

bruse.com.au



TRANMERE

13 Richardson Avenue



Theon Bruse
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0419 816 470



Toby Shipway
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0413 600 919

357 Greenhill Road
Toorak Gardens SA 5065
RLA 181689

Stunning new homes with the look to impress!

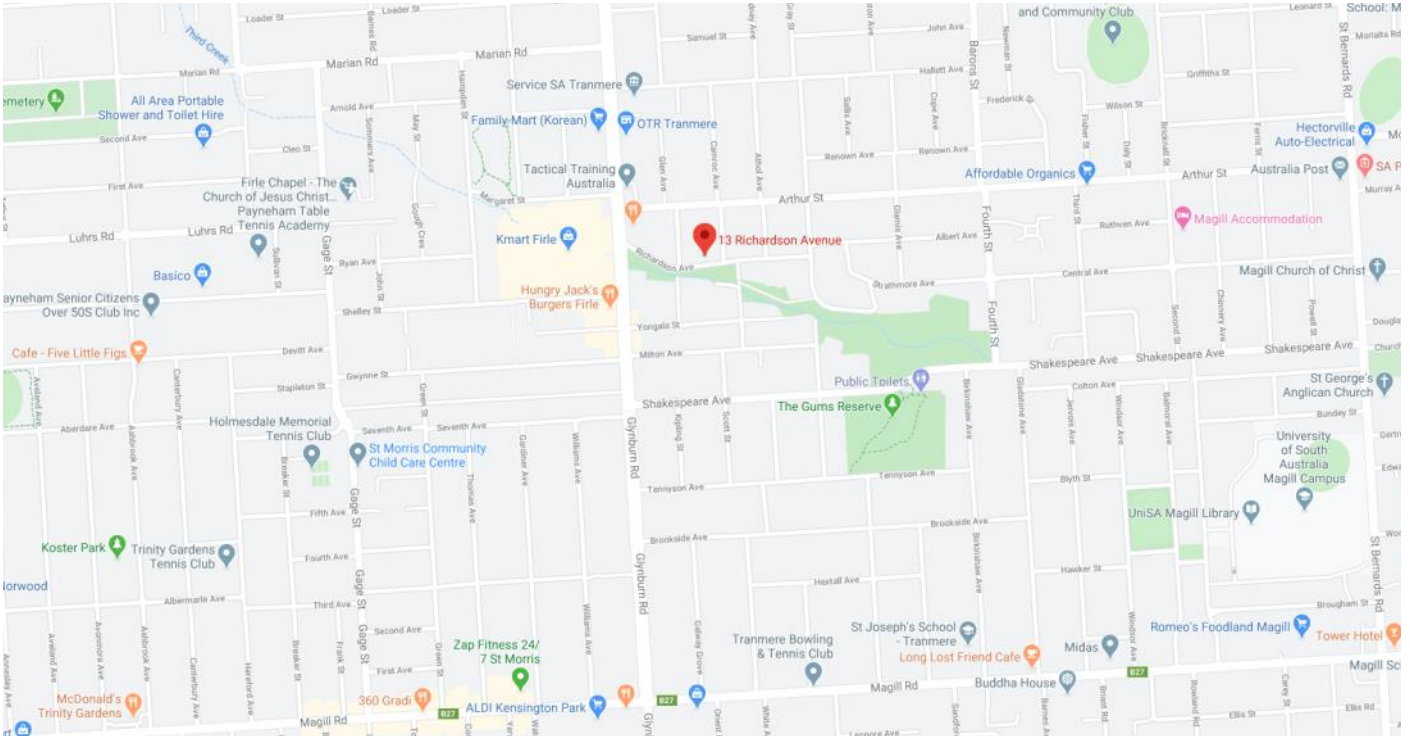
BRUSE
REAL ESTATE



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.

LOCATION

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Firle Plaza - 220m

Third Creek - 2m

Magill School - 2.6km

Adelaide CBD - 7km

Nearest bus stop - 210m

Morialta Conservation Park - 3.4km

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PERGOLA
5.20x3.20

LIVING/MEALS
6.07x4.40

BENCH

FR

TR WM BR LIN

L'DRY

BP

WC

UP

ENTRY

POR.

