



Everleigh

MUNNO PARA



Wattle release



Fairmont*first*



Position perfect.

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

Everleigh has been designed to create a desirable balance of quality new homes and open spaces, with many homes positioned facing a central reserve.

Located within the established suburb of Munno Para, this development is an ideal place to suit many lifestyles and family dynamics.

The Munno Para Railway Station is a 700m walk from Everleigh. Located on the Gawler line, it is a 20 minute train ride to Adelaide station.

The neighbouring 'Munno Para Primary School' is walking distance and supports approximately 340 students across 18+ classes.

With easy access to the northern expressway only being minutes from Everleigh (5kms down the road) and only a 40 minute commute to the Adelaide CBD. Travelling to and from work has never been easier.

Munno Para Shopping Centre and Elizabeth City Centre are just minutes away, as well as a variety of local specialist shops.





Fixed price homes.

At Everleigh you have the opportunity to secure an affordable, fixed price home within the growing northern suburb of Munno Para.

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

The Wattle release comprises 8 homes, each featuring its own external and internal colour selections, thoughtfully curated by our team of designers.

These homes are provided as a fixed price turn-key solution, meaning that buying has never been easier.

Lots 12-15 & 18-21 within the Wattle 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.

Everleigh 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 liveateverleigh.com.au/eligibility 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 Everleigh 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.

We have partnered with HomeStart to provide unique finance opportunities. Please get in touch to find out more.

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.

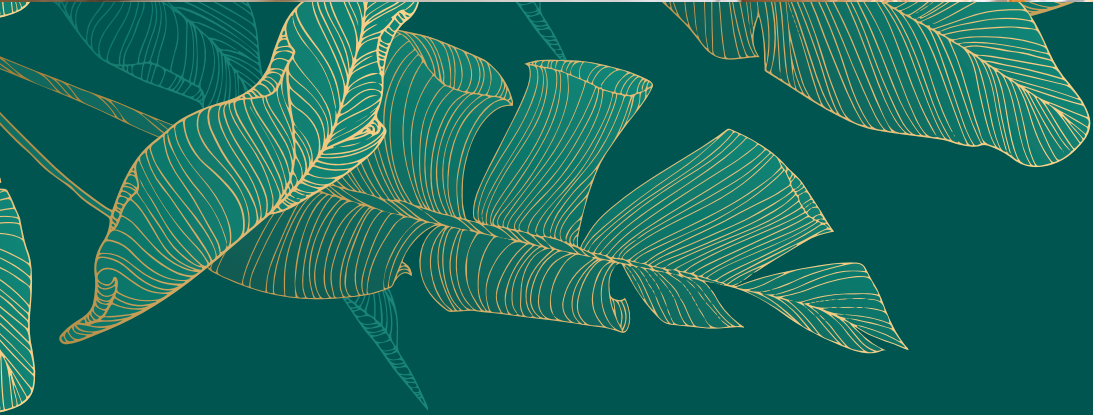
Rob Brereton will provide this document to you if you are first in line to purchase the property.



Siteplan



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



Floorplans

Everleigh at Munno Para features three floorplans to select from.

