



PARADISE

13 Church Road



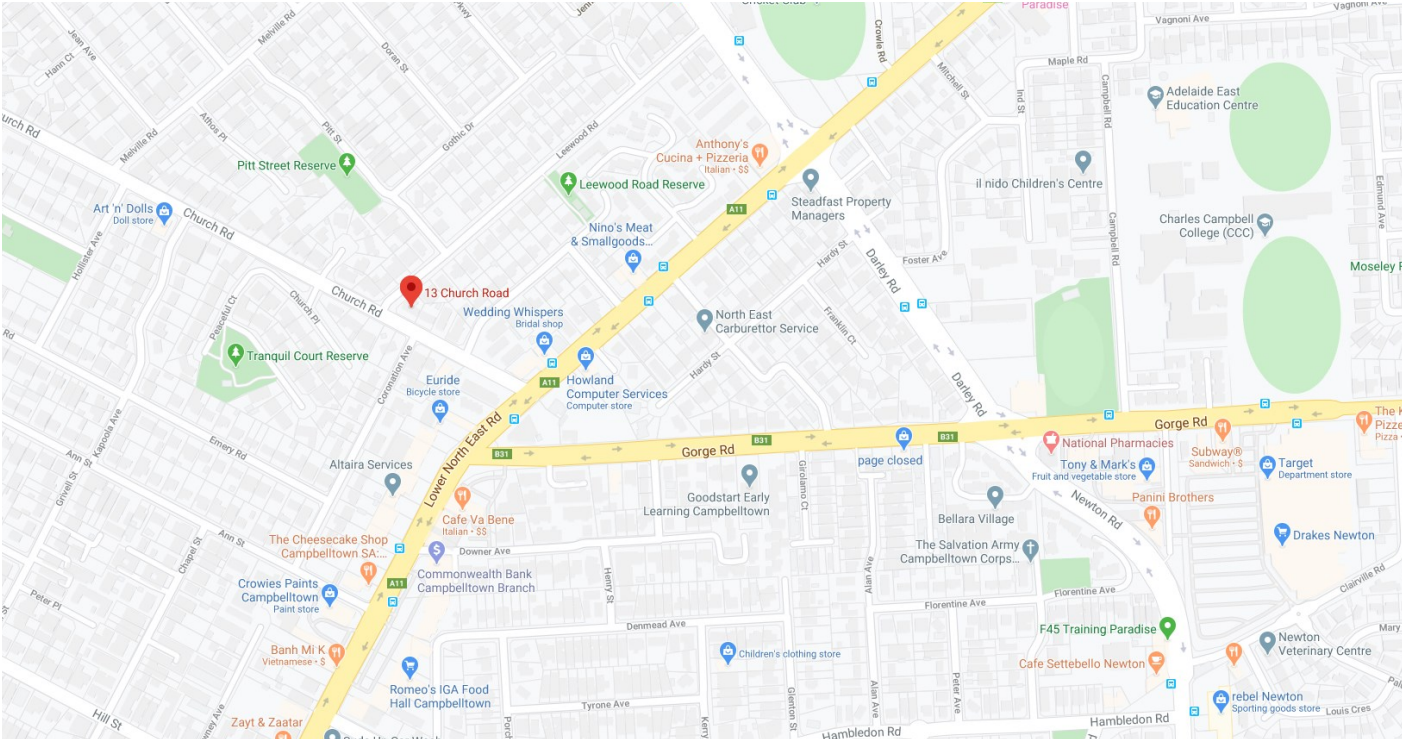
Theon Bruse
theon.bruse@bruse.com.au
0419 816 470



Toby Shipway
toby.shipway@bruse.com.au
0413 600 919
357 Greenhill Road
Toorak Gardens SA 5065
RLA 181689

