BRUSE
REAL ESTATE

bruse.com.au

CAMPBELLTOWN

46 Church Road

Theon Bruse
theon.bruse@bruse.com.au
0419 816 470

Toby Shipway
toby.shipway@bruse.com.au
0413 600 919

357 Greenhill Road
Toorak Gardens SA 5065
RLA 181689

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TOP QUALITY THROUGHOUT. FANTASTIC LOCATION

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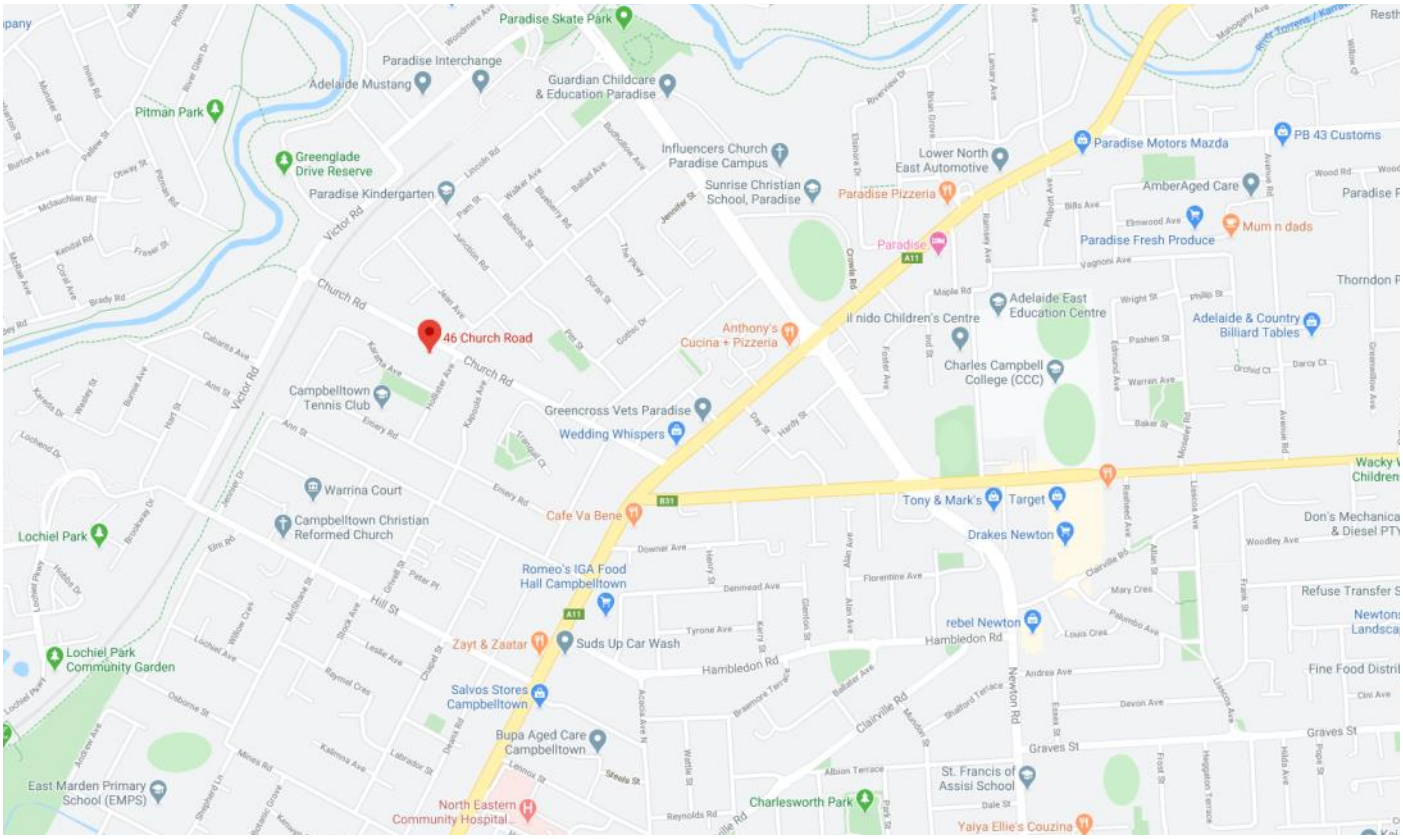
LOCATION



Newton Central - 1.6km

Linear Park - 320m

East Marden Primary School - 1.3km

Adelaide CBD - 7km

Paradise Interchange - 1km

Nearest bus stop - 200m

Morialta Conservation Park - 5.3km

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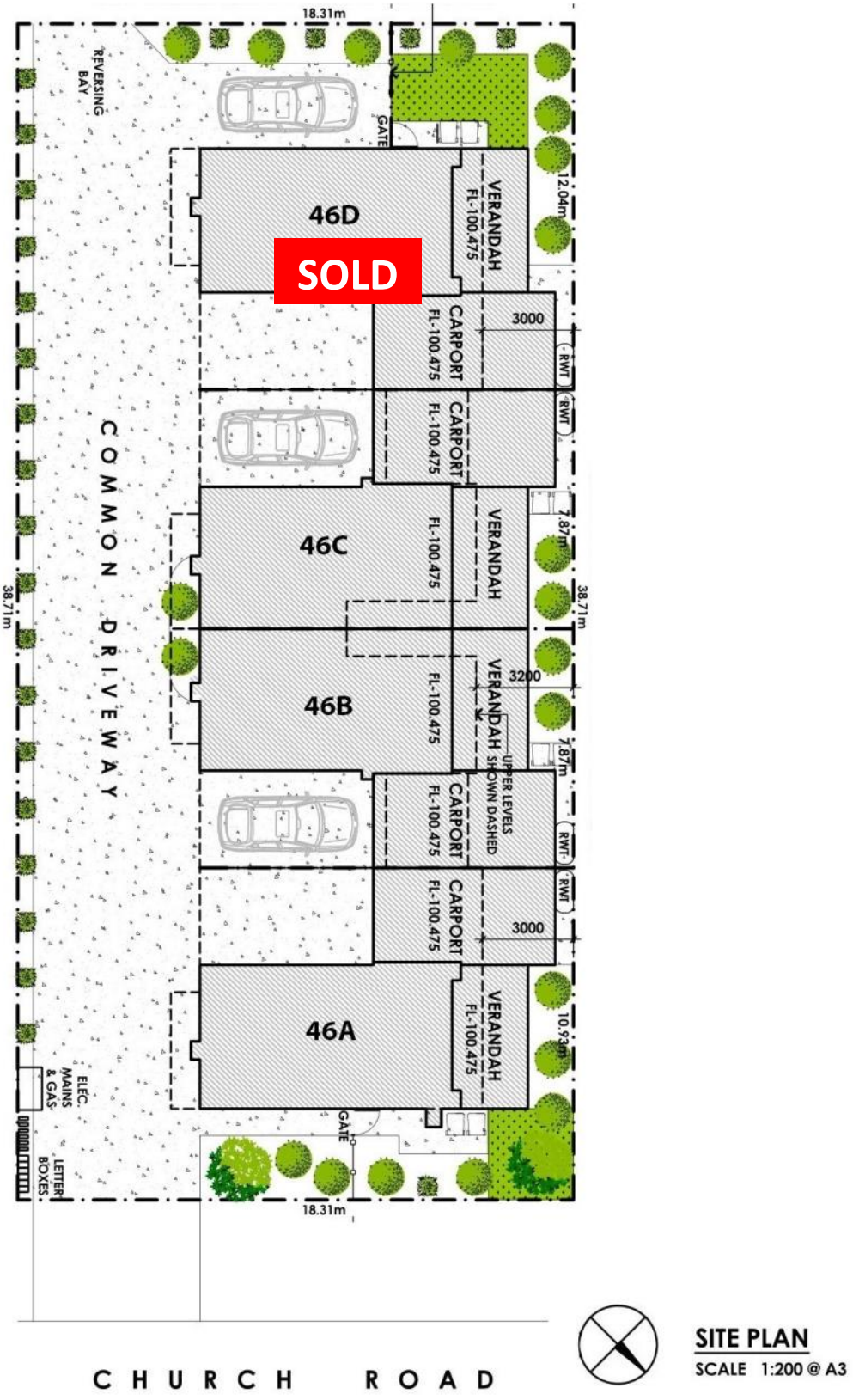
SITE PLAN



