

Fixed price turn-key home



**Lot 44**

Wurak Circuit, Blakeview.



**BENTLEY ROAD**

BLAKEVIEW





# Seamless living.

Bentley Road promises the ideal balance of convenience and community.

Bentley Road has been designed to offer an accessible and simple path to home ownership. Located within the fresh and vibrant suburb of Blakeview, this range of new homes is an ideal place to suit many lifestyles and family dynamics.

Education is within easy reach, with Blakeview Crossing Christian College just a short walk away and Trinity College and Blakeview Primary only minutes away by car. Families with young children

will also appreciate the range of quality childcare centres in the area, ensuring support for every stage of learning.

Bentley Road is surrounded by everyday conveniences. Just a short walk or quick drives brings you to Blakes Crossing Shopping Centre, offering over 13 shopping experiences, including cafes, a supermarket, pharmacy and more. Venture just five minutes further and you'll reach Munno Para Shopping City, home to fantastic homemaking stores and a variety of retail options.



## Fixed price house & land.

At Bentley Road you have the opportunity to secure an affordable, fixed price house and land package within the established northern suburb, Blakeview.

All homes at Bentley Road 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.

Bentley Road is a partnership between the South Australian Housing Trust and Fairmont First, where all properties will be available to those who qualify via HomeSeeker SA. To see if you are eligible, please visit [bentleyrd.com.au/how-to-buy](https://bentleyrd.com.au/how-to-buy) or <https://www.homeseker.sa.gov.au/buying-a-home/homeseker-sa-eligibility>

**Fairmont***first*



Government  
of South Australia

SA Housing Trust



# How to buy.

## Am I eligible to purchase?

To find out if you are eligible to buy a home through HomeSeeker SA and Bentley Road 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 \$150,000 before tax (couple or family) OR \$115,000 before tax (single)
- My assets are valued at less than \$722,000 (couple or family) OR \$566,000 (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 - [bentleyrd.com.au/how-to-buy](http://bentleyrd.com.au/how-to-buy)





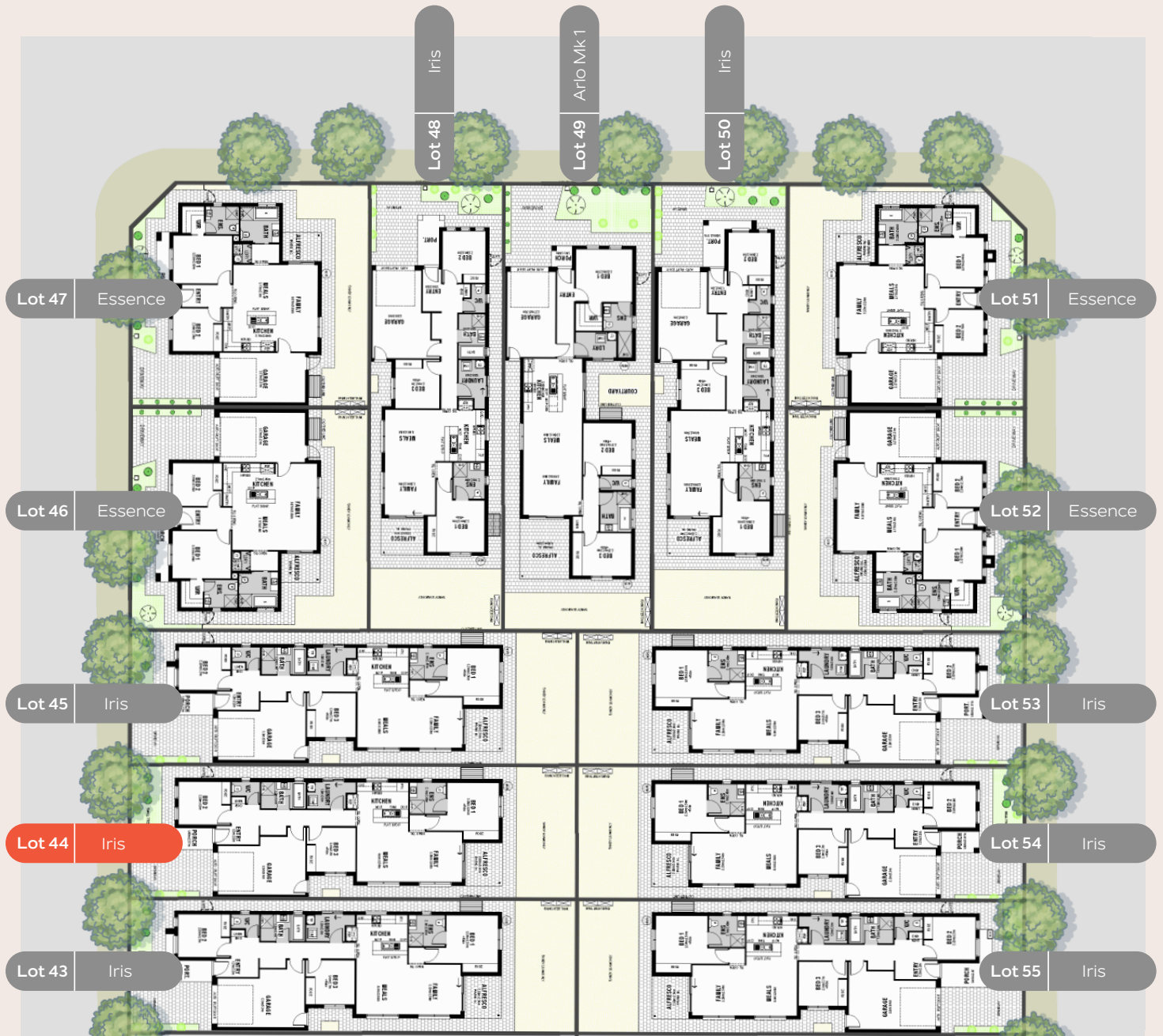
# Floorplans.