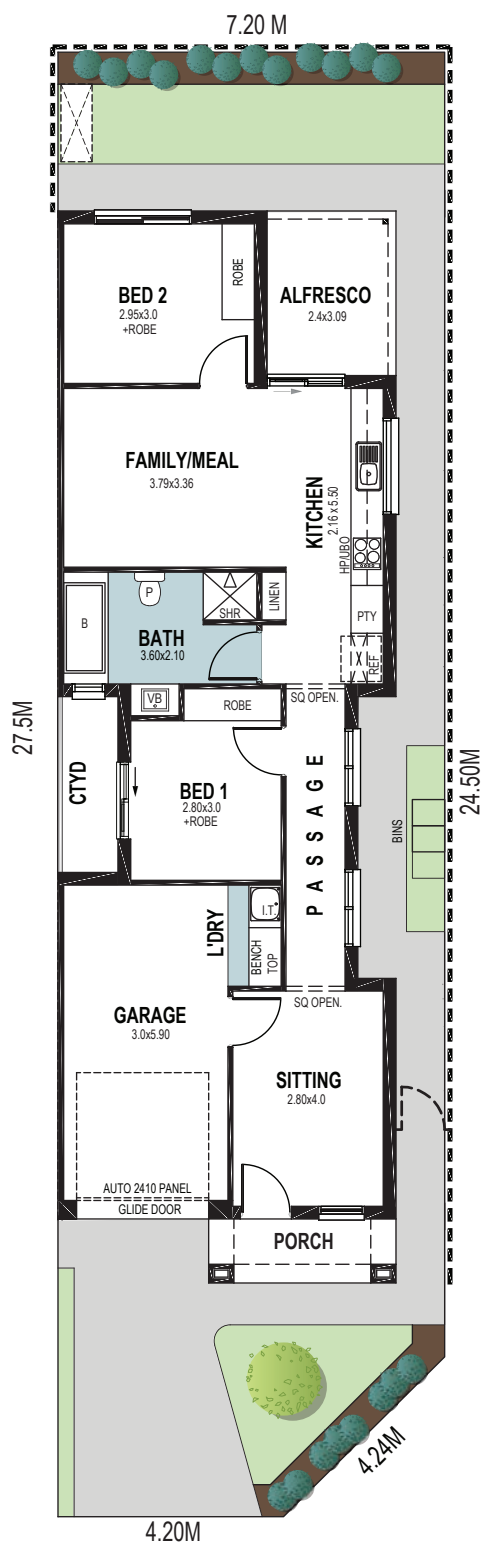
Choose your desired allotment based on its location within the release.

The Elara effortlessly captivates with its chic blend of colours, making a timeless and sophisticated statement.

Elara

LOT 21

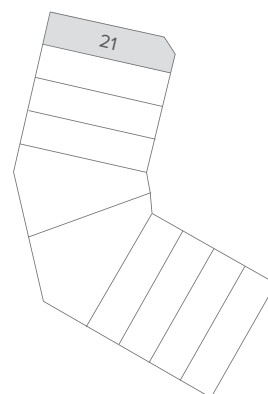
2 1 1



Living	82.30m ²
Porch	4.18m ²
Alfresco	7.41m ²
Garage	22.02m ²
Total	115.91m²

Width 6.3m
 Depth 20.1m
 Lot size 7.5m x 27.5m

Lot	Internal	External
21	Latte	Scheme 8



PLEASE NOTE:

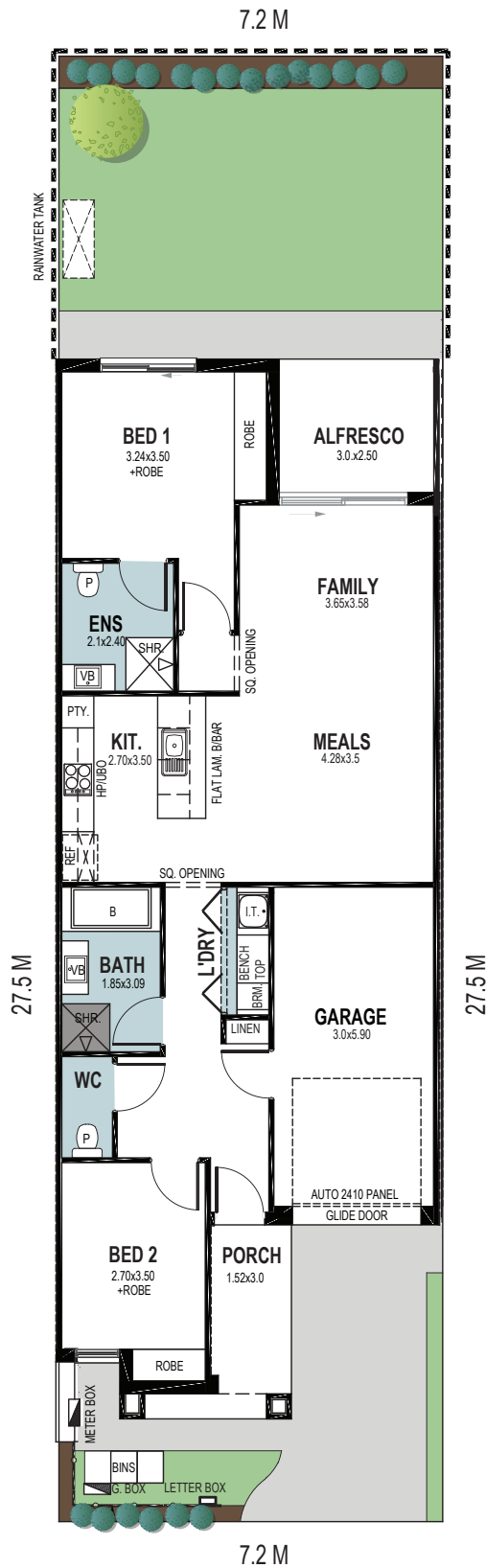
House and land size may differ slightly from plan shown. Refer to website for details.

