



Lot 21 Berryman Road

Split Contract

**Sunfields**



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 Smithfield Plains, this range of new homes is an ideal place to suit many lifestyles and family dynamics.

Education is at your doorstep, with John Hartley School 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 4km from Sunfields. Additionally, the Smithfield Train Station is just around the corner and is only a 41-minute trip to Adelaide CBD, making your daily travel to and from work hassle free.

Sunfields is surrounded by conveniences. Within a 5 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, Smithfield Plains.

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

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

This release at Sunfields features a range floorplans to select from.

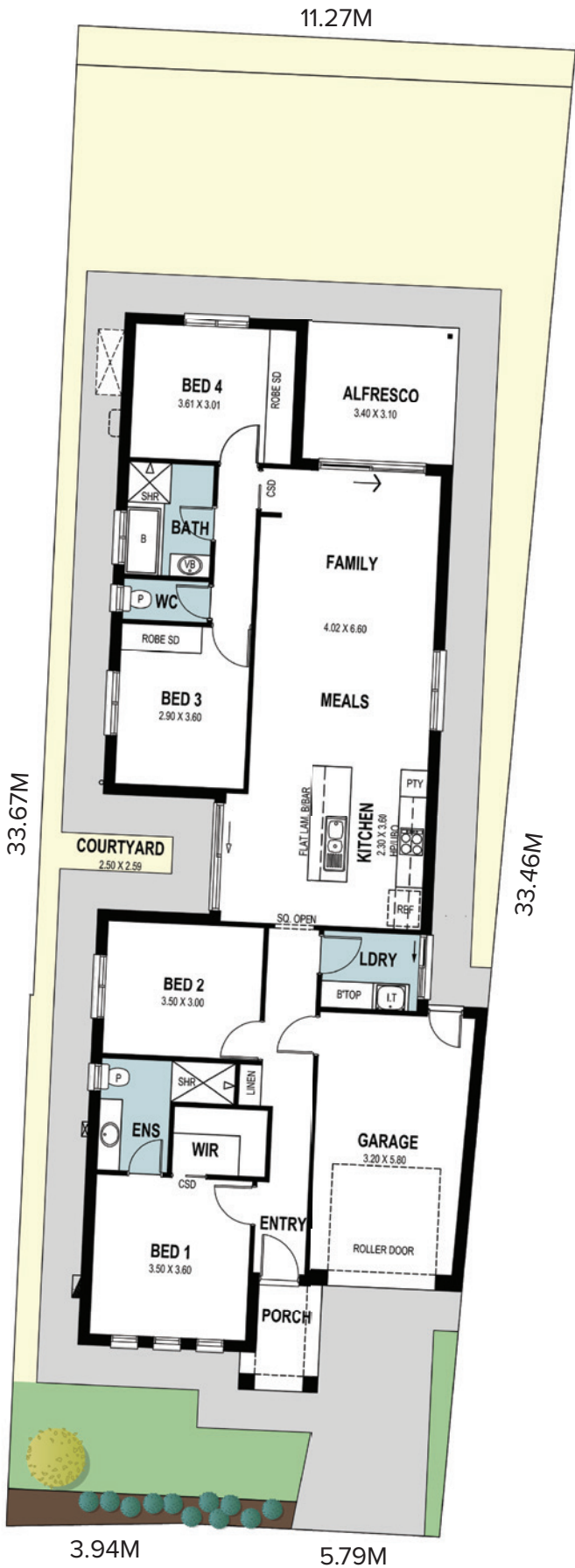
Choose your desired allotment based on its location within the release.

Lot 21

Berryman Rd, Smithfield Plains

Split Contract |  352m²

 4  2  1



Living	136.15m ²
Porch	3.75m ²
Alfresco	10.54m ²
Garage	22.33m ²
Total	172.77m²

Width	8.5m
Depth	24m



Style selections

Carefully selected by our team of designers, we have six timeless and inspiring colour schemes for you to choose from.