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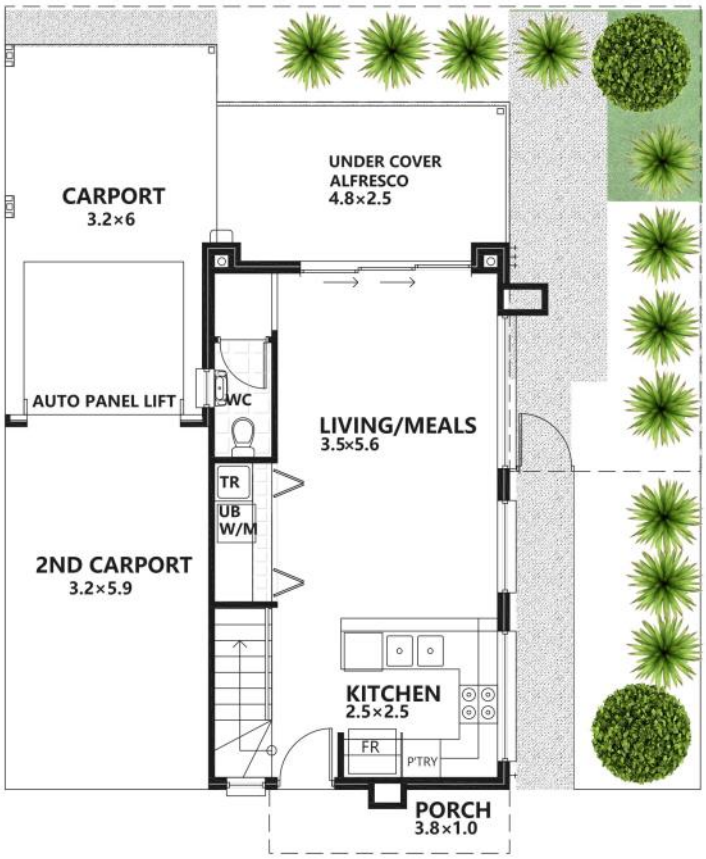
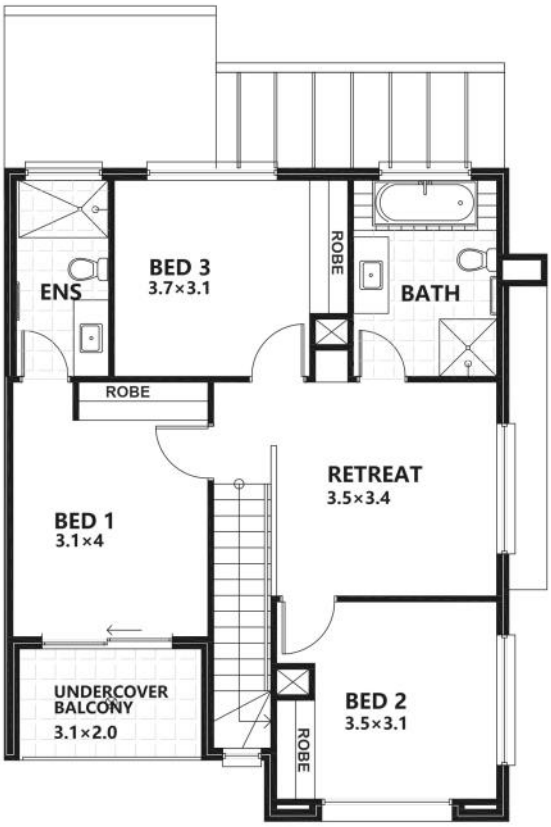
Residence 1



GROUND FLOOR



FIRST FLOOR

RES 1 46A

AREAS	m²
LOWER LIVING	39.30
UPPER LIVING	70.90
CARPORT	19.20
2ND CARPORT	18.88
ALFRESCO	11.80
BALCONY	6.00
PORCH	3.8
TOTAL	169.88

