

# STCLAIR

## Clover Townhomes

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Brand new and ready  
for you to call home.



AVJennings®

# A new benchmark for modern living at St Clair.

AVJennings has built a limited range of modern three storey townhomes with contemporary fittings, quality fixtures and plenty of space to fill and grow into.

Located in one of Adelaide's newest suburbs, St Clair. Just 8km from the city and just 5km from the sea, St Clair is designed with lifestyle in mind.

Walking trails and wetlands weave seamlessly through St Clair, so you can enjoy the peaceful natural surrounds, right outside your door.

Modern conveniences are also taken care of, with easy access to local shopping, cafes and transport.

## THREE STOREY TURN-KEY HOMES, MOVE IN READY

 3  2.5  2



Open plan, kitchen, living and dining area.



Spacious bedroom with a view.

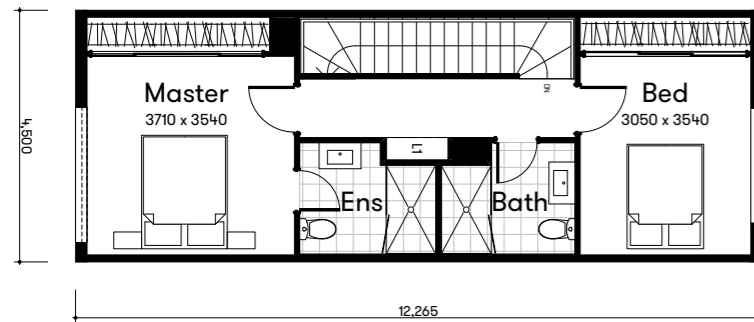
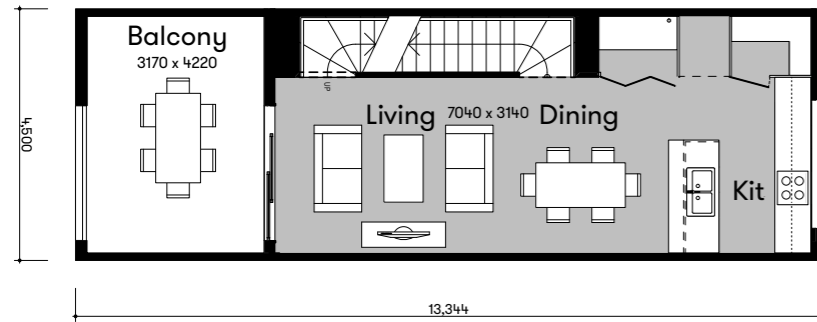
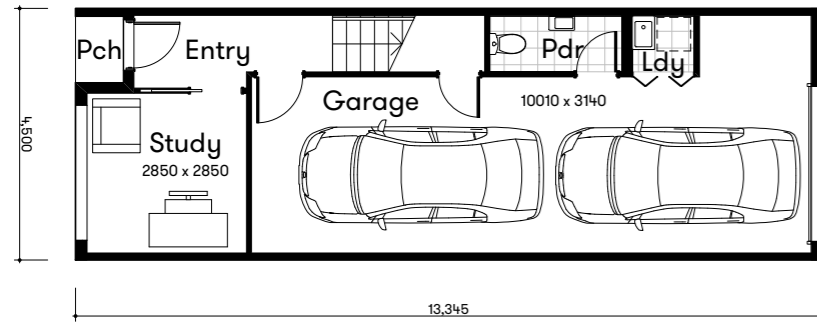
4.

# A floorplan designed for form and function.

Limited range of homes available.

