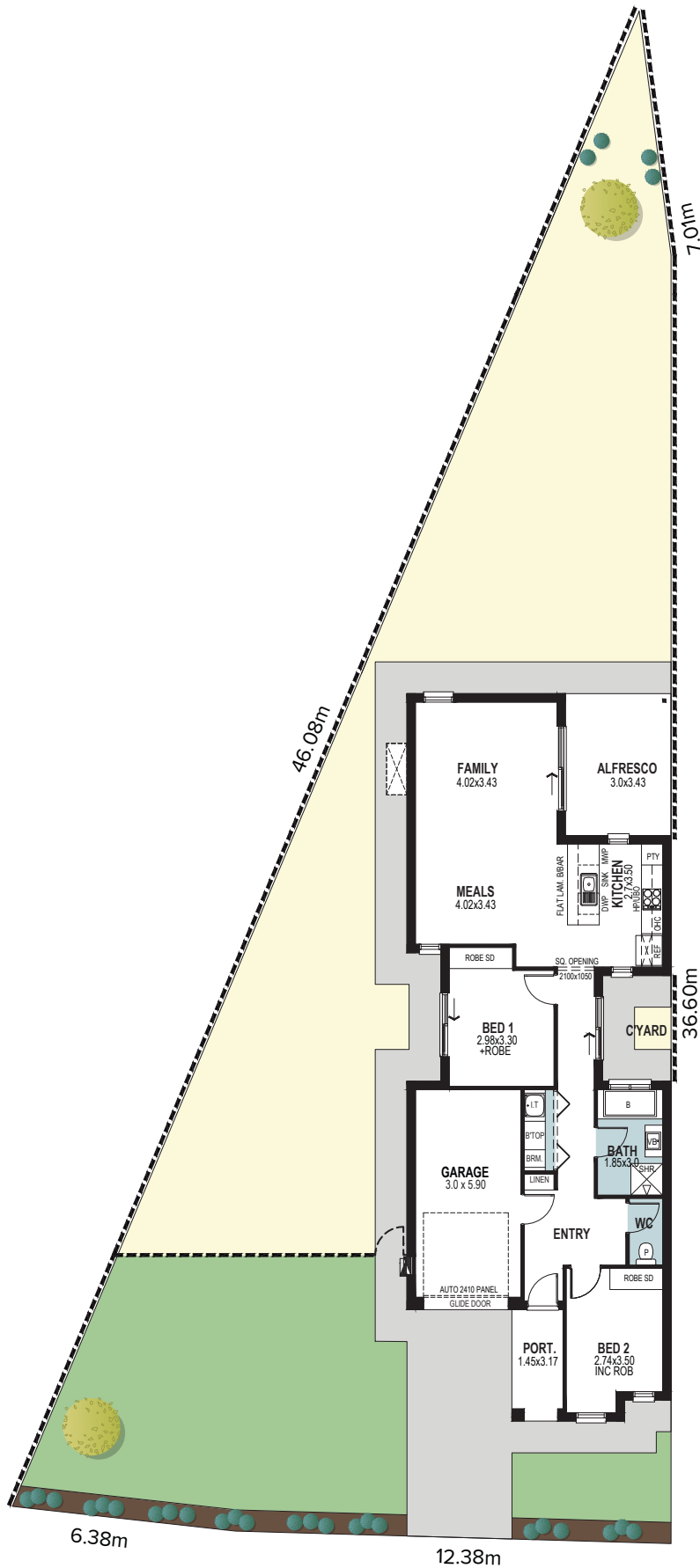
Choose your desired allotment based on its location within the release.

Lot 200

Rosewarne Cres, Davoren Park

 2
  1
  1
  427m²

Internal: Latte External: Scheme 1



Living	98.29m ²
Porch	4.60m ²
Alfresco	12.09m ²
Garage	20.48m ²
Total	135.46m²
Width	7.50m
Depth	20.06m

