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## ASHFORD

11 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

Contemporary 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.

## SOPHISTICATED DESIGNS WITH MATT BLACK FEATURES

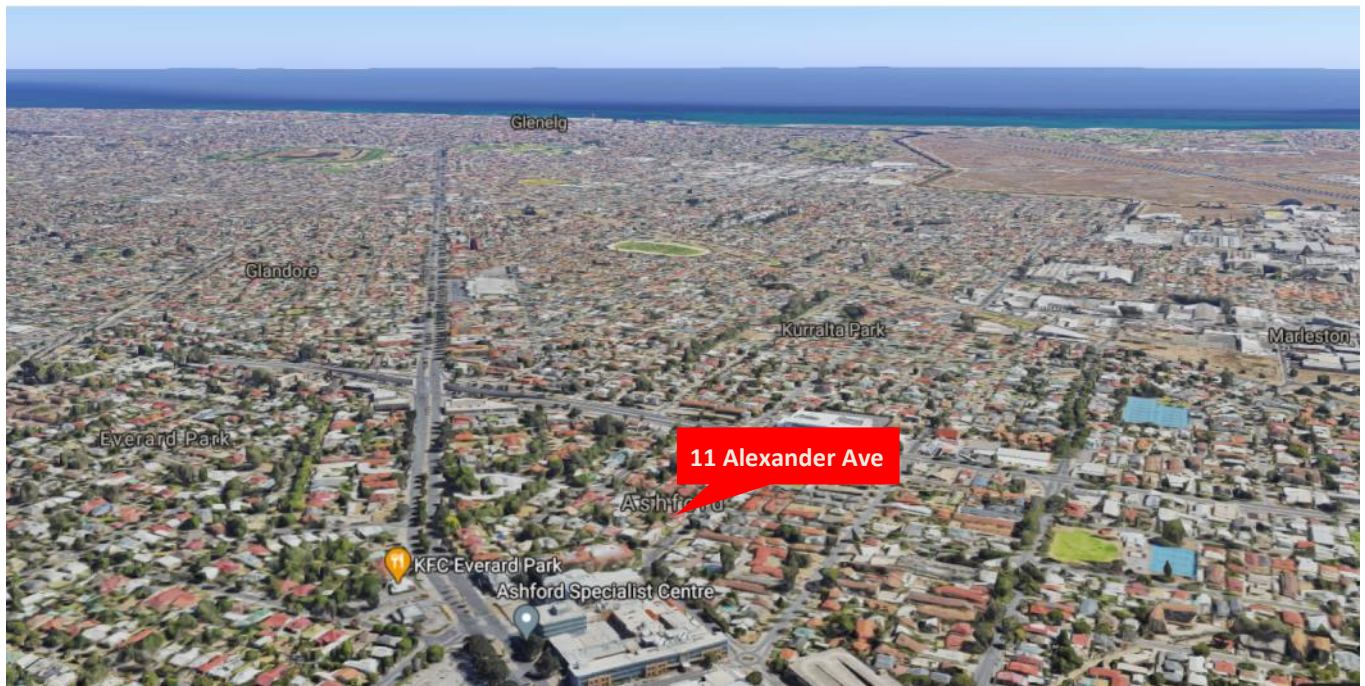
**BRUSE**  
REAL ESTATE



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# LOCATION

**BRUSE**  
REAL ESTATE



**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**

# Residence 1

**BRUSE**  
REAL ESTATE



**MANNACORP**  
CREATIVE PROPERTY SOLUTIONS



UPPER FLOOR PLAN