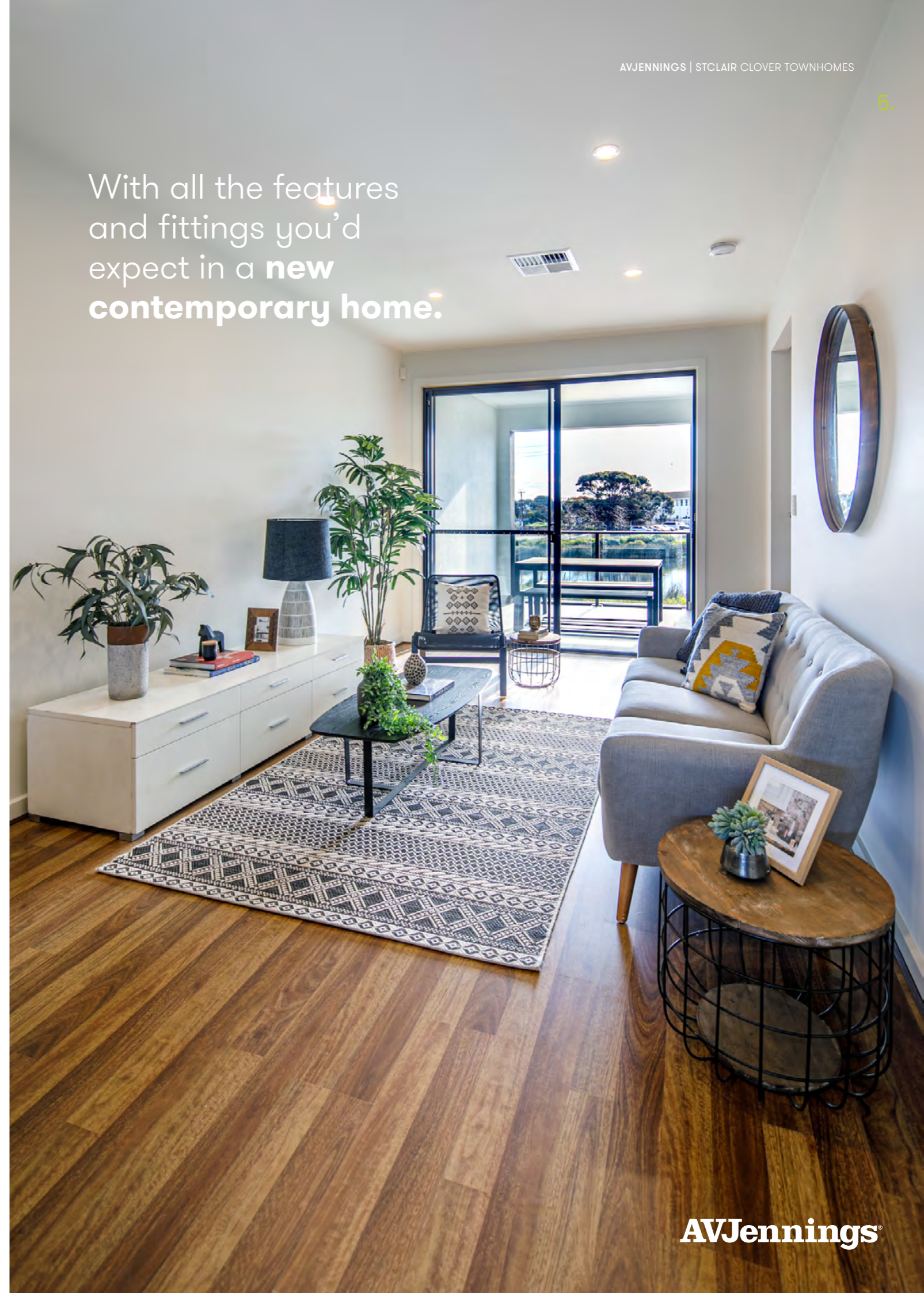
3, 5, 7, 11, 13, 15, 17, 21, 23, 25 Pyers Street

3 2.5 2



5.

With all the features and fittings you'd expect in a **new contemporary home.**



## Homes readymade for the way you live today.

### Living & Kitchen

- Open plan kitchen, dining and living.
- Kitchen includes a large pantry.
- Study zone that can be left open or closed and hidden away.
- Zoned ducted heating and cooling.
- Gas hot-water and cooking.

### Bathrooms

- Ensuite, powder room and family bathroom with bath.
- Stone benchtops and modern chrome tapware.

### Bedrooms

- Spacious master bedroom with 2100mm high tiles in ensuite.
- Spacious second bedroom with mirrored BIR.
- Separate internal laundry.
- Study/MPR for guest bedroom or home office.

### External Features

- Overlooking the beautiful St Clair wetlands.
- Large, enclosed balcony for extension of outdoor living / alfresco dining.
- Tandem two car garage.
- Fully landscaped and paved.