GARAGE
5.80x5.80

Floor Plan Details:

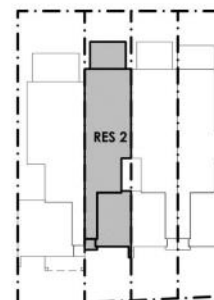
- BED 2:** 3.00x3.90
- BED 3:** 3.00x3.90
- ROBE:** Two robes located between the bedrooms and the lounge.
- BATH:** Main bathroom with a bathtub, toilet, and sink.
- LOUNGE:** 4.00x4.08, featuring a fireplace and access to the balcony.
- ENS:** Ensuite bathroom with a toilet and sink, located off the lounge.
- BED 1:** 4.08x3.40, located at the front of the house.
- ROBE:** Robe located between the front bedroom and the balcony.
- BALC.:** 4.12x1.60, located at the front entrance.
- Stairs:** A central staircase with 'UP' and 'DN' (down) directions.
- Entrance:** A front entrance leading into the lounge area.

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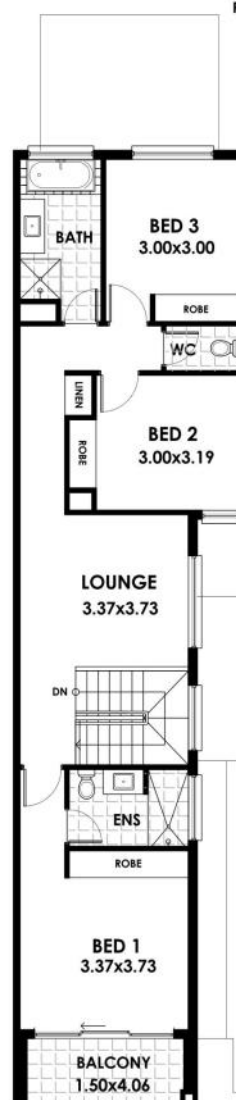
Residence 2

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RESIDENCE 2	
AREAS	m ²
LOWER LIVING	73.40
UPPER LIVING	88.70
GARAGE	23.00
PERGOLA	11.80
PORCH	2.00
BALCONY	6.00
TOTAL	204.90
SITE AREA	165.5m ²



GROUND FLOOR / SITE PLAN



FIRST FLOOR PLAN

RICHARDSON AVE.

Priced at \$675,000 - \$685,000



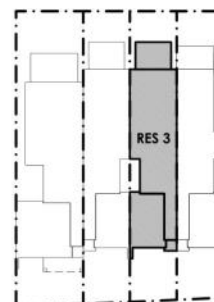
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Residence 3

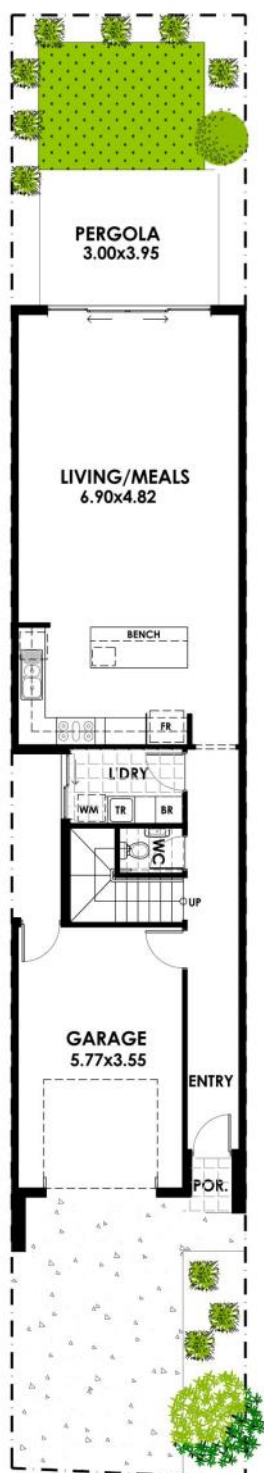
BRUSE
REAL ESTATE

RESIDENCE 3

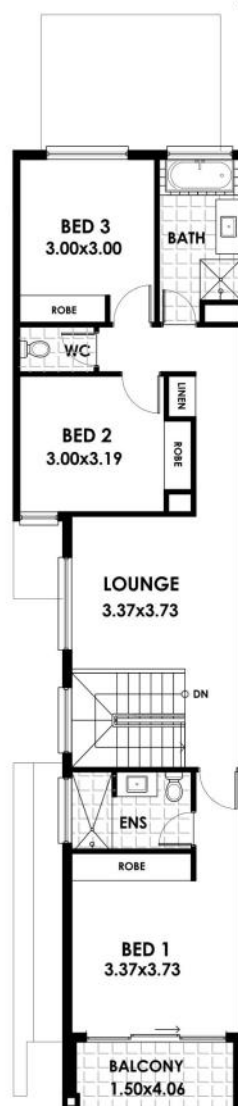
AREAS	m ²
LOWER LIVING	73.40
UPPER LIVING	88.70
GARAGE	23.00
PERGOLA	11.80
PORCH	2.00
BALCONY	6.00
TOTAL	204.90
SITE AREA	164.5m ²



RICHARDSON AVE.