Featuring a stylish blend of contrasting materials, the Nala effortlessly commands attention within its compact design.

Nala

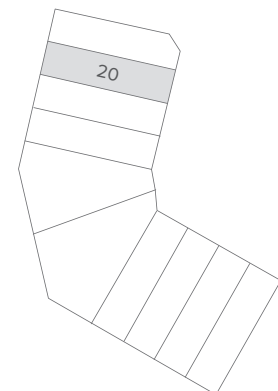
LOT 20

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Living	98.26m ²
Porch	6.27m ²
Alfresco	7.52m ²
Garage	19.72m ²
Total	131.79m²
Width	7.20m
Depth	19.2m
Lot size	7.2 x 27.5m

Lot	Internal	External
20	Iron	Scheme 7



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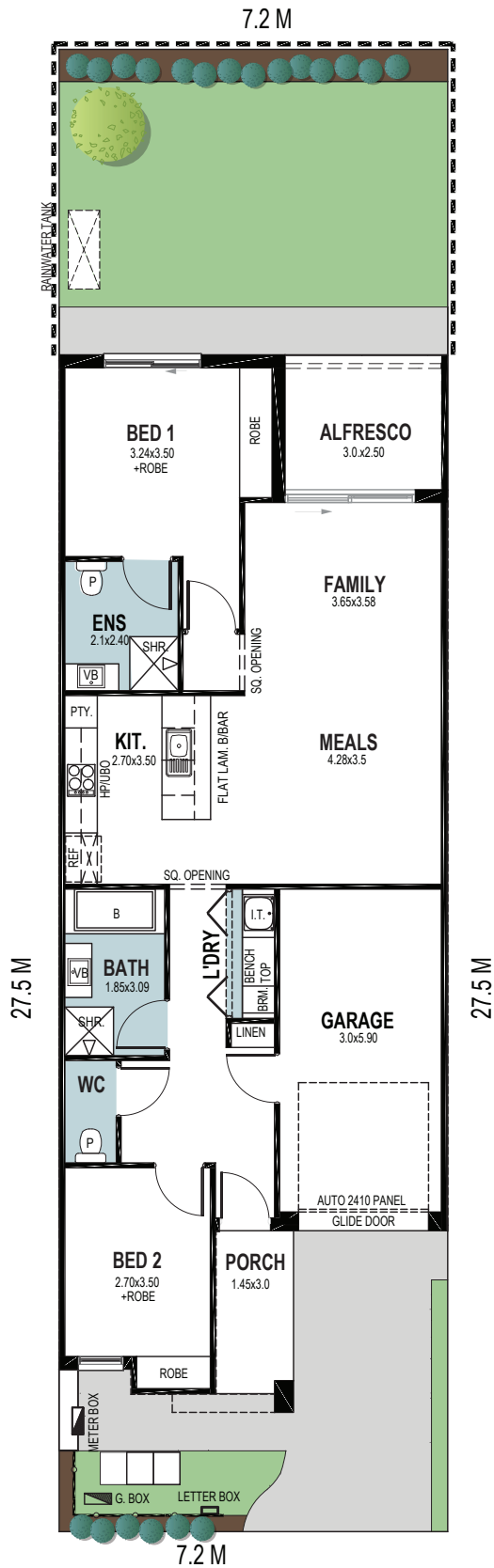
House and land size may differ slightly from plan shown. Refer to website for details.

The edgy, clean, lines of the Demi promises to provide impressive street appeal.