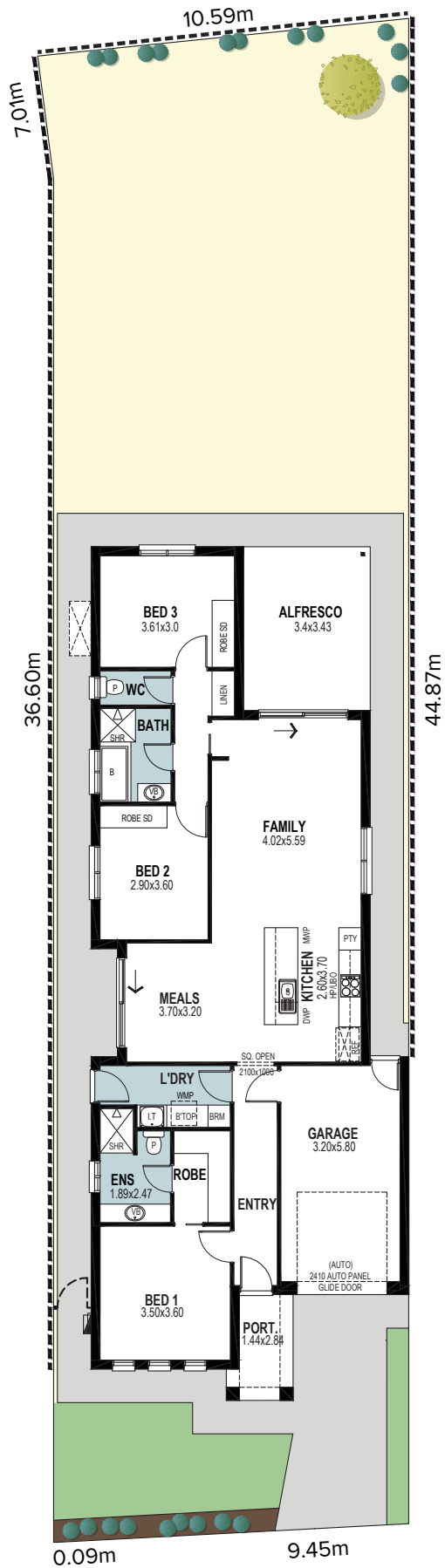


Lot 201

Rosewarne Cres, Davoren Park

3 2 1 425m²

Internal: Iron External: Scheme 2



Living	126.58m ²
Portico	4.38m ²
Alfresco	14.96m ²
Garage	21.40m ²
Total	167.32m²
Width	8.53m
Depth	22.90m





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 - No battery
Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
Entrance doors	Panelcarve Entry Door PPC104 Primed (820mm wide)
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
Cornices	Cove 90mm
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

Bricks (front & rear)	Muscat Grey	Austral Discover
Mortar	Natural Grey	Natural Grey
Render	Colorbond Surfmist	Cotton Grey
Aluminium Slats	Merbau	N/A
Roof	Colorbond Night Sky	Colorbond Basalt
Gutter & Fascia	Colorbond Night Sky	Colorbond Night Sky
Downpipes	Colorbond Wallaby	Terrain
Garage door	Colorbond Night Sky	Colorbond Night Sky
Garage door profile	Tuscan	Tuscan
Entrance door (incl door frame)	Colorbond Surfmist	Cotton Grey
Windows	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

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 Above-mount 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	Jakarta 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 bathrooms

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	Jakarta 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	Acero 45Ltr Stainless Steel Laundry Sink
Sink mixer	Ivy 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

iron



Phoenix Pina
Sink Mixer*



Westinghouse
600mm Gas Cooktop



Westinghouse
600mm Electric Oven



Westinghouse 600mm
Slideout Rangehood

KITCHEN

1. Benchtop	Polytec Chambord Matt
2. Splashback	Subway White Satin 75x300, horizontal stack bond with Magellan Grey grout
3. Lower cupboards, pantry, fridge provision	Polytec Classic White Matt
4. Overhead cupboards	Polytec Cavia Lini Matt
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



Ratii 600mm Single Towel Rail, Toilet Roll Holder & Glass shower shelf in Chrome



Seima Kyra 017 Square Basin

BATHROOMS

5. Benchtop	Polytec Chambord Matt
6. Cupboard	Polytec Cavia Lini Matt
Joinery handle	Satin Chrome
7. Floor tiles	Stoneage Grey Matt 300x300 with Slate Grey grout
8. Wall tiles	Plain White Matt 300x400, horizontal stack bond with ultra white 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	Ratii 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 bathrooms

