

Fixed price turn-key home



Lot 53

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 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



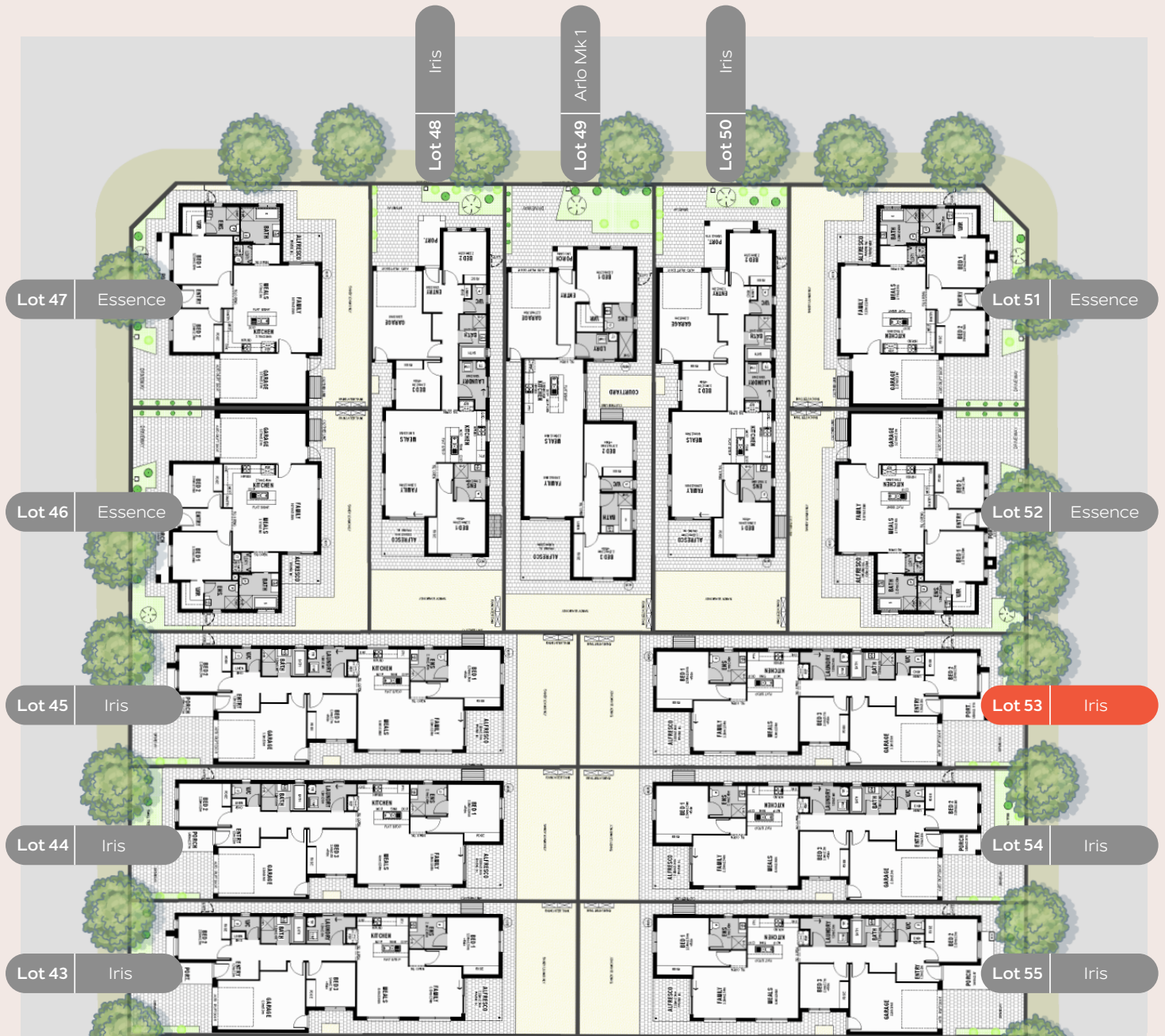
Floorplans.

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.