Demi B

LOT 18 & 19

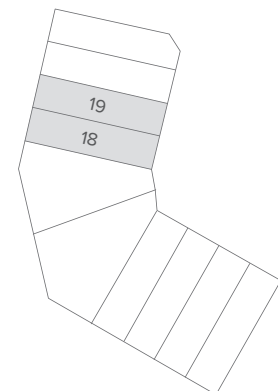
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Living	97.90m ²
Porch	4.50m ²
Alfresco	7.52m ²
Garage	19.72m ²
Total	129.64m²

Width	7.20m
Depth	19.2m
Lot size	7.2 x 27.5m

Lot	Internal	External
18	Latte	Scheme 5
19	Maple	Scheme 6



PLEASE NOTE:

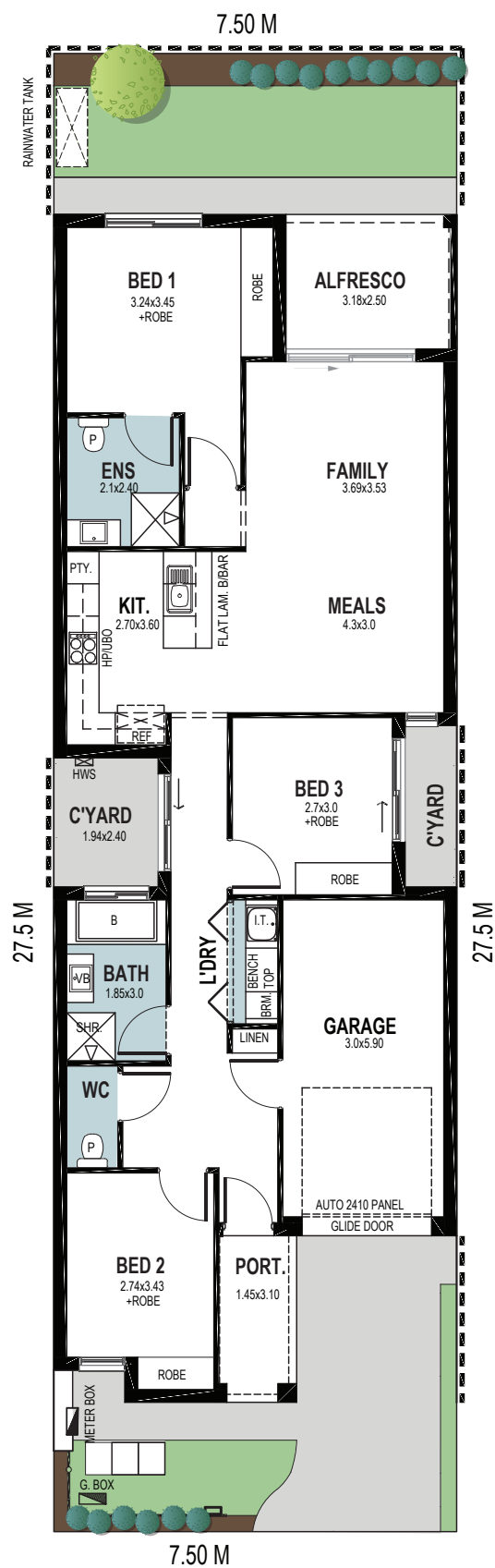
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Compact but striking, the Aria features a stylish facade, perfectly balanced with a mix of contrasting materials.

