brusenewhomes.com.au



ASHFORD

10A Alexander Avenue



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

Be-spoke luxury new homes in a top location!

BRUSE
REAL ESTATE





NOTE: THIS PLAN/DOCUMENT IS FOR ILLUSTRATION PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE. WHILE EVERY ENDEAVOUR HAS BEEN MADE TO VERIFY THE CORRECT DETAILS NEITHER THE VENDOR, THE AGENT, NOR THE DESIGNER ACCEPT LIABILITY FOR ERROR OR OMISSION.

THE LATEST IN CONTEMPORARY COLOURS AND DESIGN







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LOCATION



Centro Kurralta Shopping Centre - 1.3km

Ashford Hospital - 290m

Adelaide Showgrounds - 2.1km

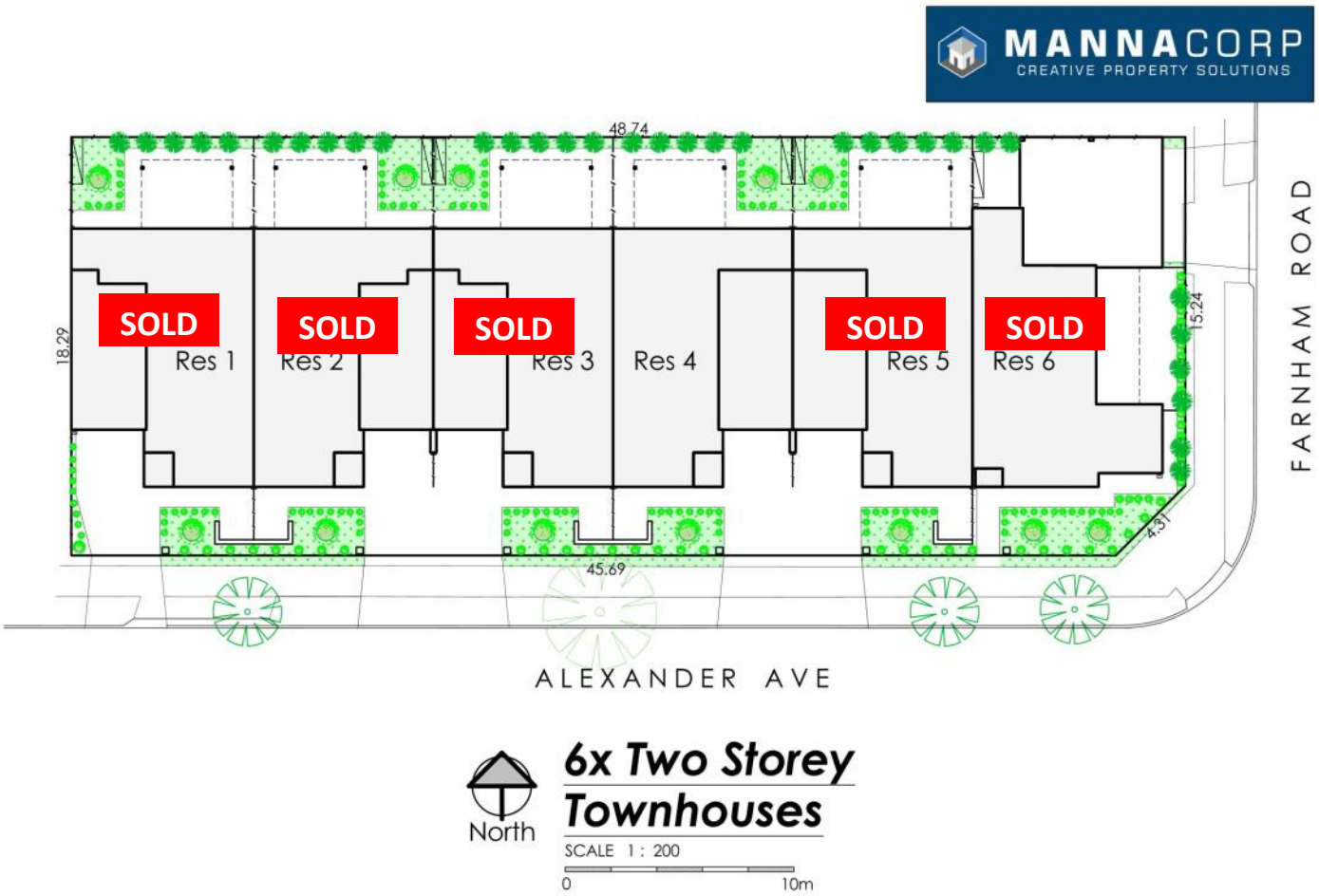
Adelaide Parklands - 1.3km

Nearest bus stop - 180m

Adelaide City - 2.1km

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SITE PLAN



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Residence 1

BRUSE REAL ESTATE

MANNACORP CREATIVE PROPERTY SOLUTIONS



LOWER FLOOR PLAN

UPPER FLOOR PLAN

North

Residence 1

SCALE 1 : 100

0 5m

Price SOLD

GROUND MAIN LIVING	UPPER MAIN LIVING	GARAGE	PORTICO	ALFRESCO	TOTAL
58.6 SQM	70 SQM	21.6 SQM	1.9 SQM	12 SQM	164.1 SQM

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Residence 2

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LOWER FLOOR PLAN

UPPER FLOOR PLAN

North

Residence 2

SCALE 1 : 100

0 5m

Price SOLD

GROUND MAIN LIVING	UPPER MAIN LIVING	GARAGE	PORTICO	ALFRESCO	TOTAL
57.8 SQM	83.3 SQM	21.3 SQM	1.9 SQM	12 SQM	176.3 SQM

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Residence 3

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LOWER FLOOR PLAN

UPPER FLOOR PLAN

North

Residence 3

SCALE 1 : 100

0 5m

Price SOLD

GROUND MAIN LIVING	UPPER MAIN LIVING	GARAGE	PORTICO	ALFRESCO	TOTAL
57.8 SQM	83.3 SQM	21.3 SQM	1.9 SQM	12 SQM	176.3 SQM

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Residence 4

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LOWER FLOOR PLAN

UPPER FLOOR PLAN

North

Residence 4

SCALE 1 : 100