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

GENERAL

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.
Exhaust fans	To all bathrooms
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

FOREST

Bricks (front & rear)	Austral Urban One Alloy
Mortar	Natural Grey
Render	Wattyl Tumblestone
Roof	Colorbond Windspray
Gutter	Colorbond Windspray
Fascia	Colorbond Surfmist
Garage door	Colorbond Surfmist
Garage door profile	Tuscan Panel Lift
Entrance door	Colorbond Surfmist
Windows	Monument

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

Inclusions



Phoenix Pina Sink Mixer*



Westinghouse 600mm Gas Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood

KITCHEN

Sink	Acero Single Bowl Above-mount Sink with drainer
Sink mixer	Phoenix Pina Sink Mixer 200mm Gooseneck, Chrome
Cooktop	Westinghouse 600mm Gas Cooktop
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	Westinghouse 600mm Slideout Rangehood



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

Basin	Seima Kyra 017 Square Ceramic Basin
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

Laundry sink	45Ltr Stainless Steel Laundry Sink
Sink mixer	Ivy MK11 Sink Mixer Chrome

Coastal



KITCHEN

Benchtop	Laminex White Valencia Natural
Splashback	Cream Undulated Subway 75x300 Horizontal Stack Lay with Misty Grey Grout
Lower cupboards (inc fridge and pantry)	Polytec Classic White Matt
Overhead cupboards	Polytec Classic White Matt
Joinery handle	Dallas Dull Brushed Nickel - no handles to overhead cupboards

BATHROOMS

Benchtop	Laminex Formica Autumn Oak Velour
Cupboard	Polytec Classic White Matt
Floor tiles	Kempsey Sabbia Matt 300x300 with Mudberry Grout
Wall tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Dull Brushed Nickel

LAUNDRY

Benchtop	Formica Autumn Oak Velour
Cupboards	Polytec Classic White Matt
Floor tiles	Kempsey Sabbia Matt 300x300 with Mudberry Grout
Wall tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Dull Brushed Nickel

GENERAL

Internal wall paint	Wattyl Slightly
Main floor	Clix 7mm Classic Oak White Varnished
Carpet	EC Summit Point Feathertop

Urban



KITCHEN

Benchtop	Laminex Nero Grafite Natural
Splashback	Grey Undulated Subway 75x300 Horizontal Stack Lay with Misty Grey Grout
Lower cupboards (inc fridge and pantry)	Polytec Stone Grey Matt
Overhead cupboards	Polytec Stone Grey Matt
Joinery handle	Livorno Dull Brushed Nickel - No handles to overhead cupboards

BATHROOMS

Benchtop	Laminex Grigio Grafite
Cupboard	Laminex Battalion Natural
Floor tiles	Matang Mid Grey Matt 300x300 with Slate Grey grout
Wall tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Livorno Dull Brushed Nickel

LAUNDRY

Benchtop	Laminex Grigio Grafite Natural
Cupboards	Laminex Battalion Natural
Floor tiles	Matang Mid Grey Matt 300x300 with Slate Grey grout
Wall tiles	Plain White Matt 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Livorno Dull Brushed Nickel

GENERAL

Internal wall paint	Wattyl Floral White
Main floor	Clix 7mm Classic Oak Grey Brushed
Carpet	Quest Compass Pitch

Scandi



KITCHEN

Benchtop	Laminex Carrara Delicata
Splashback	White Undulated Subway 75x300 Horizontal Stack Lay with Misty Grey Grout
Lower cupboards (inc fridge and pantry)	Laminex Ghostgum Natural
Overhead & cupboards	Laminex Ghostgum Natural
Joinery handle	Dallas Chrome - No handles to overhead cupboards

BATHROOMS

Benchtop	Laminex Carrara Delicata
Cupboard	Wilsonart Landmark Wood Xtreme Matt - Vertical
Floor tiles	Kempsey White Matt 300x300 with MistyGrey grout
Wall tiles	Plain White Gloss 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Chrome