Bentley Road features a selection of beautifully designed 2, 3 and 4 bedroom homes, crafted to offer both comfort and style.

The fourth release at Bentley Road includes a range of floorplans to select from. Choose your desired allotment based on its location within the release.



# Release 4.





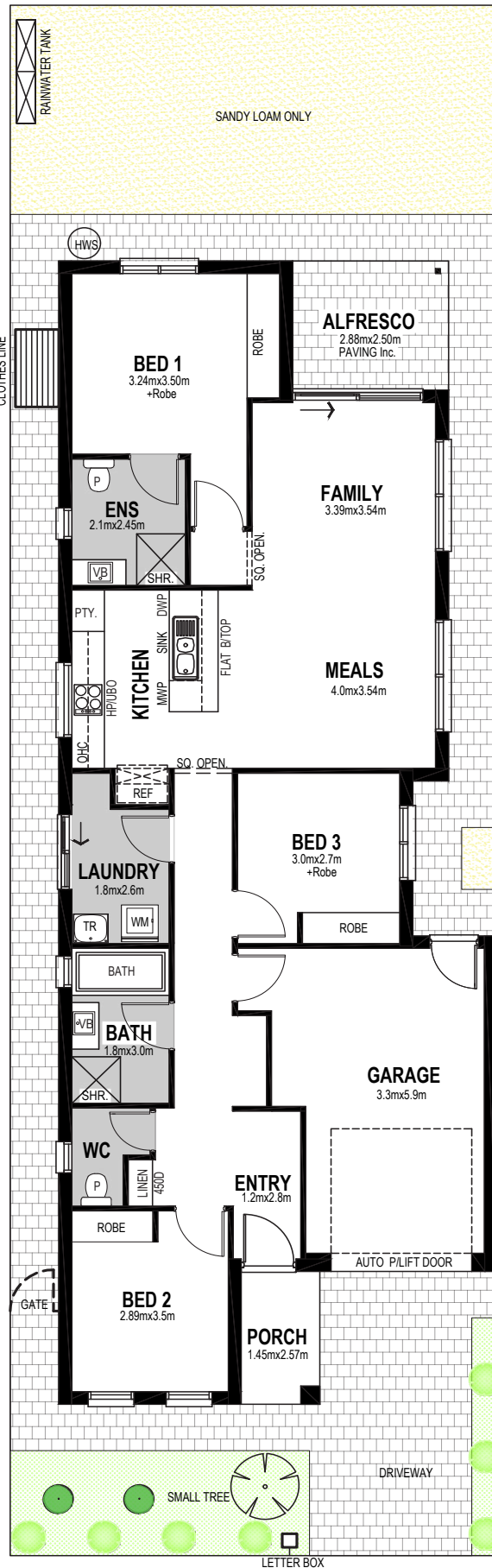
# Lot 44.