Priced at $496,000

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Residence 2

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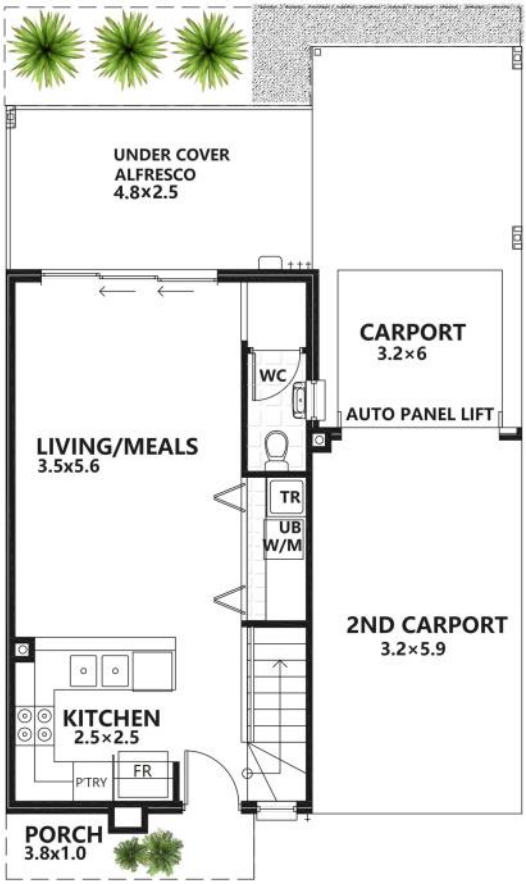
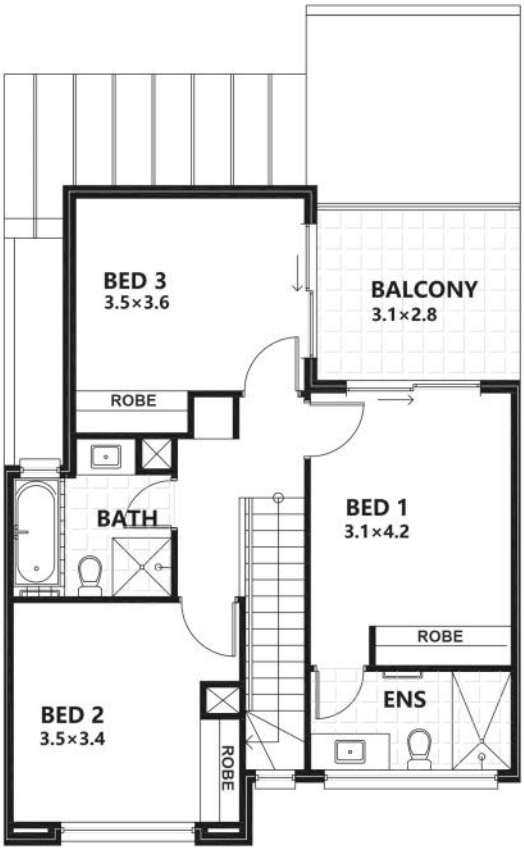


GROUND FLOOR



FIRST FLOOR

RES 2 46B

AREAS	m²
LOWER LIVING	38.70
UPPER LIVING	61.90
CARPORT	19.20
2ND CARPORT	18.88
ALFRESCO	11.80
BALCONY	8.50
PORCH	3.8
TOTAL	162.78

Priced at $475,000

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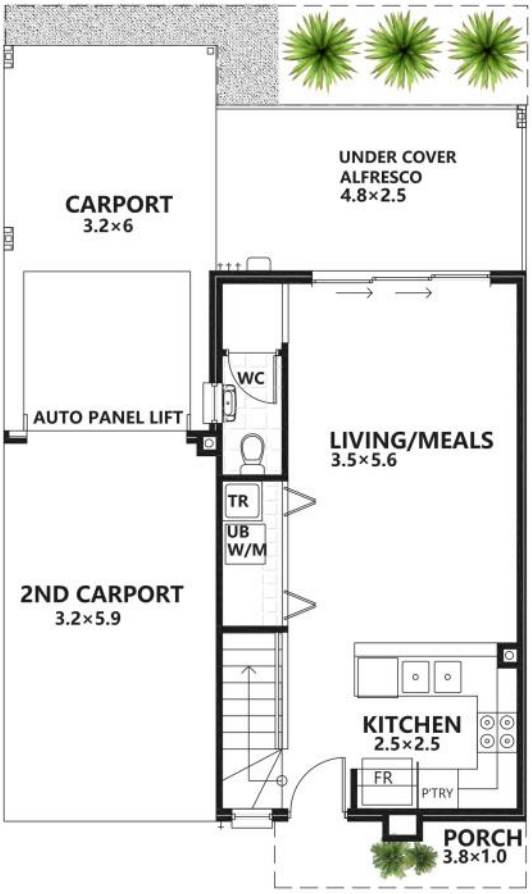
Residence 3

BRUSE REAL ESTATE



GROUND FLOOR

FIRST FLOOR

RES 3 46C

AREAS	m²
LOWER LIVING	38.70
UPPER LIVING	61.90
CARPORT	19.20
2ND CARPORT	18.88
ALFRESCO	11.80
BALCONY	8.50
PORCH	3.8
TOTAL	162.78

Priced at $475,000

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Residence 4

BRUSE
REAL ESTATE

RES 4 46D

AREAS	m²
LOWER LIVING	39.30
UPPER LIVING	70.90
CARPORT	19.20
2ND CARPORT	18.88
ALFRESCO	11.80
BALCONY	6.00
PORCH	3.8
TOTAL	169.88

Priced at SOLD

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Specifications

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Kitchen

Rangehood

SMEG SAH461SS

Cooktop

SMEG CIR66XS3

Sink

EVERHARD 73179 - overmount

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	Dishwasher Euromaid Euromaid GDS14
	Oven euro appliances EURO EP6004SX
	Sink Mixer alder tapware Alder 79490

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Laundry

Trough

abey

Abey PR45C

Sink Mixer

alder

Alder 84190

Wet Areas

Bath
(to main bathroom only)

DECINA BATHROOMWARE

Decina BA1650W

Bath Spout
(to main bathroom only)

fienza bathware

Fienza CP-F0404

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Showerhead

fienza bathware

Fienza 411.107 LUCITE SQUARE SHOWER HEAD with Fienza 422101C round 450mm ceiling dropper

CLARK

Shower & Bath Wall Mixers

alder tapware

Alder 79390

*Basins as per plans

Basins

Argent

Counter top: Argent FC17TUL00 (top left)

Wall-hung: ARGENT Mode 460 Hand Wash Basin with chrome bottle trap

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	Basin Mixers alder tapware Alder 79090
	Toilet Suite seima Seima - Scara STO-13 -BE
	Toilet Roll Holders fienza Fienza 89003

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	Double Towel Rails fienza Fienza 89008-810
	Glass shelves - each shower KOKO Glass Shelf 89007 fienza
Hot Water Unit	
	Rinnai B26N50 Features: • Low running costs • Low greenhouse gas emissions • Hot water energy rating: 6.1 star

