



# THE *Hi-lo* SALE

HIGH  
QUALITY  
HOMES

NEW  
LOWER  
PRICING



Savings of up to a gigantic \$28,500<sup>2</sup> on your new Bridgewater home

**3 BEDS FROM \$151,900<sup>3</sup> | DOUBLE STOREY 4 BEDS FROM \$232,900<sup>4</sup>**

bridgewater



RANGE BY  
**Fairhaven**

[www.fairhavenhomes.com.au/hilosale](http://www.fairhavenhomes.com.au/hilosale)  
1800 FAIRHAVEN (1800 324 742)

**SINGLE STOREY  
3 BEDROOM<sup>3</sup>**

REGULAR BASE PRICE  
**\$169,400**

**Fairhaven** 

DISCOUNTED PRICE  
**\$151,900**

**THE Hi-lo SALE**

IF IT'S YOUR FIRST HOME  
**\$141,900**

**FirstHomeOwner** \$10k GRANT

& IF YOU BUILD REGIONAL  
**\$131,900**

**FirstHomeOwner** \$20k GRANT  
**RegionalAreas**

**DOUBLE STOREY  
4 BEDROOM<sup>4</sup>**

REGULAR BASE PRICE  
**\$259,900**

DISCOUNTED PRICE  
**\$232,900**

IF IT'S YOUR FIRST HOME  
**\$222,900**

& IF YOU BUILD REGIONAL  
**\$212,900**

Our popular  
Bridgewater  
range is packed  
with high quality  
inclusions  
**NOW AT  
LOWER PRICING!**



At Fairhaven we're tackling the housing affordability issue head-on by reducing the price of every Bridgewater home! You'll get the same value-packed quality home, simply at a lower price.

Finally, First Home Owners are still eligible for the State Government's grant of \$10,000 for homes built in the Melbourne metro area or \$20,000 if you build in a regional area.

**We're here to help! Call us for more information.**

**FLOORING  
INCLUDED\***

Select from a great range of category 1 tiles and carpets for your new home.

# Make it extra special

WITH A LIMITED TIME ONLY FAIRHAVEN EXTRAS PACKAGE

THIS OFFER IS AVAILABLE IN CONJUNCTION WITH OUR  
HI-LO SALE PRICING. ENQUIRE NOW!



**FLOORING  
INCLUDED\***

Select from a great range of  
category 1 tiles and carpets  
for your new home.

EXTRAS PACKAGE

## Steel & Stone

### OPTION ONE

- Reconstituted Stone benchtops to Kitchen with 20mm edge
- Reconstituted Stone benchtops to Bathroom with 20mm edge
- Reconstituted Stone benchtops to Ensuite with 20mm edge
- Reconstituted Stone benchtops to Powder room with 20mm edge (house specific)
- Stainless Steel 900mm Westinghouse Freestanding upright cooker
- Stainless Steel 900mm Westinghouse Canopy Rangehood

**PAY ONLY \$4,499**





EXTRAS PACKAGE

# Electric & Cool

## OPTION THREE

LED Downlight Package 1  
Advance Series Evaporative cooling

**PAY ONLY \$6,839**

EXTRAS PACKAGE

# High & Remote

## OPTION TWO

2590mm high ceilings to ground floor  
Motorised Garage Door with 3 remotes

**PAY ONLY \$4,799**



STANDARD H<sub>1</sub> SLAB DESIGN WITH UP TO 2M BORED PIERS INCLUDED!