Wurak Circuit, Blakeview

 270m<sup>2</sup>

 3  2  1

\*Illustration purposes only



Living	120.9m <sup>2</sup>
Porch	3.7m <sup>2</sup>
Alfresco	7.2m <sup>2</sup>
Garage	25.2m <sup>2</sup>
<b>Total</b>	<b>157m<sup>2</sup></b>

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

## GENERAL

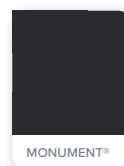
Solar Panels	3.32KW - No Battery
Ceiling height	2700mm
Internal linings	10mm Boral sheetrock plasterboard
Entrance doors	Panelcarve Entry Door PPC104 Primed (820mm wide)
Other external doors	Corinthian Flush Panel
External hardware	Tristan Lever Entrance Set Satin Chrome with Dexton Deadlock Single Cylinder 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, 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)	Mirror 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) double p/point for HUB, conduit from pit to home located to future HUB, earth point on ONT to main electrical earth
Hot water service	270L (HDC 270) heat pump hot water service
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 - Hampton profile
Kitchen	Overhead cupboards and microwave provision (inc pot-drawer) to kitchen

## EXTERNAL

### STORM

Dark, moody hues inspired by the elements of winter storm clouds.

Render to pier	Colorbond Shale Grey
Render to face	Wattyl Soft Apparition
Roof	Colorbond Shale Grey
Gutters	Colorbond Shale Grey
Fascias	Colorbond Monument
Bricks	PGH Nightfall Midnight
Mortar	Natural Grey
Garage door	Colorbond Monument
Front door	Colorbond Shale Grey
Windows	Monument



## LANDSCAPING

Paving	To driveway, perimeter and alfresco
Fencing & gates	Good neighbour fencing + plinth (if required) to side and rear yard, includes 1 side gate. Colorbond Monument
Soft Landscaping	Minimal plantings, irrigation, 1 small tree to front, clothes line, letterbox. Sandy loam to rear
Stormwater	90mm PVC – connection to street/easement
Rainwater Tank	1000L
Retaining	Plinth if applicable
Soil removal	By builder



## KITCHEN



Phoenix Pina Sink Mixer\*



Westinghouse 600mm Electric Cooktop



Westinghouse 600mm Electric Oven



Westinghouse 600mm Slideout Rangehood

Sink	Seima Acero Sink, 1 <sup>3</sup> / <sub>4</sub> bowls
Sink mixer	Phoenix Pina Sink Mixer 200mm Gooseneck, Chrome
Cooktop	Westinghouse 600mm Electric Cooktop
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	Westinghouse 600mm Slideout Rangehood

## BATHROOMS



Semi frameless shower



Seima Chios Select Close Coupled Toilet Suite



Phoenix Pina Wall Mixer & Vivid High-Rise Shower Arm



Phoenix Ralii accessories incl. shower shelf, double towel rail & toilet roll holder\*



Seima Kyra 400 Square Basin

Basin	Seima Kyra 400 Square Ceramic Basin (Inset to main bathroom/semi recessed to ensuite)
Bath	Seima Syros Inset Bath
Tapware	Phoenix Pina Basin Mixer, Pina Wall Mixers, Pina Bath Outlet, Vivid High-Rise Shower Arm, Chrome
Accessories	Phoenix Ralii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome
Shower screen	600 Series Semi Frameless - Clear Glass, Polished Silver
Toilet suite	Seima Chios Select Close Coupled Toilet
Floor grate	Square Grate 80mm Stainless Steel
Mirrors	Mirror Full With of Vanity 750mm H x 4mm polished edge, over all vanity units (where applicable)
Fan	Exhaust fan to ensuite - heat lamp to main bathroom

## LAUNDRY

Laundry sink	Seima Tilos Trough & Cabinet, White Stainless Steel, 45 litre
Sink mixer	Phoenix Ivy Sink Mixer, Chrome



# Internal colours.

At Bentley Road, you'll have the option to make it your own with the choice of four timeless and inspiring colour schemes, carefully curated by our team of designers.