Aria A

LOT 13 & 14

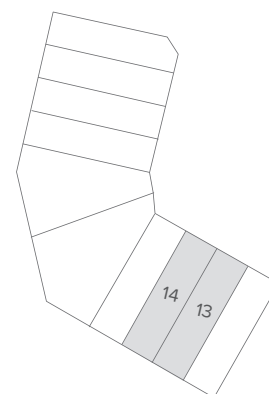
3 2 1



Living	115.30m ²
Porch	4.42m ²
Alfresco	7.95m ²
Garage	20.48m ²
Total	148.15m²

Width	7.50m
Depth	22.1m
Lot size	7.5 x 27.5m

Lot	Inernal	External
13	Latte	Scheme 4
14	Maple	Scheme 2



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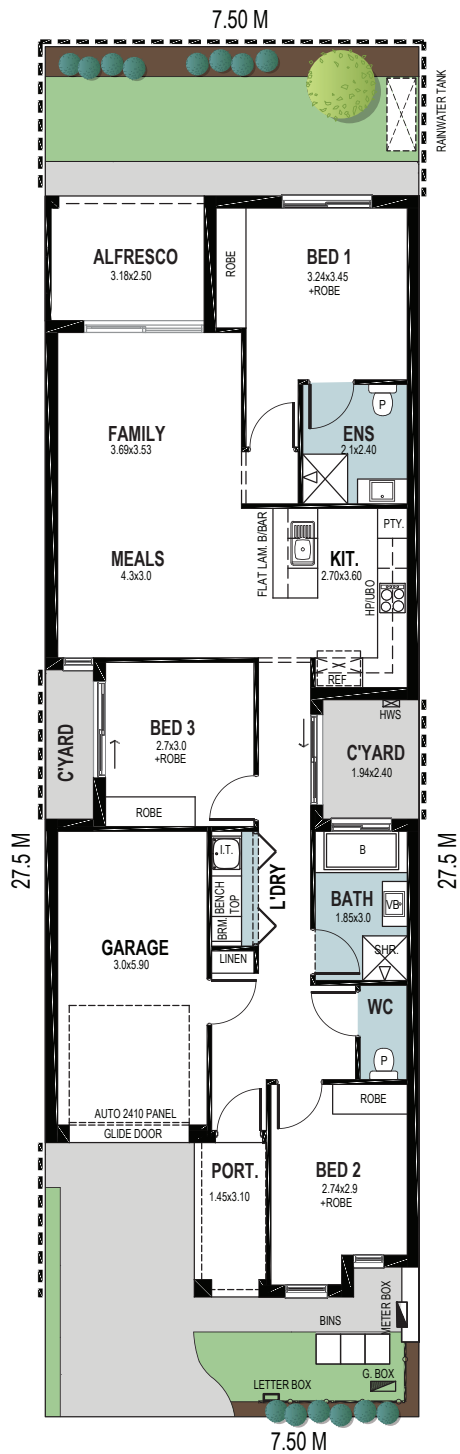
House and land size may differ slightly from plan shown. Refer to website for details.

The Zuri boasts a contemporary but classic facade that evokes a sense of timeless elegance.

Zuri

LOT 12 & 15

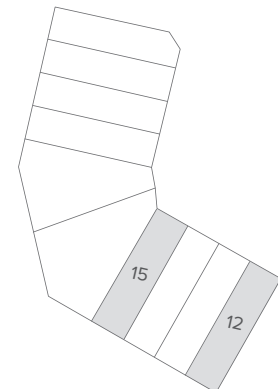
3 2 1



Living	115.30m ²
Portico	4.42m ²
Alfresco	7.95m ²
Garage	20.48m ²
Total	148.15m²

Width	7.50m
Depth	27.50m
Lot size	7.5 x 27.5m

Lot	Internal	External
12	Maple	Scheme 3
15	Iron	Scheme 1



PLEASE NOTE:

House and land size may differ slightly from plan shown. Refer to website for details.



General inclusions

Each home includes a range of quality features and inclusions as standard at no extra cost. Each inclusion is of high quality as we offer only the very best products and brands.

You can feel confident in the knowledge that you have the best value and quality for your money.

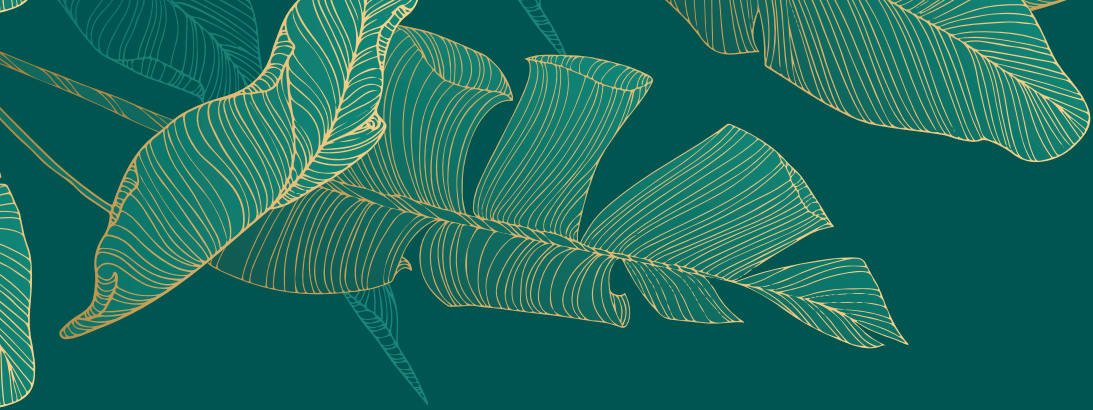


GENERAL

Energy Rating	7 Star included
Silver Standard Package	Included
Solar Panels	3.32KW
Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
Entrance doors	Corinthian Flush Panel
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 w/light to bedrooms.
Garage door	Automated panel lift door with two remote controls