LOCATION

BRUSE
REAL ESTATE



Newton Central - 1.3km

Lochiel Park - 1.7km

Charles Campbell College - 1.2km

Adelaide CBD - 7km

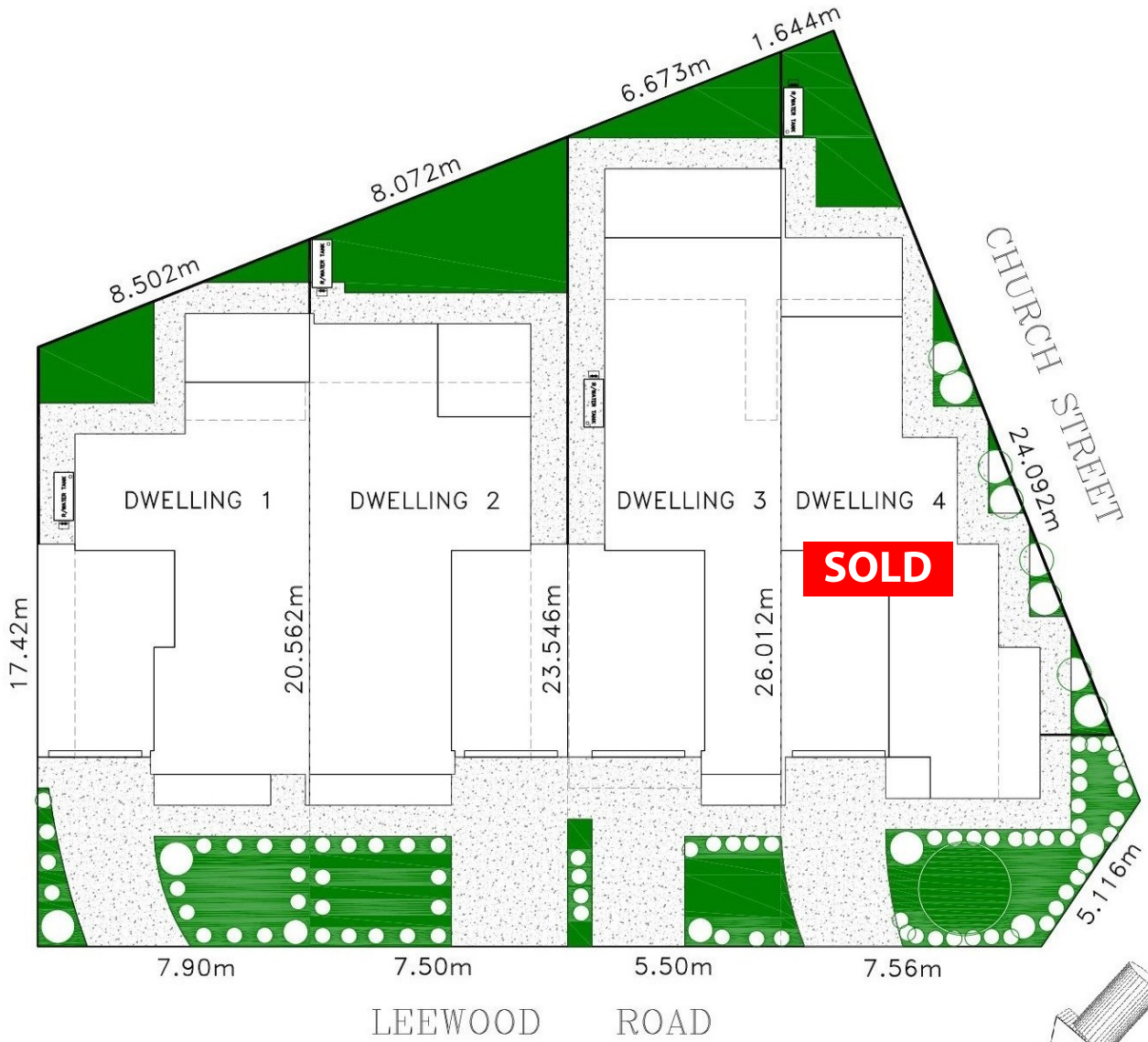
Nearest bus stop - 200m

Morialta Conservation Park - 5km

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.