0 5m

Price $598,000

GROUND MAIN LIVING	UPPER MAIN LIVING	GARAGE	PORTICO	ALFRESCO	TOTAL
57.8 SQM	83.3 SQM	21.3 SQM	1.9 SQM	12 SQM	176.3 SQM

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Residence 5

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LOWER FLOOR PLAN

UPPER FLOOR PLAN

Residence 5

North

SCALE 1 : 100

0 5m

Price SOLD

GROUND MAIN LIVING	UPPER MAIN LIVING	GARAGE	PORTICO	ALFRESCO	TOTAL
57.8 SQM	83.3 SQM	21.3 SQM	1.9 SQM	12 SQM	176.3 SQM

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Residence 6

BRUSE REAL ESTATE

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LOWER FLOOR PLAN

UPPER FLOOR PLAN

North

Residence 6

SCALE 1 : 100

0 5m

Price SOLD

GROUND MAIN LIVING	UPPER MAIN LIVING	CARPORT	PORTICO	ALFRESCO	TOTAL
65.7 SQM	81.2 SQM	34.9 SQM	1 SQM	12 SQM	182.8 SQM

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10a Alexander Ave
Ashford

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Kitchen







BOSCH





Undermount Double Bowl Sink



Bathroom and Ensuite

Herringbone Feature wall in Ensuite















Entry Door

Painted with feature
600mm pull handle



Laundry





Disclaimer: Whilst all care has been taken in preparation of this document, prospective purchasers must rely on their own observations and enquiries about this property. Substitutions of comparable products may be required due to supplier availability.

10a Alexander Ave
Ashford

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Design
- Custom architectural design
- Feature dark colour scheme
- 2.7m ceilings throughout
- Feature Skillion Roof Alfresco area

Floor Coverings
- "Spotted Gum" Timber Laminate flooring to living areas
- Quality plush carpets to all bedrooms and robes

Kitchens & Cabinetry
- 20mm Stone bench tops
- Soft Close Doors + Drawers
- Designer underbench sink and black mixer tap.
- Custom designed cabinetry throughout
- 900mm Bosch Gas Cooktop
- 600mm Bosch Electric Fan Forced Oven
- Bosch Dishwasher
- Concealed undermount rangehood.