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





## ORGANIC

Fresh tones compliment subtle layered environmental elements, creating a sense of comfort and relaxation.

### FLOORING



Savanna  
Cottonwood



Montana Oak  
Light Beige



Astra White  
Matt

### KITCHEN

Benchtop	Formica Purestone Velour
Splashback	White Undulated Subway 75x300 Horizontal Stack Lay with Ultra White 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 (Laminate)
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
Hallway/laundry joinery doors (if applicable)	Formica Crystal White Velour

### LAUNDRY

Floor tiles	Astra White Matt 300x300 with Misty Grey grout
Wall tiles	Astra White Matt 300x300 stackbond with Misty Grey grout

### GENERAL

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



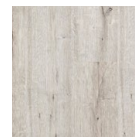
## URBAN

Strong and contemporary, with a balance of modern lines and materials, embracing elements of inner city living.

### FLOORING



Compass  
Pitch



Old Oak Grey  
Brushed



Matang Mid  
Grey Matt

### 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 Natural
Cupboard	Laminex Battalion Natural
Floor tiles	Matang Mid Grey Matt 300x300 with Slate Grey Grout
Wall tiles	Plain White Matt 300x450, horizontal stack bond with Ultrawhite grout
Joinery handle	Livorno Dull Brushed Nickel
Hallway/laundry joinery doors (if applicable)	Polytec Blossom White Matt

### LAUNDRY

Floor tiles	Matang Mid Grey Matt 300x300 with Slate Grey Grout
Wall tiles	Plain White Matt 300x450, horizontal stack bond with Ultrawhite grout

### GENERAL

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





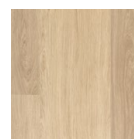
## COASTAL

Light, bright, natural materials and a warm harmonic colour palette evoking the calm and

### FLOORING



Summit Point  
Feathertop



Classic Oak  
White Varnished



Kempsey  
Sabbia Matt

### 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	Formica Autumn Oak Velour (Laminate)
Cupboard	Polytec Classic White Matt
Floor tiles	Kempsey Sabbia Matt 300x300 with Mudberry Grout
Wall tiles	Plain White Matt 300x450, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Dull Brushed Nickel
Hallway/laundry joinery doors (if applicable)	Polytec Classic White Matt

### LAUNDRY

Floor tiles	Kempsey Sabbia Matt 300x300 with Mudberry Grout
Wall tiles	Plain White Matt 300x450, horizontal stack bond with Ultrawhite grout

### GENERAL

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



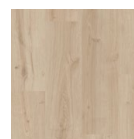
# SCANDINAVIAN

A minimalist and restrained warm colour palette with a focus on clean simple lines and functionality.

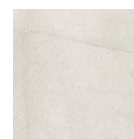
## FLOORING



Compass  
Maverick



Montana Oak  
Light Beige



Kempsey  
White

## KITCHEN

Benchtop	Polytec Buller Stone Matt
Splashback	White Undulated Subway 75x300 Horizontal Stack Lay with Ultra White Grout
Lower cupboards (inc fridge and pantry)	Laminex Polar White Natural
Overhead cupboards	Laminex Polar White Natural
Joinery handle	Dallas Chrome - no handles to overhead cupboards

## BATHROOMS

Benchtop	Polytec Buller Stone Matt
Cupboard	Wilsonart Natural Ash Xtreme Matt - Vertical
Floor tiles	Kempsey White Matt 300x300 with Misty Grey grout
Wall tiles	Plain White Gloss 300x450, horizontal stack bond with Ultrawhite grout
Joinery handle	Dallas Chrome
Hallway/laundry joinery doors (if applicable)	Laminex Polar White Natural

## LAUNDRY

Floor tiles	Kempsey White Matt 300x300 with Misty Grey Grout
Wall tiles	Plain White Matt 300x450, horizontal stack bond with Ultrawhite grout

## GENERAL

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





# BENTLEY ROAD

BLAKEVIEW



For more information visit:  
[bentleyrd.com.au](http://bentleyrd.com.au)

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**Fairmontfirst**



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