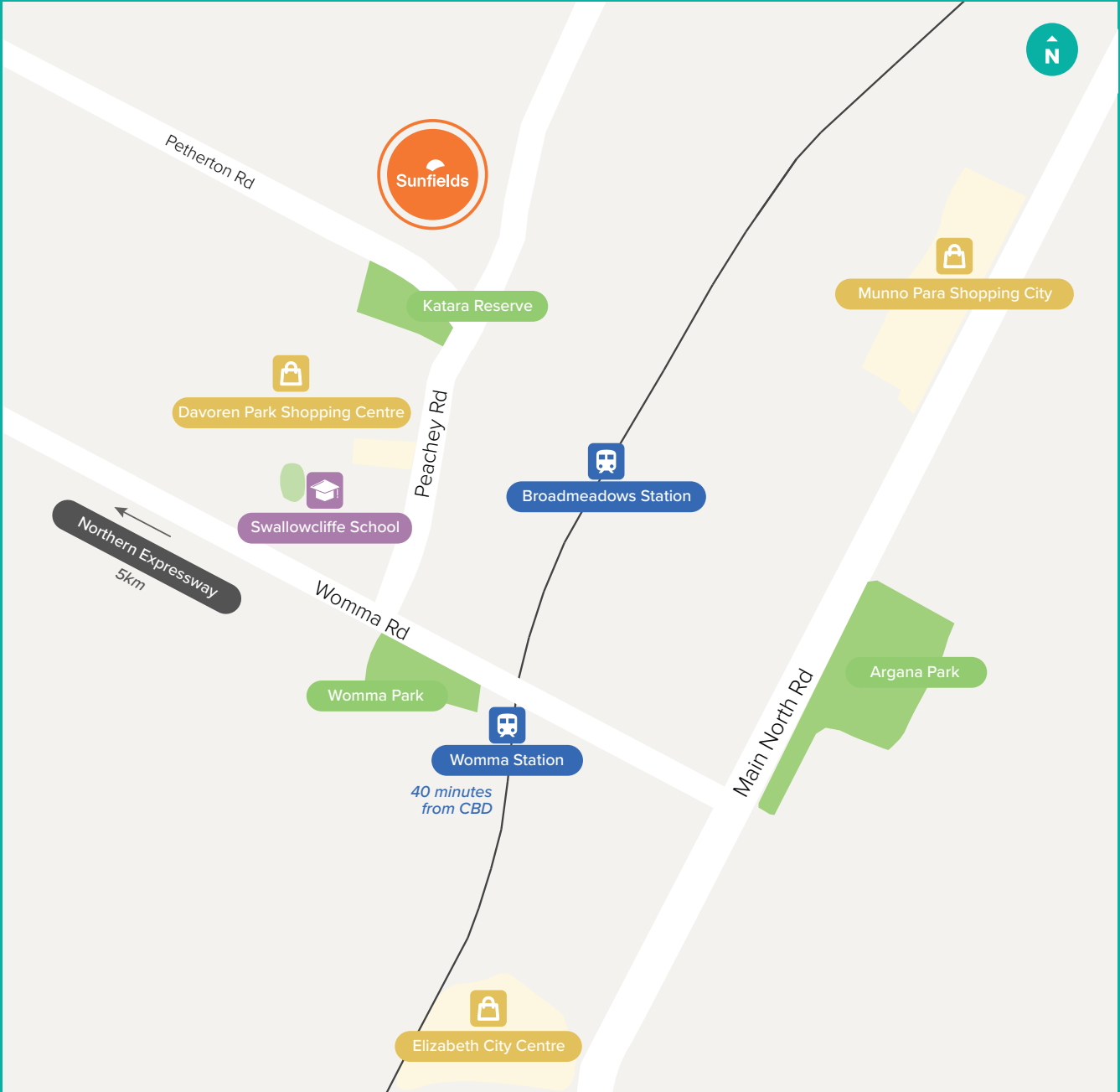
LAUNDRY

Benchtop	Polytec Chambord Matt
Cupboards	Polytec Cavia Lini Matt
Laundry bi-fold doors	Laminex White Natural Finish
Joinery handle	Satin Chrome
Floor tiles/skirting	Stoneage Grey Matt 300x300 with Slate 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	Acero 45Ltr Stainless Steel Laundry Sink
Sink mixer	Ivy Sink Mixer Chrome

GENERAL

9. Internal wall paint	Wattyl Cotton Grey
10. Main floor laminate	Clix 7mm Old Oak Dark Grey Brushed
11. Carpet to bedrooms/robes	Summit Point Hotham
Vinyl sliding door robes	Parchment with matt silver frame

Sunfields



For more information visit:
sunfields.com.au

Fairmontfirst



Fairland Pty Ltd
19 Fullarton Rd, Kent Town SA 5067
Ph: 08 8112 3133 fairland.com.au

RLA 274625. Fairmont Homes Builder's Licence No. 188013. Details correct at time of publishing. All information subject to the approval from the City of Playford Council. Development plan shown is for indicative purposes only, please refer to final plans held by council. The Information in this marketing brochure, including photographs, artist impressions, illustrations, floor plans, site plans and measurements, are indicative or approximate only, and can be subject to change without notice. 18504