CATEGORY 1 FLOORING INCLUDED\*



# FAIRHAVEN SLAB SOLUTION

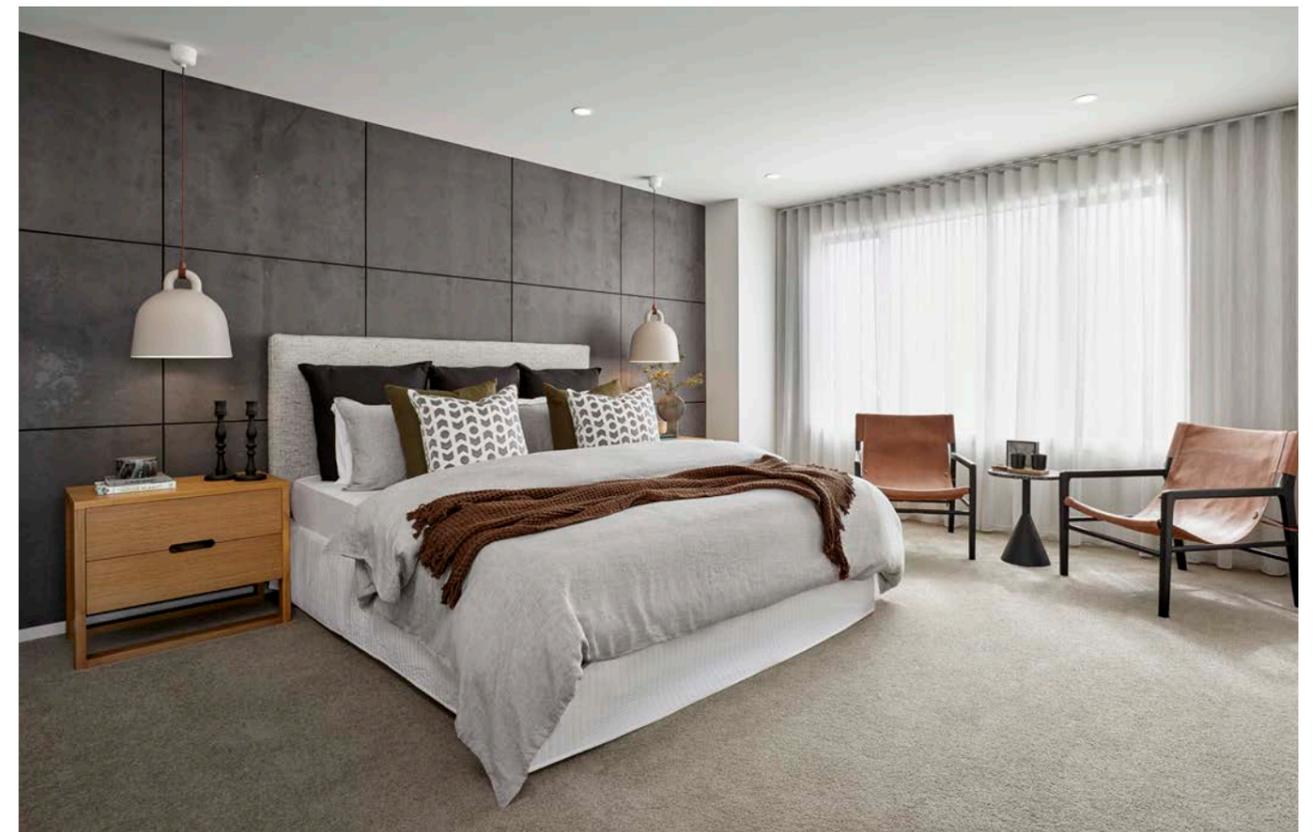
START STRONG

Peace of mind from the beginning.

The use of Fairhaven Slab Solution is subject to geological analysis.



Category 1 tiled flooring to all wet areas, Kitchen, Pantry & Entry Foyer\*



Category 1 carpet to all remaining areas  
\*Up to 1 lineal metre from Entry door

## PRELIMINARY

- Soil Test
- Site and feature survey
- Bushfire assessment
- Working drawings
- Contract documentation
- Engineering design for concrete slab
- Choice of internal and external colour schemes

## SERVICE CONNECTIONS

- Electricity up to 12m from electricity pit to meter box
- Water up to 8m from setback
- Gas up to 5m from setback
- Sewer up to 10m from dwelling to point of discharge
- Stormwater up to 10m from dwelling to point of discharge

## BASE

- Earthworks including levelling of building platform over home area for new allotments up to 650m<sup>2</sup> and 300mm of fall (based on a balanced cut and fill). Excludes rock removal.
- Engineered concrete slab to suit up to a standard Class H1 design with up to 2m deep bored piers.
- Termite shields to service penetrations (Part A)
- Termite reticulation system to the exterior of the home (Part B)

## FACADE

- Low maintenance facade
- Porch area

## GARAGE

- Garage with concrete floor (86mm stepdown)
- Plaster lined ceiling
- Brick veneer walls to side and rear of Garage (plaster lined)
- Painted timber beam above front Garage door
- Infill panel above rear Garage door opening
- Sectional overhead door to front with remote control
- Tempered hardboard door to Garage exterior (design specific)
- Flush panel door to Garage internal access
- Keyed lockset to Garage external and internal hinged doors
- Batten light point (1) and double power point (1)

## EXTERIOR

- Outdoor area under roofline includes engineered concrete slab to suit up to a standard Class H1 design with up to 2m deep bored piers. (Design specific - refer to plans)
- Bricks from Builder's Category 1 selection
- Colorbond® roof, fascia, gutters and downpipes
- Brickwork above front windows (facade specific)
- Infill panels above side and rear dwelling openings
- Aluminium sliding windows throughout (Window configuration will vary with design)
- Corinthian Madison PMAD 104 Entry door with clear glazing and painted finish
- Aluminium sliding door to Meals/Family area (Design specific - refer to plans)
- Aluminium sliding door to Laundry
- Keyed lockset to Entry door
- Keyed locks to all windows and sliding doors