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ADDRESS: Res 1, 46 Church Rd, Campbelltown
SPECIFICATION: Lofty Signature Range

NOTE: THIS SELECTION SHEET ALONG WITH VARIATIONS OVERRIDE ALL ITEMS IN THE ADDENDUM & SPECIFICATION

External

External cladding	
White Ant Treatment	Physical Termite Barrier system to all penetrations and building perimeter (exceeding AS3660)
Render to hebel/rendex 75mm panels - main colour - 2 coats paint system	Colour: Dulux White Exchange Half W
1500H timber slat balcony screen	Type: Blackbutt - Lofty Signature Range Colour: clear coat - to match front door timber and timber infill
Scyon Axon Cladding	Type: 133mm Scyon Axon smooth cladding Colour: CB Monument
Scyon Matrix Cladding - to front pier and elevation D	Colour: CB Monument
Firerated columns/piers	Colour: Dulux White Exchange Half W
Timber infill - to front	Type: Blackbutt - Lofty Signature Range Colour: clear coat - to match front door timber and timber slat balcony
Sills	Standard

Roof, Gutters, Fascias & Downpipes		
Design and Type	Colorbond 22.5 degree pitch - as per plans	
	Colorbond Trimdek 3 degree pitch - as per plans	
	Roof/ Carport Sheets Colour: CB Monument	
Gutters - Lofty Signature Range	Type: OG	Colour: CB Monument
Fascias - Lofty Signature Range	Type: Colorbond	Colour: CB Monument
Downpipes	PVC 75mm DIA - Lofty Signature Range	
*all cappings to match render colour that it is touching		

Windows & Sliding Doors		
All Glazing is Normal	Lofty Signature Range	
Design and colour-front	Awning / Sliding - Fixed as per plan	Colour: Black
Design and colour- perimeter	Awning / Sliding - Fixed as per plan	Colour: Black
Window locks	Included - Lofty Signature Range	

Glazing	
Bathroom Window	As per plans - Lofty Signature Range

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Ensuite Window	As per plans - Lofty Signature Range

Garage Door(s)			
Garage Door - Front	Auto	Panel - Tuscan	Colour: CB Monument

Insulation, Gyprock & Framing	
Insulation - Party walls	As per energy efficiency report - Lofty Signature Range
Insulation - External walls	As per energy efficiency report - Lofty Signature Range
Insulation - Roof	As per energy efficiency report - Lofty Signature Range
Insulation - Upper floor	As per energy efficiency report - Lofty Signature Range
Insulation - Garage ceiling	As per energy efficiency report - Lofty Signature Range
Gyprock	*10mm plasterboard linings to all internal walls except wet areas *10mm plasterboard linings to all ceilings throughout *water resistance lining to all wet area walls
Cornices	90mm Cove
Frame - Timber/Steel	Timber
Reveals - Timber	*Gyprock reveal to kitchen splashback window and ensuite shower window *MDF to remainder
Bulkheads	Above kitchen overheads, linen cupboard(s) hallways and built-in-robes - Builder's Range
Manhole	Noted as RA on plans - Classic Range
Special instructions	*Painted hardiflex ceiling to verandah 1 and carport *Painted gyprock ceiling to verandah 2 (only upper level overhang section) balcony and porch with cornices matching inside *voids that aren't used for A/C voids, please use either for robes, increasing vanities or linens (whichever is adjacent to the void on plans)

External Works & Plumbing - as per attached external works locations plan		
Common driveway, verandah 1 and front paths (up to side gate)	Paved	100x200 charcoal colour - herringbone layout
Side, verandah 2 and rear paths (from side gate)	Paved	200x200 charcoal colour - square layout
Crossover and invert	Plain concrete - remove current crossover/invert and reinstate kerb and water table as per civil plans/ siteworks plan	
Rainwater Tank Pad	Paved	
Rainwater Tank	Included - 3000L thintank positioned as per civil plan - Lofty Signature Range	Tank Colour: CB Surfmist
Stormwater to kerb	Included - gravity fed	
Landscaping	As per attached siteworks plan (Builder's Range) - mulch: black colour, plants, lawn with irrigation system with electronic tap timer	
Retaining walls	Plain concrete sleepers - as per civil plan	

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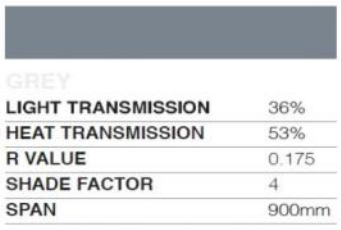
Fencing	1800H to sides and 2100H to rear Colorbond Good-neighbour fencing to boundary and sides with matching side gate Colour: CB Surfmist / with CB Monument feature ontop (as per plans)

External Paintwork	
Downpipes/Posts/Columns	To Blend
Eaves & Hardiflex/ Gyprock (porch/verandahs and carport) - 2 coats paint system - Lofty Signature Range	Colour: Dulux White Exchange Half W
External balustrade	1500H timber slat balcony screen Type: Blackbutt - Lofty Signature Range Colour: clear coat - to match front door timber and timber infill
Meter box	To Match

Verandah 2	
Roofing Colours, Beams	Roofing: Light PIU Grey Polycarb Beams: CB Surfmist



Internal

Doors and Second Fix Materials	
Front Entry Door	Hume XN1 - SPM - translucent glass (clear coat - to match timber infill and balcony)
Entry door height	2340mm H
Laundry door (external)	N/A
External doors	2340mm Flush Panel - Lofty Signature Range
Internal doors	2340mm Flush Panel - Lofty Signature Range
Laundry (bi-fold door)	Joinery door - as per joinery section
Skirtings and architraves	90mm Skirts & 90mm Archs - Single Bevel - Lofty Signature Range
Staircase and balustrade	Stairs: internal MDF with standard nosings (for carpet overlay) Pine wall rail - painted as per paint schedule Balustrade: lower and upper - 1000mmH low wall with MDF cap ontop

Hardware	
Front Door Lever	600mm Square Black Push/pull handle with roller catch and square deadlock to match - Lofty Classic Range
Internal Door Lever	Tradepro Tanner Passage Lever - Satin Chrome - 1400PROTANSC
Deadlock to external doors	Tradepro Dexton Deadbolt Round Single Cylinder - Satin Chrome - 1445PRODEXSC

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Privacy set	To Wet Areas only (Tradepro Tanner Privacy Lever - Satin Chrome - 1410PROTANSC)
Door stops	Plastic White 75mm