LOWER FLOOR PLAN



North

## Residence 1 Floor Plans

SCALE 1 : 100



Price **SOLD**

TOTAL Floor Area: 182.8m<sup>2</sup>

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# Residence 2

**BRUSE**  
REAL ESTATE



**MANNACORP**  
CREATIVE PROPERTY SOLUTIONS



UPPER FLOOR PLAN

LOWER FLOOR PLAN



North

## Residence 2 Floor Plans

Price **SOLD**

SCALE 1 : 100



TOTAL Floor Area: 172.8m<sup>2</sup>

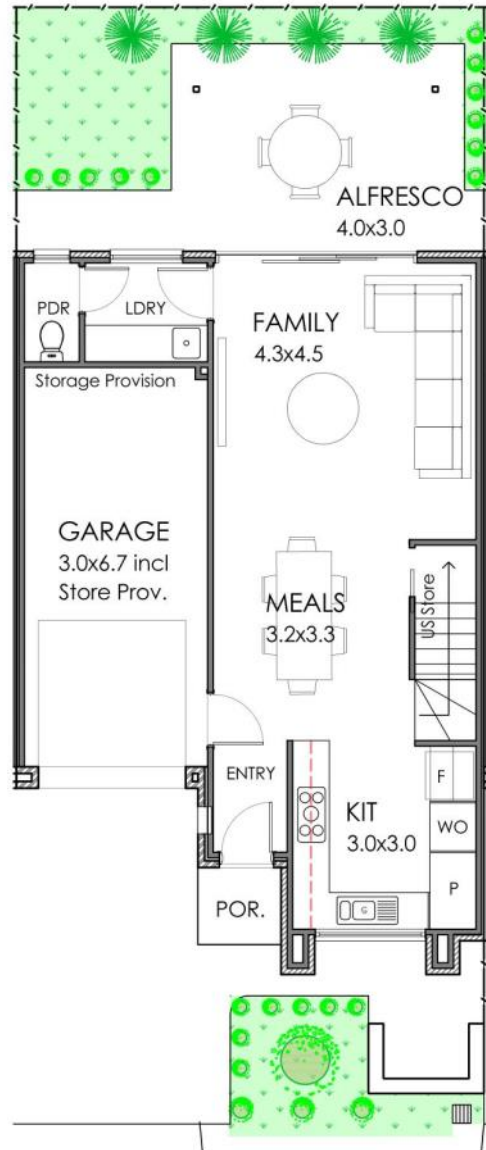
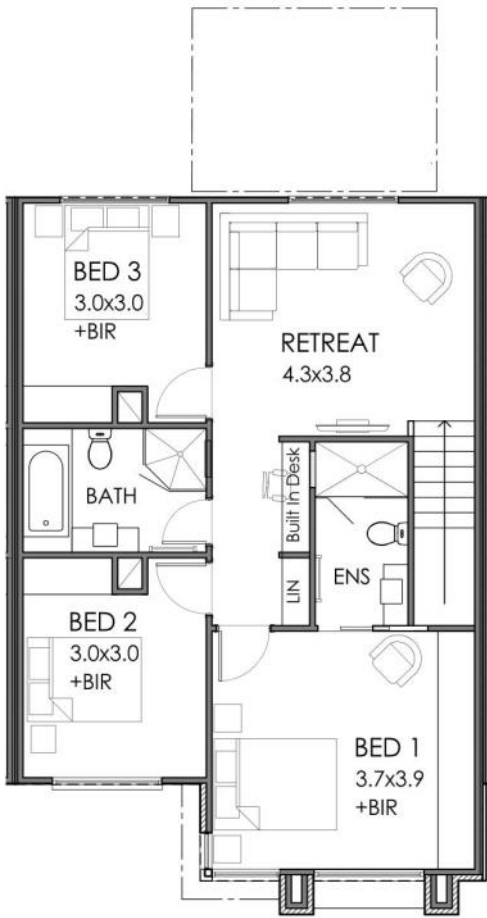
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# Residence 3