## ELECTRICAL

- Batten holder light points throughout
- Double power points throughout
- Hard wired smoke detectors
- RCD safety switch
- Sealed exhaust fan to Bathroom, Ensuite and Powder Room (where applicable)
- Laundry external wall light single LED para flood (design specific)
- Downlight to Porch

## EXTERNAL GARDEN TAPS

- Garden tap to rear on external wall near Laundry
- Garden tap to front at water meter point

## INSULATION/6 STAR ENERGY RATING

- 6 star energy rating to all orientations (Based on standard house design)
- Min R2.0 fibreglass insulation batts to external walls of house and garage/house internal wall
- Min R3.5 fibreglass insulation batts to ceiling of house area
- Sealed door frame to Entry

## HOT WATER SERVICE

- Solar panel hot water system connected via 20 litre per minute continuous flow gas booster

## HEATING

- Gas ducted heating (number of outlets varies with design) with networker controller

## INTERIOR

- 2440mm ceiling height
- Flush panel Redicoat doors throughout (2040mm high)
- Metal lever door furniture to all internal passage doors
- Built-in robes with shelf and hanging rail
- Knob handles to built-in cupboards and robes
- Walk-in robe to Bedroom 1 with shelf and hanging rail
- Single bevel skirting boards and architraves
- White cushion door stops to passage doors
- 75mm cove cornice throughout

## WALL TILING

- Ceramic wall tiles from Builder's category 1 range to Kitchen, Bathroom, Ensuite and Laundry (Tiles to Kitchen splashback is design specific)

## FLOORING

- Ceramic floor tiles from Builder's category 1 range to Bathroom, Ensuite, Laundry, W.C. and Powder Room (where applicable)

## KITCHEN

- Technika 900mm freestanding oven
- Technika 900mm stainless steel canopy rangehood
- 1¾ bowl stainless steel sink
- Melamine cabinet doors
- Microwave provision below benchtop with single pot drawer below
- Laminate benchtops with postformed edge
- Built-in pantry with melamine shelves
- Overhead cupboards (Width varies with design - refer to plan)
- Soft closing mechanism to all doors and drawers
- Mixer tapware

## BATHROOM / ENSUITE / WC / POWDER

- 4mm polished edge mirrors (900mm high) to width of vanities
- 1510mm acrylic bathtub
- Vitreous china vanity basins
- 900 x 900mm preformed shower base to Bathroom
- 900 x 900mm preformed shower base to Ensuite
- Melamine cabinet doors
- Laminate benchtops with postformed edge
- Tiled skirting
- Semi-frameless shower screens (1830mm high Euro Range)
- Vitreous china toilet pan and cistern with soft close seat mechanism
- Towel rails and toilet roll holders
- Mixer tapware

## LAUNDRY

- Built-in linen cupboard with melamine shelves (Design specific, cupboard may be in hallway)
- Chrome sink mixer
- 45L inset trough
- Laminate benchtop with postformed edge
- Soft closing mechanism to doors and drawers
- Chrome handles from Builder's standard range

## PAINTING

- Washable matt finish acrylic to interior walls (2 coats)
- Gloss enamel to skirting, architraves and doors
- Exterior acrylic to all external painted surfaces

Fairhaven Homes reserves the right to change suppliers and products and replace with equivalent products.

The Fairhaven Homes

# 5 Star Guarantee



Build your new home with the peace-of-mind that every Fairhaven construction meets industry regulations, is independently certified and comes with a 6 month service warranty.



## Customer Focused

From your first display visit to long after you've moved in, we're focused on providing you with a seamless and truly enjoyable experience. That's why we request customer feedback at every stage of the build process. It's our way of ensuring our product and customer service remains on point.



## Quality Products

When you choose to build with us, you're choosing a better standard of home. That's because we build our homes with materials rated well above Australian specifications like quality Machine Grade Pine for extra structural strength and thicker R2 insulation batts to provide better energy efficiency.



## 25 Year Structural Guarantee

We don't think our homes are solid, we know they are! We're so confident that we back them with a 25 year structural guarantee. You see, it all starts with good foundations. Not only do our innovative techniques reduce your site costs, they're the key to a stronger foundation to build on.



## Independent Building Inspector

We provide quality craftsmanship and definitely don't cut any corners... but don't take our word for it! To give you the added peace-of-mind that everything has been completed to a high standard, we engage an independent building inspector at every stage and provide a final building certificate on completion.



## 6 Month Service Warranty

You'll never forget the day you receive the keys to your brand-new Fairhaven home and we won't forget you either! A Fairhaven relationship doesn't end at hand-over. We understand that houses need to be tested by people and the elements. Rest assured with a 6 month service warranty at settlement.

myHAVEN  
SELECTION STUDIO



## Our all-new myHAVEN Selection Studio

In our newly renovated Fairhaven Homes myHAVEN Selection Studio you'll find a wide range of the latest 'standard' and 'upgrade' finishes and fixtures available.