Appliances & other Plumbing		
Hot Water Unit	Gas	Gas Rinnai B26N50
Other plumbing	Taps fixed to home - as per plans	
Cooker	As per inclusions booklet attached/ location as per plumbing plan	
Wall oven	As per inclusions booklet attached/ location as per plumbing plan	
Rangehood	As per inclusions booklet attached/ location as per plumbing plan *ducted to atmosphere where possible	
Dishwasher	As per inclusions booklet attached/ location as per plumbing plan	

Electrical	
Light switches & back plates	White - Clipsal Iconic Range
Light sockets	White - Clipsal Iconic Range
Other electrical - (as per plans)	LED downlights - colour: neutral
	External wall mounted lights - Builder's Range
	NBN provision - to carport
	1 Flourescent Light in carport
	3-in-1 2 lamp IXL - heat/light/fan - to bathrooms
	Exhaust fan - to laundry
Underground Services	Single Phase electrical lineal metre run from electrical metre box on dwellings dug underground to community electrical metre box. Metre Box only for 4 dwellings. Communal electrical service - 3 phase underground mains from street to community mains switchboard
Preferred retailer	AGL

Sanitaryware, Joinery and Cabinets - soft close to all doors and drawers	
Linen Cupboard - upstairs	
Cabinets	Laminex Polar White Silk Finish
Joinery	Halliday's 046-842 - horizontal lay
Kitchen	
Tapware	As per inclusions booklet attached/ location as per plumbing plan
Sink (overmount)	As per inclusions booklet attached/ location as per plumbing plan
Cabinets - all doors with 1 nest of 3/4 drawers, 1 with cutlery tray *dropfront overheads	Bottom Cabinets: Laminex Polar White Silk Finish
	Island Bench: Laminex Polar White Silk Finish
	Overhead Cabinets (with bulkhead): Laminex Elegant Oak Natural Finish - horizontal grain
	Fridge Overheads: Laminex Polar White Silk Finish
Pantry	External: Laminex Polar White Silk Finish Internal: 4 rows adjustable shelving - Lofty Signature Range

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Dishwasher provision	As per plans
Joinery	Dropfront overheads Halliday's 046-840 - horizontal lay
Benchtop - 20mm Silestone - Lofty Signature Range	Silestone Blanco Maple 14
Kitchen Splashback	Gyprock reveal to kitchen splashback window Tiles - as per selection schedule attached from National Tiles IMPORTANT NOTE: (lay one 300x600 tile in the middle, and cut 2 pieces of 200h tiles, put 1 below and 1 above it)
Bathroom - upstairs	
Tapware	As per inclusions booklet attached/ location as per plumbing plan
Toilet Suite	As per inclusions booklet attached/ location as per plumbing plan
Bath	As per inclusions booklet attached/ location as per plumbing plan
Bath Outlet/ Bath Mixer	As per inclusions booklet attached/ location as per plumbing plan
Shower Head / Shower Mixer	As per inclusions booklet attached/ location as per plumbing plan
Vanity Basin/s	As per inclusions booklet attached/ location as per plumbing plan
Cabinets - all doors	Laminex Polar White Silk Finish
Joinery	Halliday's 046-842 - horizontal lay
Benchtop - 10x10 profile - Lofty Signature Range	Laminex Elegant Oak Natural Finish - horizontal grain
Ensuite - upstairs	
Tapware	As per inclusions booklet attached/ location as per plumbing plan
Toilet Suite	As per inclusions booklet attached/ location as per plumbing plan
Shower Head / Shower Mixer	As per inclusions booklet attached/ location as per plumbing plan
Vanity Basin/s	As per inclusions booklet attached/ location as per plumbing plan
Cabinets - all doors	Laminex Polar White Silk Finish
Joinery	Halliday's 046-842 - horizontal lay
Benchtop - 10x10 profile - Lofty Signature Range	Laminex Elegant Oak Natural Finish - horizontal grain
WC - downstairs	
Tapware	As per inclusions booklet attached/ location as per plumbing plan
Toilet Suite	As per inclusions booklet attached/ location as per plumbing plan
Vanity Basin/s	As per inclusions booklet attached/ location as per plumbing plan
Cabinets - all doors	Wall hung basin - cabinetry not applicable
Joinery	Wall hung basin - joinery not applicable
Benchtop	Wall hung basin - benchtop not applicable
Laundry	
Tapware	As per inclusions booklet attached/ location as per plumbing plan
Inset/Upright Trough	As per inclusions booklet attached/ location as per plumbing plan
Washing Machine	UBWM provision - front loader washing machine provision
4x Bi-fold 2400mmH doors	Laminex Polar White Silk Finish
Cabinets - all doors (internally)	Laminex Polar White Silk Finish
Joinery	Halliday's 046-842 - horizontal lay
Benchtop - 10x10 profile - Lofty Signature Range	Laminex Elegant Oak Natural Finish - horizontal grain

Fittings and Accessories
Bathroom - upstairs

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Screen Glazing	Clear Safety Glass - Lofty Signature Range
Screen Frame & Handle	Semi-frameless 1800mmH - door opening as per attached plumbing accessores and showerscreen door openings plan Frame colour: polished silver Handle: SK40
WC Holder	As per inclusions booklet attached Placement according to plumbing and accessories locations plan
Towel Rail	As per inclusions booklet attached Placement according to plumbing and accessories locations plan
Glass shelf - 1500mmH from floor level	As per inclusions booklet attached Placement according to plumbing and accessories locations plan
Mirror	800mm H X Full Length of Vanity - Lofty Signature Range
Ensuite - upstairs	
Screen Glazing	Clear Safety Glass - Lofty Signature Range
Screen Frame & Handle	Semi-frameless 1800mmH - door opening as per attached plumbing accessores and showerscreen door openings plan Frame colour: polished silver Handle: SK40
WC Holder	As per inclusions booklet attached Placement according to plumbing and accessories locations plan
Towel Rail	As per inclusions booklet attached Placement according to plumbing and accessories locations plan
Glass shelf - 1500mmH from floor level	As per inclusions booklet attached Placement according to plumbing and accessories locations plan
Mirror	800mm H X Full Length of Vanity - Lofty Signature Range
WC - downstairs	
WC Holder	As per inclusions booklet attached Placement according to plumbing and accessories locations plan