SITE PLAN

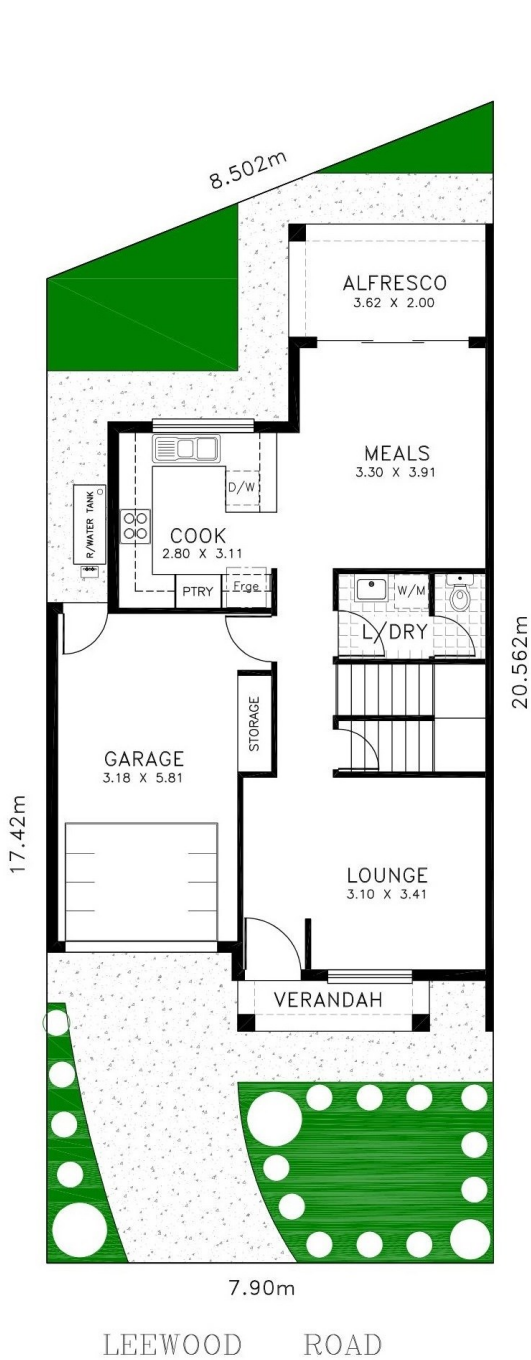
BRUSE
REAL ESTATE



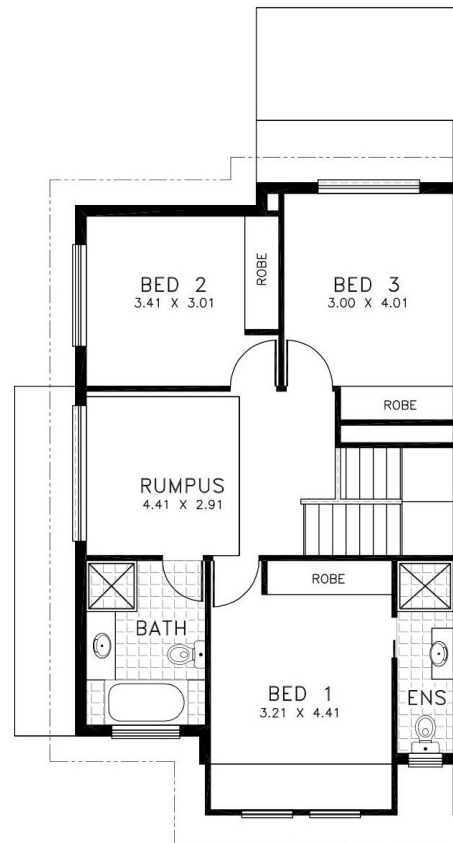
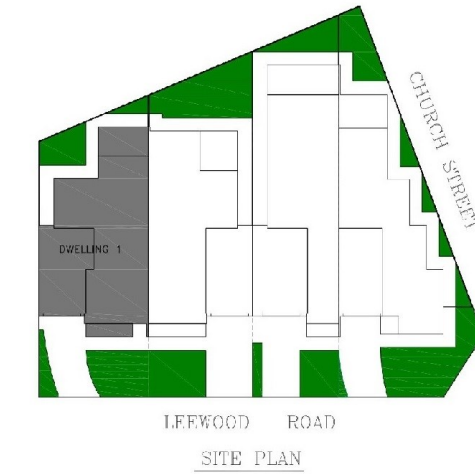
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Residence 1