LAUNDRY

Benchtop	Laminex Carrara Delicata Natural
Cupboards	Wilsonart Landmark Wood Xtreme Matt - Vertical
Floor tiles	Kempsey White Matt 300x300 with Slate Grey grout
Wall tiles	Plain White Gloss 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Chrome

GENERAL

Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Montanna Oak Light Beige
Carpet	Quest Compass Maverick

Industrial



KITCHEN

Benchtop	Laminex Pearl Concrete Natural
Splashback	Plain White Subway 100x300 Horizontal Stack Lay with Ultrawhite Grey Grout
Lower cupboards (inc fridge and pantry)	Laminex Battalion Natural
Overhead cupboards	Polytec Maison Oak Matt - Vertical
Joinery handle	Ferrara Lip Pull Stainless Steel - no handles to overhead cupboards

BATHROOMS

Benchtop	Laminex Pearl Concrete Natural
Cupboard	Polytec Maison Oak Matt - Vertical
Floor tiles	Kempsey Grey 300x300 with Magellan Grey grout
Wall tiles	Plain White Gloss 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Ferrara Lip Pull Stainless Steel

LAUNDRY

Benchtop	Laminex Pearl Concrete Natural
Cupboards	Polytec Maison Oak Matt - Vertical
Floor tiles	Kempsey Grey Matt 300x300 with Magellan Grey grout
Wall tiles	Plain White Gloss 300x400, horizontal stack bond with Ultrawhite grout
Joinery handle	Ferrara Lip Pull Stainless Steel

GENERAL

Internal wall paint	Wattyl First Snow
Main floor	Clix 7mm Venetian Oak
Carpet	EC Savanna Applebush

Organic



KITCHEN

Benchtop	Formica Purestone Velour
Splashback	White Undulated Subway 75x300 Horizontal Stack Lay with Ultrawhite Grey Grout
Lower cupboards (inc fridge and pantry)	Formica Crystal White Velour
Overhead cupboards	Formica Grassland Velour
Joinery handle	Ferrara Lip Pull White - no handles to overhead cupboards

BATHROOMS

Benchtop	Formica Soft Oak Velour
Cupboard	Formica Grassland Velour
Floor tiles	Astra White Matt 300x300 with Misty Grey grout
Wall tiles	Astra White Matt 300x300 stackbond with Misty Grey grout
Joinery handle	Ferrara Lip Pull White

LAUNDRY

Benchtop	Formica Soft Oak Velour
Cupboards	Formica Grassland Velour
Floor tiles	Astra White Matt 300x300 with Misty Grey grout
Wall tiles	Astra White Matt 300x300 stackbond with Misty Grey grout
Joinery handle	Ferrara Lip Pull White

GENERAL

Internal wall paint	Wattyl Spirit Grey
Main floor	Clix 7mm Montana Oak Light Beige
Carpet	EC Savanna Cottonwood

Chic



KITCHEN

Benchtop	Laminex Calacatta Majore Natural
Splashback	Plain White Matt Subway 100x300 Horizontal Stack Lay with Ultrawhite Grey Grout
Lower cupboards (inc fridge and pantry)	Laminex Terril Natural
Overhead cupboards	Laminex Calm White Natural
Joinery handle	Livorno Matt Black - No Handles to overhead cupboards

BATHROOMS

Benchtop	Polutec Chambord Matt
Cupboard	Polytec Artisan Oak Matt - Vertical
Floor tiles	Jakarta White Matt 300 x 300 with Misty Grey grout
Wall tiles	Jakarta White Matt 300 x 300 stackbond with Misty Grey grout
Joinery handle	Livorno Matt Black