Extra Joinery		
Built-in-Robes - high shelf and rod with bulkhead above		
Bedroom 1	Face: all doors - glacier	Handles/ additional internals: not included
Bedroom 2	Face: all doors - glacier	Handles/ additional internals: not included
Bedroom 3	Face: all doors - glacier	Handles/ additional internals: not included
Tracks	matte silver	

Floor Coverings	
Entry, kitchen and living/meals	
Floor Coverings	Laminate - 8mm Oakleaf 'Blackbutt' on foam and film underlay, matching scotia, silver trims - Lofty Signature Range
Bedrooms, stairs, retreat upstairs and robes	
Floor Coverings	Carpet - New Generation '760 Graphite' on 8mm Stepezy foam underlay

Tiles - as per attached selection schedule from National Tiles

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Floor grates	Square bermuda - to showers and balcony only
Angles	Silver - Builder's Range
Silicone	To Match
Bathroom Tiles - 1200H on Walls & 2000H in Shower	
Ensuite - 1200H on Walls & 2000H in Shower	
WC - Splashback (between basin and window) / Skirting Tile (150mmH)	
Laundry - Skirting tile (150mm high) and splashback (300mm high wall tiles ontop of cabinets)	
Porch, Balcony & Sills	

Interior Paintwork		
2 Coat System to Internals Surfaces		
Walls	Solver - Maxi Wash - Flat	Colour: Powder White
Ceilings	Solver - Flat Colour:	1/2 strength Powder White
Front Door & Entry Frame	Clear Coat (to match timber slats and timber infill) - Lofty Signature Range	
External Doors	External: Duraguard Colour:	Dulux White Exchange Half W
	Internal: Solver - Satin Enamel Colour:	1/2 strength Powder White
Internal doors	Solver - Satin Enamel Colour:	1/2 strength Powder White
Skirtings/ architraves	Solver - Satin Enamel Colour:	1/2 strength Powder White
Wall rail and MDF top cap	Solver - Satin Enamel Colour:	1/2 strength Powder White

Miscellaneous	
Air Conditioning	Samsung ducted reverse cycle airconditioning *standard control pad and standard zone control
Security System	Paradox (or similar) - 3 sensors *standard control pad
Letterbox - as per attached external works locations plan	Small metal with number and concreted to ground colour: CB Surfmist/white
Clothesline - as per attached external works locations plan	Fold-down clothesline - colour: CB Surfmist/white

Notes:

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Specifications

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- 25 year structural guarantee
- Energy efficiency assessment
- Timber frame
- Window locks to all windows and sliding doors
- Automatic controllers to front garage door(s)
- Deadlocks to front and rear external hinged doors - Signature Range
- 2.7m ceilings throughout
- 2 TV and phone point
- Rinnai B26 Hot Water System
- Semi-frameless shower screens with square handle to bathrooms/ensuite
- Samsung ducted reverse-cycle air-conditioning with zone control
- 3000L rainwater Thin Tank and pump
- Letterbox
- Clothesline
- Carpet upgrade option - Premium laminate to staircase and upper level

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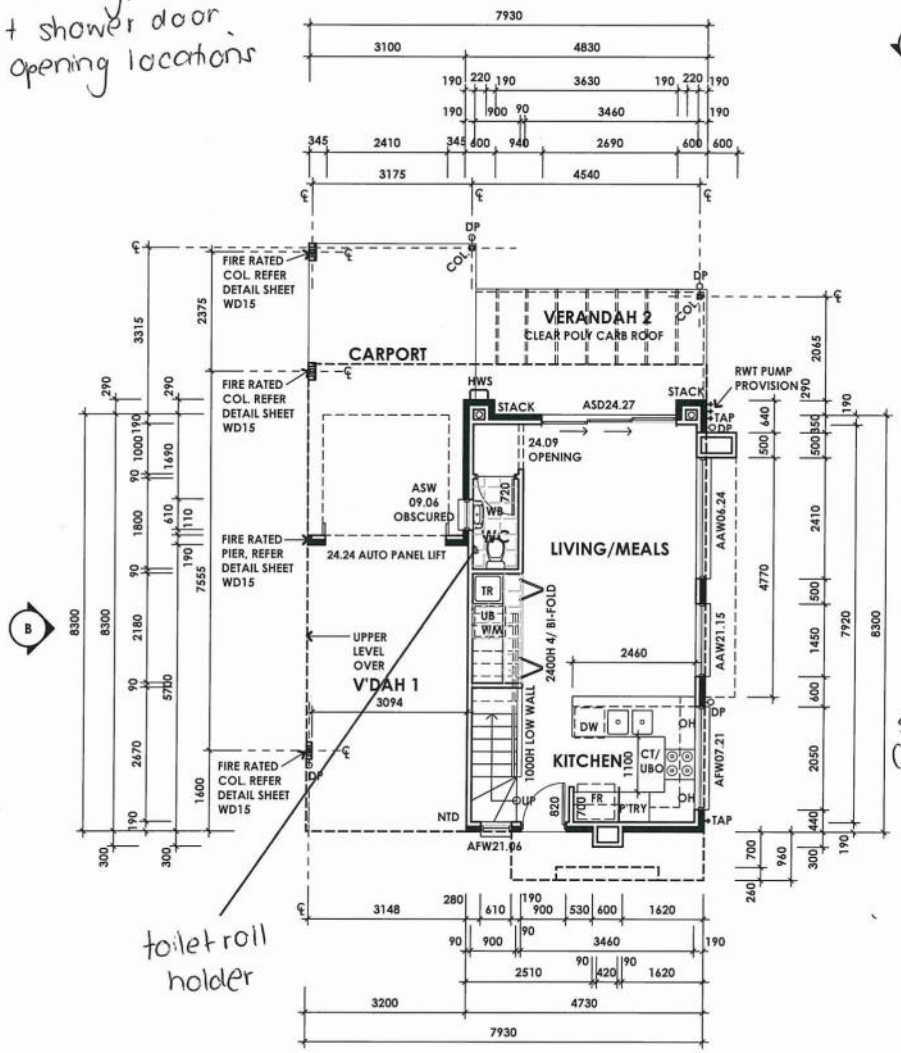
CONSTRUCTION