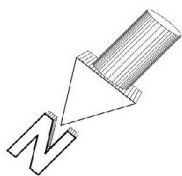
BRUSE
REAL ESTATE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

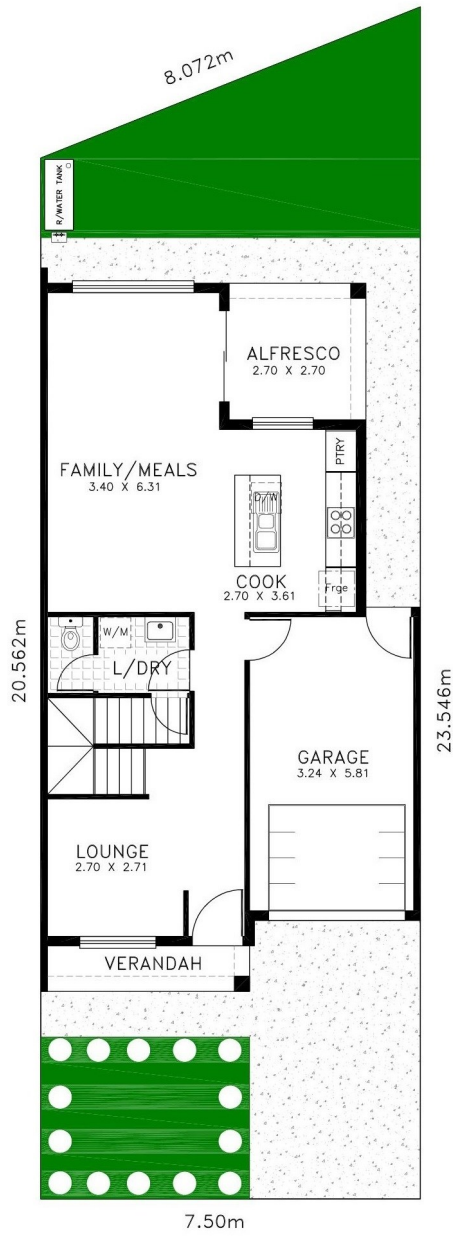


DWELLING 1	
GROUND FLOOR :	56.45
FIRST FLOOR :	71.12
GARAGE :	22.14
VERANDAH :	3.05
ALFRESCO :	7.25
TOTAL HOUSE SIZE :	160.01sq.m.
TOTAL LAND SIZE :	150.03sq.m.

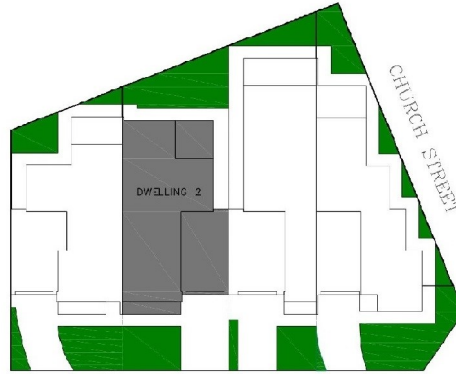
Priced at \$490,000

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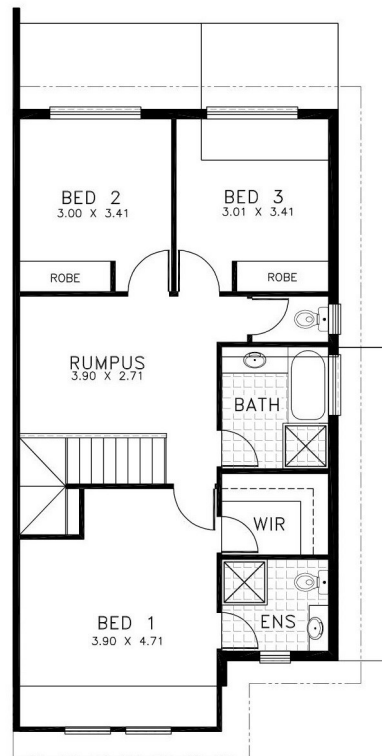
Residence 2