## What we include in your new home.

### GENERAL

External Walls are a combination of materials which may include:

- Aerated Autoclaved Concrete Panels Render Finish
- Fibre Cement Sheet Paint and Render Finish

### Footings

Concrete slab on ground

### Party Walls

Proprietary twin wall system

### Floor Structure

Proprietary Floor composite truss system with particle sheet flooring

### Roof

Timber frame w/ colorbond steel sheeting

### Windows

Domestic Aluminium

### Glazing

Clear. Glazed as required for 6 star energy rating

### Hardware

Lockable Winder

### Glazed doors

Domestic Aluminium

### Front Door

Solid Core with Glazed Panels

### Hardware

Pull handle / dead lock / lever system

### Garage Door

Sectional panel lift motorised door with remote control

### Lighting

Low energy fittings to entry and courtyard / Balcony

### Doorbell

Doorbell w/ chime

### Hotwater Service

Instantaneous Gas

### Insulation

Glasswool batts as required for 6 star energy rating

### Paint

Acrylic external systems to suit substrate

### Paving

Concrete paving and concrete unit paving

### Garden Beds

Planted, mulched and irrigated to AVJennings specification

### Fencing

### Street Facing<sup>2</sup>

Proprietary lightweight-system render finish

Aluminium Slat Fence Powdercoat finish

### Between Lots

Colorbond Good Neighbour Type

### Letterbox

AVJennings Specification - Aluminium with powdercoat finish

### Recycled Water

Connection into the Cheltenham recycled water system

### INTERNAL GENERAL

### Ceiling Heights

Ground Floor 2.55m, First Floor 2.7m,

Second 2.55m

### Living Floors

Timber Laminate

### Bedrooms Floors

Heavy Duty Residential carpet

### Entry

600 x 300 Porcelain

### Walls:

Plaster board

### General

Compressed cement sheet

### Wet areas

Three-coat paint system acrylic washable paint

### Paint

MDF profiled

### Skirting

MDF profiled (Pine in wet areas)

### Trim

Hollowcore

### Doors

Lever Passage set w/ privacy snibs to all wet areas

### Door Hardware

Ground Floors - 50mm Cove First Floor - Square Set Second Floor - 50mm Cove

### Cornice

Plasterboard

### Ceiling

Low energy fittings

### Lighting

Low energy fittings

### Security

3-point detection, base unit and external unit with light

### Mechanical

Zoned reverse cycle ducted air-conditioning

### Blinds

Holland Blinds to street facing windows

### Electrical

Fibre to the Home distribution

Double GPO's to all rooms (except WC's)

### Power

1 phone point

### Phone

1 data point

### Data

1 TV point

### TV

Pay TV point<sup>4</sup>

### Pay TV 1

<sup>4</sup>NOTE: Connection to pay TV is not provided. Coaxial cable connected to the CDP is left in the roof space for future satellite connection by owner.

### Antenna

Digital compliant antenna

(community title may use common antenna)

Standby power off switch to nominated power outlets

### Green Switch

### KITCHEN

### Cooktop

Stainless Steel gas 4 burner w/ wok burner

### Oven

Stainless steel electric Rangehood

### Dishwasher

Stainless steel

### Sink

Stainless Steel, Bowl and 1/2 sink

### Tapware

Chrome mixer

### Benchtop

Composite Stone

### Splashback

Metaline

### Cabinetry

Laminate

### BATHROOM / ENSUITE<sup>3</sup>

### Basin

China

### Tapware

Chrome mixer

### Benchtop

Integrated Basin

### Cabinetry

Laminate

### WC

China Pan & Cistern

### Shower

Tiled

### Shower Screen

Semi-Frameless w/ clear Glass

### Shower Rose

Adjustable

### Bath

Acrylic

### Tiles

Wall 300x400 Floor 300x300

### Towel Rail

Ensuite x2 single Bathroom x1 double

### Accessories

Chrome

### WC<sup>4</sup>

### Basin

China

### Tapware

Chrome mixer

### WC

China

### Tiles

Floor 300x300

### Accessories

Ceramic Pan & Cistern

### LAUNDRY

### Tub

Stainless Steel bowl in prefinished cabinet or

Stainless Steel inset bowl

### Tapware

Chrome mixer for tub Taps for washing

machine

### BEDROOM<sup>5</sup>

### Robe Doors

Sliding Mirror Doors

### Robe fit-out

Laminate shelf and hanging rail

1 Refer to Elevation to confirm what applies.

2 Generally lots do not have street fencing. This mainly applies to corner lots

3 Not all lots have Ensuities. Inclusions apply only to lots with Ensuities shown on their floor plans

4 Not all lots have WC's. Inclusions apply only to lots with WC's shown on their floor plans

5 Not all bedrooms have robes. This inclusion applies only to lots with robes shown on their floor plans

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