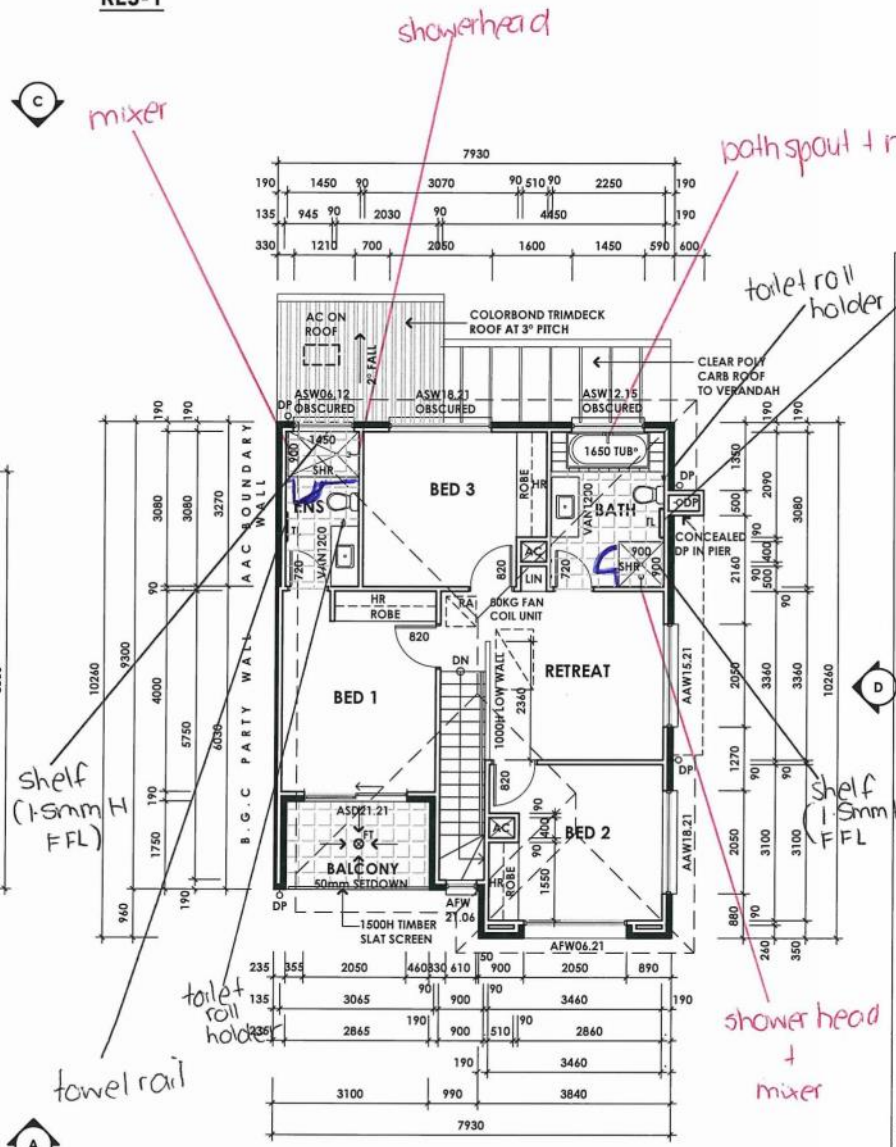
Plumbing, accessories + shower door opening locations

RES-1



GROUND FLOOR PLAN

SCALE 1:100 @ A3



FIRST FLOOR PLAN

SCALE 1:100 @ A3

GENERAL LEGEND

CBD	CUPBOARD
P'TRY	PANTRY WITH 4 ADJ. SHELVES
LINEN	LINEN CUPBOARD WITH 4 ADJ. SHELVES
CT	COOK TOP
BR	BROOM CUPBOARD
WO	WALL OVEN
UBO	UNDER BENCH OVEN
OH	OVERHEAD JOINERY
FR	REFRIGERATOR
FZ	FREEZER
SHR	SHOWER
MT	MIXER TAP
TL	TOWEL RAIL
TH	TOWEL HOOK
DW	DISHWASHER LOCATION
HR	ROBE HANGING ROD WITH HIGH SHELF
TR	LAUNDRY TROUGH
VAN	VANITY BASIN
WM	WASHING MACHINE
DP	PVC DOWNPIPE PAINTED FINISH
SD	SMOKE DETECTOR-HARD WIRED COMPLY WITH AS 3786, CONNECTED TO CONSUMER MAINS POWER AND INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM
HWS	HOT WATER SERVICE
MB	ELECTRICAL MAINBOARD
AC	AIRCONDITIONING UNIT
OG	OBSCURED GLAZING
RWT	RAINWATER TANK TO COUNCIL REQUIREMENTS

NOTES

- JOINERY LAYOUTS MAY VARY DEPENDING ON SELECTIONS
- TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS.
- PROVIDE TIMBER NOGGINGS FOR FIXING SUPPORT IN WALLS FOR OVERHHEAD SHELVING/CUPBOARDS, TAPWARE AND FIXTURES
- PROVIDE 300 DEEP TIMBER FRAMED BULKHEAD OVER BEDROOM ROBES, LINEN, KITCHEN OVERHEAD CUPBOARDS AND BROOM CUPBOARDS.

DOORS

- 2340 INTERNAL DOOR HEIGHTS UNLESS OTHERWISE INDICATED
- PROVIDE 50mm FROM FACE OF WALL TO HINGE SIDE OF DOORS UNLESS OTHERWISE DIMENSIONED.

STAIRS

17 RISERS AT 182.35mm
16 GOINGS AT 250mm
TO MANUFACTURERS DETAILS

STAIR HANDRAIL

HANDRAIL TO BE LOCATED ALONG AT LEAST ONE SIDE OF THE STAIRWAY IN ACCORDANCE WITH B.C.A. 3.9.2.4

AREAS	m²
LOWER LIVING	39.30
UPPER LIVING	70.90
CARPORT	19.20
VERANDAH	11.80
BALCONY	6.00
TOTAL	147.20

01.06.2020 3° PITCH TO CARPORTS AND VERANDAHS
15.05.2020 RES 2 &3 ROBE TO FLEXI ROOM

DATE	REVISION	BY	DATE	REVISION	BY
19.12.2019	WORKING DRAWINGS	--	30.01.2020	RES 1 & 4 FLOOR TRAPS TO BALCONY	
14.01.2020	ADJUSTED SITE DIMENSIONS				
	UPDATED ELECTRICAL PLAN AND WINDOW TYPES		20.02.2020	2340 INTERNAL DOOR HEIGHT AS PER MARKUP	
			25.03.2020		
22.01.2020	FLOOR LEVELS ADDED TO SITE PLAN		30.03.2020	RES 2 &3 RELOCATED PLUMBING STACK	

FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. WALL STUDS TO WET AREAS TO BE SPACED AT 450mm MAX CENTRES.
WHERE CARPORTS ARE PROVIDED THE OWNERS ACKNOWLEDGE THAT THE FOOTINGS HAVE NOT BEEN DESIGNED FOR FUTURE ENCLOSURES. COMPLY WITH THE BUILDING CODE OF AUSTRALIA, BUILDING ACT & REGULATIONS & RELEVANT AUSTRALIAN STANDARDS.