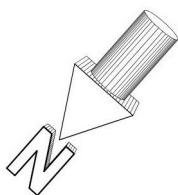
LEEWOOD ROAD
GROUND FLOOR PLAN



LEEWOOD ROAD
SITE PLAN



FIRST FLOOR PLAN



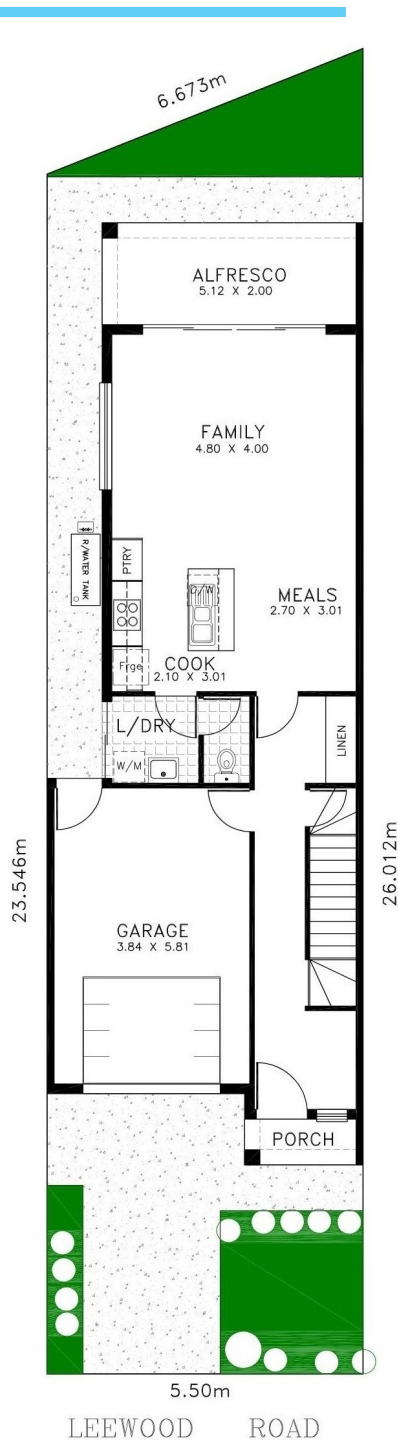
DWELLING 2	
GROUND FLOOR :	61.94
FIRST FLOOR :	75.76
GARAGE :	20.45
VERANDAH :	3.80
ALFRESCO :	7.29
TOTAL HOUSE SIZE :	169.24sq.m.
TOTAL LAND SIZE :	165.41sq.m.

Priced at \$505,000

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Residence 3

BRUSE
REAL ESTATE



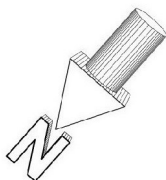
GROUND FLOOR PLAN



SITE PLAN



FIRST FLOOR PLAN



DWELLING 3

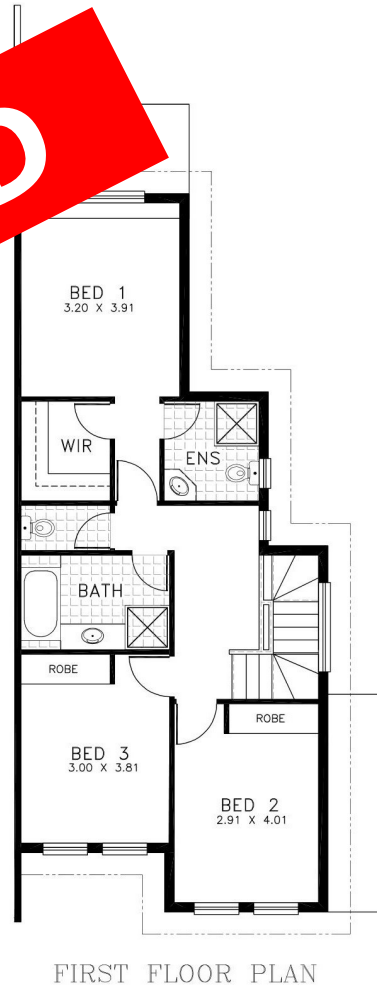
GROUND FLOOR :	61.08
FIRST FLOOR :	78.07
GARAGE :	24.05
VERANDAH :	2.09
ALFRESCO :	10.25
TOTAL HOUSE SIZE :	175.54sq.m.
TOTAL LAND SIZE :	153.63sq.m.