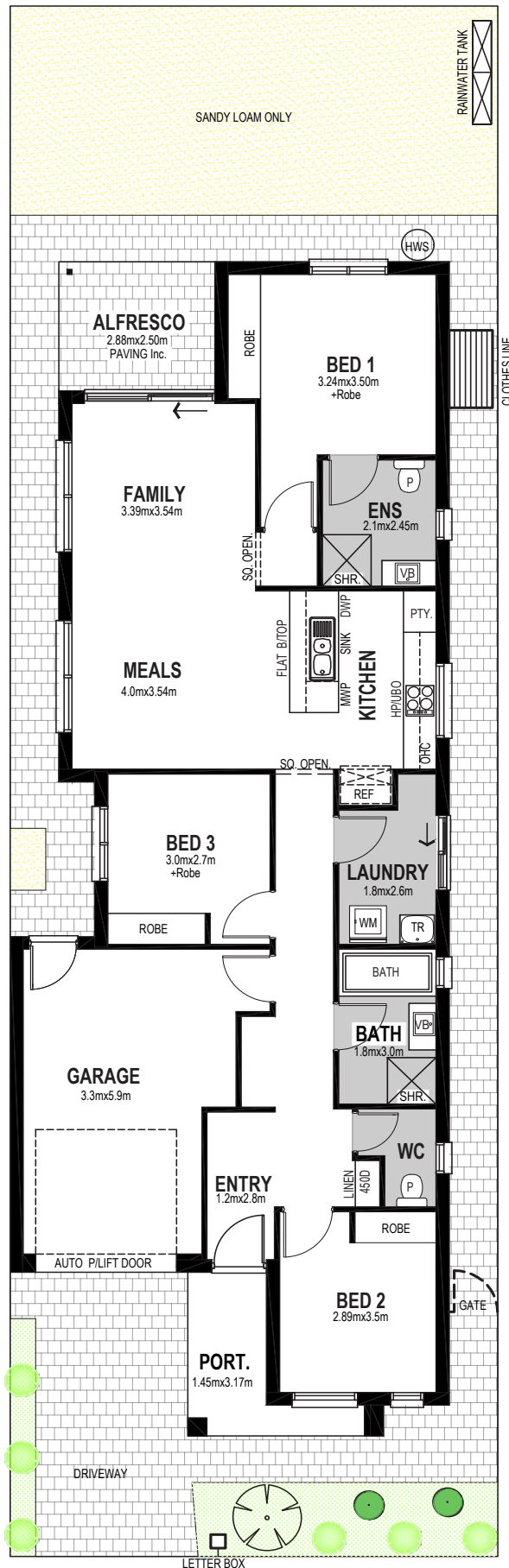


Lot 53.

Wurak Circuit, Blakeview

 270m²

 3  2  1



| | |
|--------------|---------------------------|
| Living | 120.9m ² |
| Porch | 5.8m ² |
| Alfresco | 7.2m ² |
| Garage | 25.2m ² |
| Total | 159.1m² |

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

TIDAL

Neutral light colour palette depicting the fresh breeziness of the coast.

| | |
|-------------|-------------------------|
| Render | Wattyl Feather Dawn |
| Roof | Colorbond Southerly |
| Gutters | Colorbond Southerly |
| Fascias | Colorbond Doverwhite |
| Cladding | Knotwood Hamptons Cedar |
| Bricks | Austral Urban One Steel |
| Mortar | Natural Grey |
| Garage door | Colorbond Dover White |
| Front door | Wattyl Feather Dawn |
| Windows | White |
| Porch tile | Grey Textured 300x300mm |



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 ³ / ₄ 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.



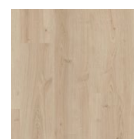
ORGANIC

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 |



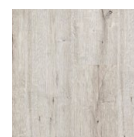
URBAN

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 |



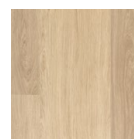
COASTAL

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 |



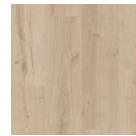
SCANDINAVIAN

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

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Fairmontfirst



Government
of South Australia
SA Housing Trust

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