THIS PLAN REMAINS THE EXCLUSIVE PROPERTY OF LOFTY BUILDING GROUP AND IS PROTECTED BY COPYRIGHT LAWS.

COUNCIL ZONE: CAMPBELLTOWN

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT

SITE ADDRESS: 46 CHURCH RD. CAMPBELLTOWN

CLIENT:

DRAWN: -- REV: J

JOB NO: ------ SHEET: WD02

LOFTY BUILDING GROUP

Design Centre Selection Schedule

national tiles

	Selection Date: 21.05.20
Builder: Lofty Building Group	Address: **D1 + D3**, 46 Church Road, Campbelltown
Design consultant: Elise Cavallaro	Category Allowance: 1 – 4 (Signature)

Type & Range Legend:			
FBP Full Body Porcelain Tiles	PE Pressed Edge	TM Timber	HB Hybrid Timber
GP Glazed Porcelain Tiles	R Rectified Edge	VN Vinyl	NS Non Standard Inclusion
C Ceramic Tiles	M Mosaics	LM Laminate	S Standard Inclusion

Inclusions & Amendment Notes:			
Grout ☐	Angles ☐	Trims ☐	Floor Wastes ☐
Amendment #1 Date:	Changes:		
Amendment #2 Date:	Changes:		

External Tiles:	Code	Description	Lay Instructions	Grout	Type	Range
Portico						
Alfresco						
Balcony	NT17-4374FL	Tech Lab Ash Grey External 300 x 600	Horiz	Slate Grey	GP R	S
Piers						
Sills						

Internal Tiles:	Code	Description	Lay Instructions	Grout	Type	Range
Main Floor						
Kitchen Splashback	NT16-2025WP	3D Hex Wall Gloss 300 x 600	Horiz, 700H	Ultra White	C R	S
Pantry Splashback						
Other						

Laundry:	Code	Description	Lay Instructions	Grout	Type	Range
Laundry Floor	NT17-4326FL	Tech Lab Ash Grey Natural 300 x 600	Horiz	Slate Grey	GP R	S
Laundry Skirt	NT17-4326FL	Tech Lab Ash Grey Natural 300 x 600	Horiz, 150H	Slate Grey	GP R	S
Laundry Splashback	NT16-2025WP	3D Hex Wall Gloss 300 x 600	Horiz, 300H	Ultra White	C R	S
Other						

WC:	Code	Description	Lay Instructions	Grout	Type	Range
WC Floor						
WC Skirt						
Other						

Powder:	Code	Description	Lay Instructions	Grout	Type	Range
Powder Floor	NT17-4326FL	Tech Lab Ash Grey Natural 300 x 600	Horiz	Slate Grey	GP R	S
Powder Skirt	NT17-4326FL	Tech Lab Ash Grey Natural 300 x 600	Horiz, 150H	Slate Grey	GP R	S
Powder Splashback	MAXWP009	Matt White Rectified 300 x 600	Horiz, between basin and window	Ultra White	C R	S
Powder Walls						
Other						

Bathroom:	Code	Description	Lay Instructions	Grout	Type	Range
Bathroom Floor	NT17-4326FL	Tech Lab Ash Grey Natural 300 x 600	Horiz	Slate Grey	GP R	S
Bathroom Skirt						
Bathroom Walls	MAXWP009	Matt White Rectified 300 x 600	Horiz, 1200/2000H	Ultra White	C R	S
NS Bathroom Walls						
Bath Hob	NT17-4326FL	Tech Lab Ash Grey Natural 300 x 600	Horiz	Slate Grey	GP R	S
Bath Splashback						
Bathroom Feature						
Bathroom Niche						

Ensuite:	Code	Description	Lay Instructions	Grout	Type	Range
Ensuite Floor	NT17-4326FL	Tech Lab Ash Grey Natural 300 x 600	Horiz	Slate Grey	GP R	S
Ensuite Skirt						
Ensuite Walls	MAXWP009	Matt White Rectified 300 x 600	Horiz, 1200/2000H	Ultra White	C R	S
NS Ensuite Walls						
Bath Hob						
Bath Splashback						
Ensuite Feature						
Ensuite Niche						

Notes:

***Please sign off on the separate terms and conditions form, all upgrade pricing will be provided to you via your builder – if required*
By signing this document, you're confirming that the selections above are true and correct, any changes will need to be made in person or in writing.

Bruse Real Estate

For 3 Generations 1957 - >>>

The directors of **BRUSE Real Estate**, Bevan and Theon Bruse, are proud to say that the **Bruse** name has been associated with real estate for three generations. Sydney Bruse operated as a real estate agent for many years in the Payneham and Marryatville districts of South Australia. His son Bevan, grandson Theon, and Bevan's wife Jill have kept the name alive in the real estate industry.

Real estate is well established in the **Bruse** family. They are enthusiastic and extremely passionate about the industry. Bevan originally joined his father in real estate at the young age of 20. Bevan joined Brock Partners when the company commenced some 25 years ago. Theon joined Bevan at Brock Partners 18 years ago until they opened a franchise in the Eastern suburbs.

Bevan and Theon Bruse decided to open the **"Bruse"** agency, a boutique agency suitable to their select clients to offer them a service that they believe is ahead of the rest. Bevan's wife Jill is now part of the **Bruse** agency in a business management capacity.

The **Bruse** office is active in **selling property** and **property management.** The **Bruse** office is wonderfully positioned on Greenhill Road, at Toorak Gardens just opposite all the banks and Burnside Village. This prominent position has excellent car parking at the rear of the building, making it easier for buyers, sellers, landlords, tenants and other clients to call into the office. It is also extremely close to the city and business centre.

The interior of the office is very bright, light and airy with modern designer décor. The **Bruse** staff enjoy the environment and the social life of working close to one of Adelaide's premium shopping centres, Burnside Village, and the excellent local restaurants and amenities. **BRUSE Real Estate** welcomes you to call into their office whenever you pass by.

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