LANDSCAPING

Paving	To driveway, perimeter, alfresco + courtyard (where applicable)
Fencing & gates	Good neighbour fencing + plinth. Monument Colorbond
Soft Landscaping	Artificial grass to rear/Minimal front plantings, 1 tree to front.
Stormwater	90mm PVC – connection to street/easement
Bin Bays	Bin bay with slat fencing to front
Rain Water Tank	1,000L Tank
Other	Clothes line, letterbox



Style selections

Carefully selected by our team of designers, we offer timeless and inspiring colour schemes, each meticulously chosen for its designated allotment.

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

External Selections

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

EXTERNAL	SCHEME 5	SCHEME 6	SCHEME 7	SCHEME 8
Bricks (front & rear)	Discover	Austral Char	PGH Red Clinker	PGH Licorice
Mortar	Natural Grey	Natural Grey	Natural Grey	Natural Grey
Aluminum Slats	N/A	N/A	N/A	N/A
Cladding Axon	Cloudy sky	Surfmist	N/A	N/A
Render	Colorbond Monument	London Fog	Colorbond Surfmist	Soft Appiration
Roof	Colorbond Monument	Colorbond Monument	Colorbond Night Sky	Colorbond Basalt
Gutter	Colorbond Night Sky	Colorbond Monument	Colorbond Night Sky	Colorbond Basalt
Fascia	Colorbond Night Sky	Colorbond Monument	Colorbond Night Sky	Colorbond Basalt
Garage door	Colorbond Night Sky	Colorbond Wallaby	Colorbond Night Sky	Colorbond Night Sky
Garage door profile	Madison	Madison	Madison	Madison
Entrance door (incl door frame)	Cloudy Sky	Colorbond Surfmist	Colorbond Surfmist	Soft Appiration
Windows	Black	Monument	Black	Black

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 800 Single Bowl Abovemount Sink
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



Festival 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	Pavement Mist 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 (excluding lots 40-42)
Tapware	Phoenix Arlo Basin Mixer, Ivy Wall Mixers, Ivy Bath Outlet (excluding lots 40-42), Ivy Shower Arm & Rose, Chrome
Accessories	Festival 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 (excluding lots 40-42)
Joinery handle	Satin Chrome
Floor tiles/skirting	Pavement Mist Matt 300x300 with Magellan Grey grout (N/A lots 40-42)
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 007 45Ltr Laundry Sink / (Tilos 600 Laundry unit 45L to lots 40-42)
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

maple



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	Acero 800 Single Bowl Abovemount Sink
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



Festival 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 (excluding lots 40-42)
Tapware	Phoenix Arlo Basin Mixer, Ivy Wall Mixers, Ivy Bath Outlet (excluding lots 40-42), Ivy Shower Arm & Rose, Chrome
Accessories	Festival 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 (excluding lots 40-42)
Joinery handle	Satin Chrome
Floor tiles/skirting	Suburban Project White Matt 300x300 with Mudberry grout (N/A lots 40-42)
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 007 45Ltr Laundry Sink / (Tilos 600 Laundry unit 45L to lots 40-42)
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

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 vertical grain
Joinery handle	Satin Chrome - no handles to overhead cupboards
Sink	Acero 800 Single Bowl Above-mount Sink
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



Festival 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 vertical grain
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 (excluding lots 40-42)
Tapware	Phoenix Arlo Basin Mixer, Ivy Wall Mixers, Ivy Bath Outlet (excluding lots 40-42), Ivy Shower Arm & Rose, Chrome
Accessories	Festival 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 Chambord Matt
Cupboards	Polytec Cavia Lini Matt vertical grain
Laundry bi-fold doors	Laminex White Natural Finish (excluding lots 40-42)
Joinery handle	Satin Chrome
Floor tiles/skirting	Stoneage Grey Matt 300x300 with Slate Grey grout (N/A lots 40-42)
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 007 45Ltr Laundry Sink/ (Tilos 600 Laundry unit 45L to lots 40-42)
Sink mixer	Ivy MK11 Sink Mixer Chrome

GENERAL

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

Everleigh

MUNNO PARA



For more information visit:
liveateverleigh.com.au

Fairmontfirst



Government
of South Australia

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