It's a one-stop showroom for you to see, touch and ultimately select your kitchen appliances, vanities, tapware, flooring, doors, tiles, benchtops and surfaces.

After confirming your floorplan and an initial deposit, we'll organise your interior design appointment where you'll meet with a fully qualified Fairhaven Homes Interior Designer who'll guide you through the entire selection process.

**Make your home truly yours with myHAVEN!**



## Proud to be building quality homes for over 10 years

At Fairhaven Homes, we offer innovative and practical designs to suit our customer's needs and requirements. As industry leaders, our aim isn't just to build aesthetically pleasing properties; we strive to build homes clients will love for years to come.

Friendly, personal and professional service is at the heart of our company and we're committed to ensuring

your experience as a new home buyer is exciting, rewarding and hassle-free.

When it comes to homes, our philosophy is simple: premium quality and luxury shouldn't come with a high price tag. We focus on providing the highest standards of design and construction at a price that will fit within your budget.

Byron 277 displayed at Albright, Truganina



Visit our award-winning homes at our selected Display Centres >>>

**WE'RE NOT THE ONLY ONES WHO THINK OUR DESIGN & BUILD QUALITY IS SECOND TO NONE!**



**WINNER**  
HIA Metro Victoria Display Home  
\$250,000 to \$300,000  
*Byron 277 - Albright*



**WINNER**  
HIA Eastern Victoria Display Home  
up to \$250,000  
*Clovelly 225 - Waterford Rise*



**WINNER**  
HIA Eastern Victoria Display Home  
\$400,001 to \$500,000  
*Hastings 371 - Waterford Rise*



**WINNER**  
HIA Metro Victoria Display Home  
\$250,000 to \$300,000  
*Riverview 266 - Arcadia*



**WINNER**  
HIA Metro Victoria Display Home  
\$500,001 to \$600,000  
*Lonsdale 409 - Aurora*



## FAIRHAVEN DISPLAY HOMES

### SOUTH-EAST DISPLAYS

**Canopy Estate**  
26 Snead Boulevard, Cranbourne, 3977  
**Riverview 266 (Sierra) | Mayfield 334 (Nixon) | Lonsdale 409 (Canopy)**

**Edgebrook**  
102 Adriatic Circuit, Clyde, 3978  
**Newport 413 (Edge) | Riverview 219 (Pier)**

**Kaduna Park**  
11 Atherton Avenue, Officer South 3809  
**Merimbula 239 (Eco) | Tahlee 285 (Range)**

**Meridian Estate**  
3 Observatory Street, Clyde North, 3978  
**Clovelly 248 (Peak) | Ballina 250 (Range Deluxe) | Eden 338 (Hopkins)**

**Waterford Rise Estate**  
41 Highvale Rise, Warragul, 3820  
**Hastings 371 (Retreat) | Clovelly 225 (Eco)**

### NORTH DISPLAYS

**Highlands Estate**  
15 Montreal Circuit, Craigieburn, 3064  
**Riverview 219 (Ravine) | Bayview 372 (Latrobe)**

**Rathdowne Estate**  
8 Brighton Avenue, Wollert, 3750  
**Clovelly 248 (Range) | Newport 361 (Summit)**

### GEELONG DISPLAY

**Armstrong Estate**  
39 Unity Drive, Mount Duneed, 3217  
**Byron 277 (Pier) | Clovelly 225 (Surfcoast)**

### WEST DISPLAYS

**Albright Estate**  
9 Daybreak Way, Truganina 3029  
**Merimbula 239 (Peak) | Byron 277 (Range)**

**Harpley Estate**  
10 Irvine Rise, Werribee 3030  
**Riverview 266 (Providence) | Newport 413 (Pinnacle)**



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SELECTION STUDIO

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2. Our saving of \$28,500 is based on a recommended retail price of \$333,400 for our Newport 413 Bridgewater Range Home based on standard inclusions and standard site costs. 3. Coogee 132 Bridgewater Home from \$151,900 valued at \$169,400. 4. Newport 246 a double storey 4-bedroom home from \$232,900 valued at \$259,900. \*The Hi-Lo Sale Bridgewater Range Home comes with flooring inclusions at no additional cost. Additional costs may apply for variations or additions of higher specifications and beyond the standard inclusions.

Offers available on the Bridgewater range for a limited time. Criteria and conditions apply. For full details of criteria and conditions please visit [fairhavenhomes.com.au/promotion-terms-and-conditions](http://fairhavenhomes.com.au/promotion-terms-and-conditions). E&OE.

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**Fairhaven**  
*That's Fair.*



[fairhavenhomes.com.au](http://fairhavenhomes.com.au)