Climate Control
- Quality ducted reverse cycle ducted air conditioning
- Fully zoned (All Living Areas/Bedrooms)

Doors & Carpentry
- 2.4m high feature entrance door
- 2.4m high feature internal doors
- Architectural range door hardware
- Modern 90mm skirting boards and 67mm architraves

Bathroom & Ensuite
- Rectified 300x600 tiling to all bathrooms
- Herringbone Feature all to Ensuite
- Smart tile floor grates
- High quality designer sanitaryware
- Black Semi-frameless shower screens
- Feature black framed round mirrors

Electrical and Lighting
- LED downlights to all living areas and master bedroom
- Feature LED pendant lighting to Kitchen
- Digital TV Antenna
- Clipsal Ikonic power points and switches

Plumbing
- Continuous Gas Hot Water System
- High quality designer black sanitaryware throughout

Landscaping
- Complete premium landscaping package
- Fully Automatic drip irrigation
- Quality paving throughout

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MANNACORP
CREATIVE PROPERTY SOLUTIONS

Where every detail of
your new home matters.



mannacorp.net







The MannaCorp Difference

The MannaCorp difference begins with a level of attention to detail and personal care that remains unmatched.

We understand how important and valuable a new home is, so we treat every home as if it was our own.

Proven Experience	We are professional developers, with experience gained from completing 75+ homes, over 10 years, working with numerous different builders. Every home we deliver follows a stringent set of design specifications that has been built up over a decade of experience.
Making Buying "Off the plan" Easy	We have sold over 30 homes "Off the Plan" and have had a positive experience every single time. We have very clear specifications, no hidden surprises and we deal with the builder saving you time, money and stress.
Boutique Developer	We undertake a small volume of projects each year and you can be assured our director personally oversees all aspects of every home.

On Trend Designs	We constantly invest time to design the most up to date homes. Our customer feedback paired with the skills of our design consultants allows us to keep our selections "on trend", which in turn leads to better long term capital growth. We also strive to help you wow your family and friends too.
Continual Improvement	We constantly strive to improve and you as the home owner benefit from the foundation of experience we have gained. Every project concludes with on site reviews with our architects and builders to see "what we can do better".
Rigorous Quality Control	An extensive quality assurance process is applied on all our builders, including audits and inspections at key stages. This process has evolved over many years of working out how to best manage the quality of delivery. We are not builders, so our focus is on the quality of the end product, not on managing a busy building business.
Builder Relationships	Over a decade of working with local builders, we have formed strong relationships with some of Adelaide's most elite builders. We are repeat customers to all our builders, and as a result, we receive a very high level of service for us and our home owners. We have completed multiple projects with all the builders currently on our very small, select panel.
On Time Delivery	We have a proven track record of delivering homes on time. This largely stems from our extensive preparation and project management but also from the strong relationships we have with our quality builders.









Exceed Expectations

MannaCorp has established a proven track record in the delivery of quality homes and exceeding the expectations of satisfied customers since 2009.

We understand how important and valuable a new home is, so we treat every home as our own, applying rigorous quality controls and an unmatched attention to detail.

With only a handful of high quality projects undertaken each year, you can be assured your new home is being personally project-managed by the Directors themselves.

Visit us online to see our previous projects and proven track record.

mannacorp.net

Customer Stories

Don't just take our word for it - we pride ourselves on customer satisfaction.

"We simply love our new home that MannaCorp built for us. They made the process easy and the quality of the home is amazing."

Betty, Morphetville

"We were very nervous buying 'off the plan', but MannaCorp made the process very easy. Our new home was finished on time and to the exact specification. MannaCorp were clearly very experienced in managing the quality with the builder, especially at handover stage."

Zhang, Ashford

"MannaCorp's experience clearly shows in their specifications, standards and above all their focus on quality. We constantly strive to improve our delivery quality and MannaCorp works hand in hand to assist us in this process."

Daniel Moreton
Managing Director
Alliance Development & Construction

MANNACORP
CREATIVE PROPERTY SOLUTIONS

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.

357 Greenhill Rd Toorak Gardens
Ph: 8431 8181 F: 8431 8893
Abn: 34 122 770 068
Rla: 181689
www.bruse.com.au