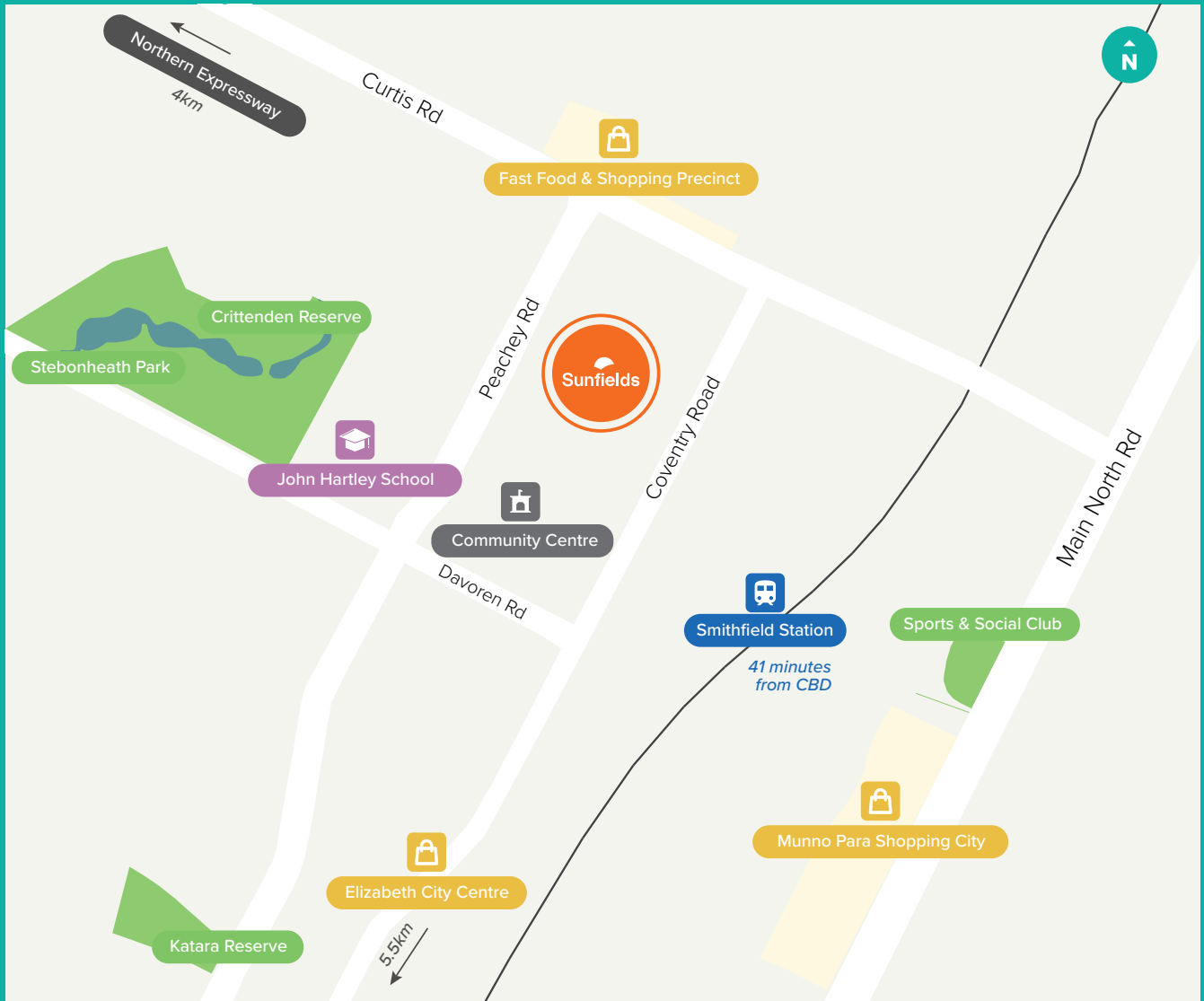
LAUNDRY

Benchtop	Polytec Chamboard Matt
Cupboards	Polytec Artisan Oak Matt - Vertical
Floor tiles	Jakarta White Matt 300 x 300 with Misty Grey grout
Wall tiles	Jakarta White Matt 300 x 300 stackbond with Misty Grey grout
Joinery handle	Livorno Matt Black

GENERAL

Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Camel Oak Greige
Carpet	EC Savanna Coolibah

Sunfields



For more information visit:
sunfields.com.au

Fairmontfirst



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