**BRUSE**  
REAL ESTATE



**MANNACORP**  
CREATIVE PROPERTY SOLUTIONS



North

## Residence 3 Floor Plans

**Price \$609,000**

SCALE 1 : 100

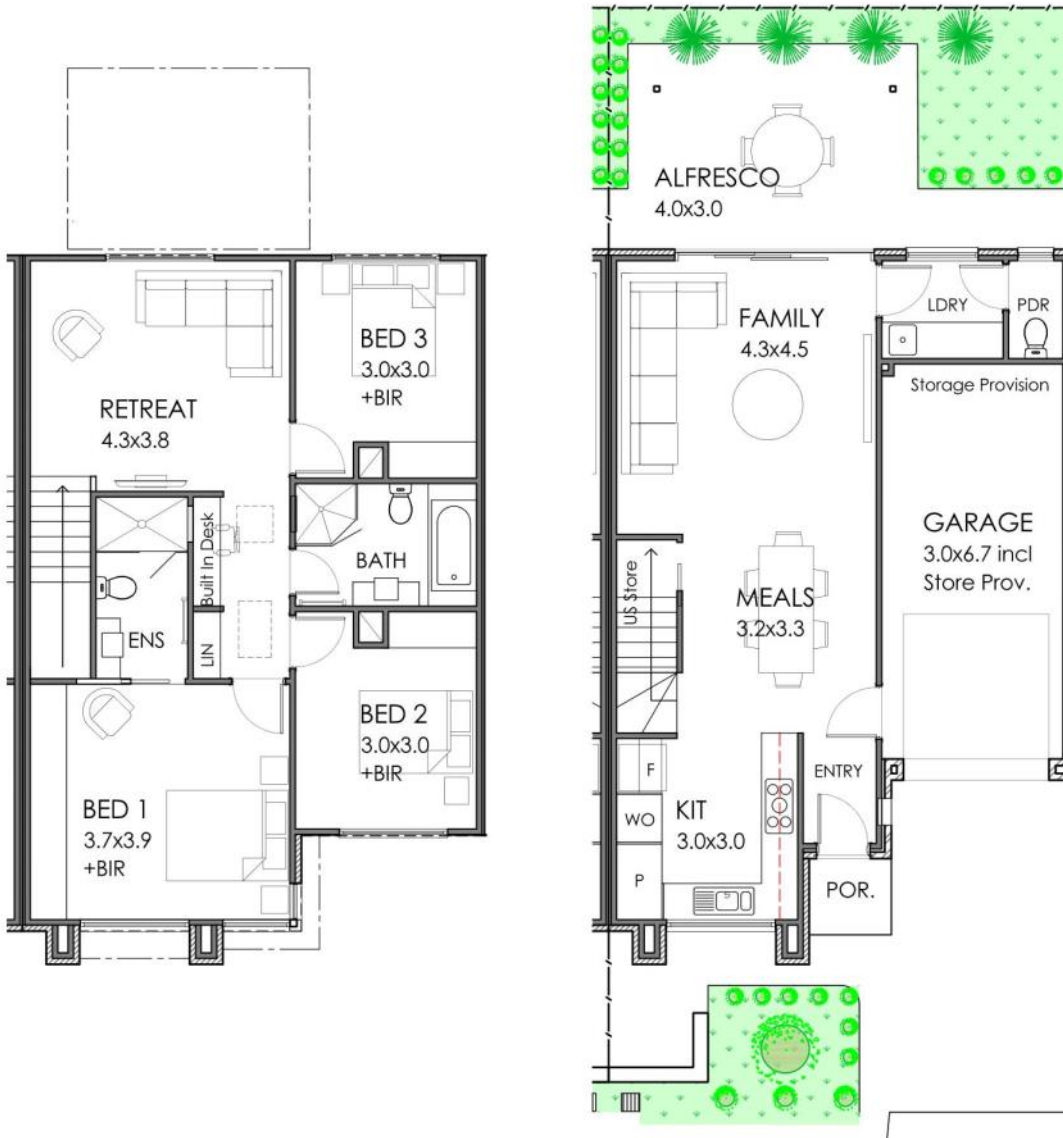
0 5m

TOTAL Floor Area: 172.8m<sup>2</sup>

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# Residence 4

**BRUSE**  
REAL ESTATE



UPPER FLOOR PLAN

LOWER FLOOR PLAN



North

## Residence 4 Floor Plans

Price **\$609,000**

SCALE 1 : 100



TOTAL Floor Area: 172.8m<sup>2</sup>

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# Residence 5

**BRUSE**  
REAL ESTATE



**MANNACORP**  
CREATIVE PROPERTY SOLUTIONS



UPPER FLOOR PLAN

LOWER FLOOR PLAN



North

## Residence 5 Floor Plans

SCALE 1 : 100



Price **SOLD**

TOTAL Floor Area: 172.8m<sup>2</sup>

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# Residence 6

**BRUSE**  
REAL ESTATE



**MANNACORP**  
CREATIVE PROPERTY SOLUTIONS



UPPER FLOOR PLAN

LOWER FLOOR PLAN



North

## Residence 6 Floor Plans

Price **SOLD**

SCALE 1 : 100



TOTAL Floor Area: 173.9m<sup>2</sup>

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### Kitchen



Undermount Double Bowl Sink



**BOSCH**



### Bathroom and Ensuite



### Entry Door

Painted with feature  
600mm pull handle



### Laundry





## 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 dual bowl 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)

## Robes

- Built in robes to every bedroom (Walk in Res 1)
- 2 x Mirror doors to master bed BIR

## 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

- FULL HEIGHT Rectified 300x600 tiling to Ensuite and Bathroom
- Herringbone Feature wall to Ensuite
- Tiled shower niches
- 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
- Digital TV Antenna