GROUND FLOOR / SITE PLAN



FIRST FLOOR PLAN



Priced at \$675,000 - \$685,000

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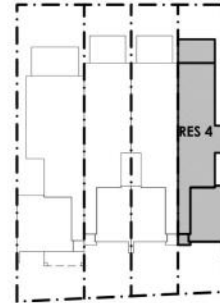
Residence 4

BRUSE
REAL ESTATE

RESIDENCE 4

AREAS	m ²
LOWER LIVING	66.00
UPPER LIVING	88.30
GARAGE	23.00
ALFRESCO	10.50
PORCH	2.00
BALCONY	6.00

TOTAL	195.80
SITE AREA	163.5m²



RICHARDSON AVE.



GROUND FLOOR / SITE PLAN



FIRST FLOOR PLAN



Priced at \$650,000

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Inclusions Booklet

**Dw 2 & 4, 13 Richardson Avenue,
Tranmere**



497 North East Road, Hillcrest SA 5086

08 8266 0011

info@loftybg.com.au

BLD: 271 885

Kitchen



Rangehood



SMEG PUM901X



Cooktop



SMEG CIR93AXS3



Sink



EVERHARD 73179 - **undermount**



Dishwasher



Bosch SMU50E75AU



Oven

smeg

SMEG SFA562X2



Sink Mixer

alder tapware

Alder 79490

Laundry



Trough

abey

Abey PR45C



Sink Mixer

alder tapware

Alder 84190

Wet Areas

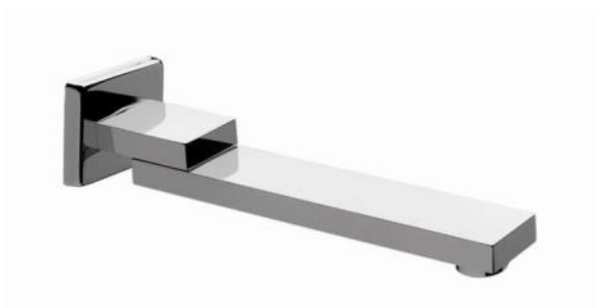


Bath

(to main bathroom only)

DECINA
BATHROOMWARE

Decina Alpha AP1525W-OF



Bath Spout

(to main bathroom only)

alder tapware

Alder 98812



Showerhead

alder tapware

Alder 98752



**Shower
& Bath Wall Mixer**

alder tapware

Alder 79390



Basin








 **Argent**

TOP: Argent FC17TUL01

MIDDLE: Semi-recessed Argent FC11TUL00
(semi-recessed)

BOTTOM: Seima HALIA 405(wall hung basin)
with chrome bottle trap

*Basins as per plans

	<p>Basin Mixer</p> <p>alder tapware</p> <p>Alder 79090</p>
	<p>Toilet Suite</p> <p> seima <small>bathroom kitchen laundry</small></p> <p>Seima - Scara STO-13 -BE</p>
	<p>Toilet Roll Holder</p> <p> PHOENIX <small>SHOWERS, SEATERS & ACCESSORIES</small></p> <p>Phoenix RS892CHR</p>
	<p>Double Towel Rail & Hook</p> <p> PHOENIX <small>SHOWERS, SEATERS & ACCESSORIES</small></p> <p>Phoenix RS813CHR double towel rail</p>

Hot Water Unit



Rinnai B26N50

Rinnai

Inclusions/Specifications

- 2.7m ceilings throughout
- 2.4m feature entry door
- LED downlights in living area and kitchen
 - TV and phone points
 - Energy rating assessment
- Built-in-robos to bedrooms - as per plans
 - Rinnai B26 Hot Water System
- 20mm Essastone benchtops and laminate cabinetry in kitchen and bathrooms
 - Designer tapware and sanitaryware
- Premium rectified tiles in wet areas - floor to ceiling tiling to bathroom and ensuite
- Quality Laminate benchtops and cabinetry in laundry
- Dual Control ducted reverse-cycle air-conditioning
 - Alarm System
- Quality carpets to bedrooms, stairs and upstairs
 - Quality tiled floors to main living areas
 - Fully landscaped and quality plants
 - Irrigation system
 - New fencing - where required
- Aggregate concrete to driveway and front paths
 - Pavers to rear paths
- Rainwater tank and pump – connected to closest WC
 - Window locks to all windows
 - Flyscreens to all window openings
 - 25 year structural guarantee
 - 3 months maintenance period
 - Termite treatment to AS3660

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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