Priced at \$510,000

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Residence 4

BRUSE
REAL ESTATE



DWELLING 4

GROUND FLOOR :	56.21
FIRST FLOOR :	73.23
GARAGE :	18.97
VERANDAH :	1.56
ALFRESCO :	8.35
TOTAL HOUSE SIZE :	158.32sq.m.
TOTAL LAND SIZE :	26.06sq.m.

Priced at SOLD

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Inclusions Booklet

13 Church Road, Paradise



497 North East Road, Hillcrest SA 5086

08 8266 0011

info@loftybg.com.au

BLD: 271 885

Kitchen



Rangehood



SMEG SAH461SS



Cooktop



SMEG CIR66XS3



Sink



EVERHARD 73179 - undermount



Dishwasher

Euromaid

Euromaid GDS14



Oven

euro appliances

EURO EP6004SX



Sink Mixer

fienza

Fienza 217.105

Laundry



Trough



Abey PR45B



Sink Mixer

fienza

Fienza 211.105

Wet Areas

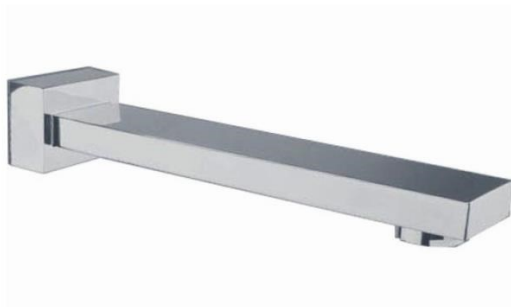


Bath

(to main bathroom only)

DECINA
BATHROOMWARE

Decina BA1510W



Bath Spout

(to main bathroom only)

fienza

Fienza CP-F0404

	<p>Showerhead fienza</p> <p>Fienza 411.107 with round ceiling dropper</p>
	<p>Shower & Bath Wall Mixer fienza</p> <p>Fienza 217.101</p>
  <p>Mixer not included</p>	<p>Basin</p> <p>Top: Impressions VCB7078 (counter top) or Bottom left: Seima SBC-215 (semi-recessed excluding dw 2 and 3) or Bottom right: Dw 2 and 3 powder downstairs - Fienza RB5050</p> <p>*Basins as per plans</p>



Basin Mixer

fienza

Fienza 217.103



Toilet Suite

 **seima** bathroom
bathroom
laundry

Seima - Scara STO-13 -BE



Toilet Roll Holder

 **PHOENIX**
TAPWARE, SHOWERS & ACCESSORIES

Phoenix RA892CHR



Double Towel Rail & Hook

 **PHOENIX**
TAPWARE, SHOWERS & ACCESSORIES

Phoenix RA812CHR double towel rail

or



Fienza 82704 hook

fienza

Hot Water Unit



Rinnai B26N50

Rinnai

Inclusions/Specifications

- 2.7m ceilings throughout
- 2.4m feature entry door
- 2.4m high doors throughout
- LED downlights in hallway and kitchen
 - TV and phone points
 - 6 Star energy rating
- Built-in-robos to bedrooms - as per plans
 - Rinnai B26 Hot Water System
- 20mm Essastone benchtops and Laminex cabinetry in kitchen and bathrooms
 - Designer tapware and sanitaryware
- Premium rectified tiles in ensuites and bathrooms with feature walls - floor to ceiling
 - Dual Control ducted reverse-cycle air-conditioning
 - Alarm System
 - Quality carpets to bedrooms, stairs and upstairs
 - Quality gloss tiles to living/dining area and hallway (Dwellings 2)
- Quality laminate to living/dining area and hallway (Dwellings 1, 3 & 4)
 - Fully landscaped and quality plants
 - Irrigation system
 - New fencing - where required
 - Paving to driveway and 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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