- Clipsal Ikonik 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



Where every detail of  
your new home matters.



[mannacorp.net](http://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.

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### 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.

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### 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.

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### 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.

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**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.

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**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".

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**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.

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**Builder Relationships**

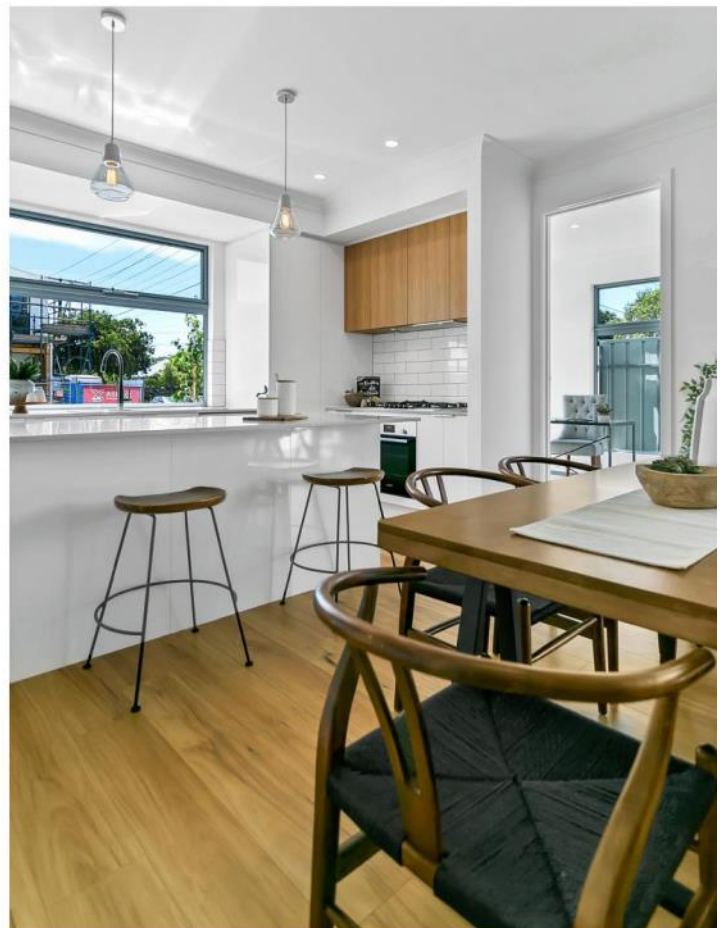
Over a decade of working with local builders, we have formed strong relationships with some of Adelaide's most elite builders. We are repeat customers to all our builders, and as a result, we receive a very high level of service for us and our home owners. We have completed multiple projects with all the builders currently on our very small, select panel.

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**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.

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## 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](http://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*

## 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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