

BRUSE
REAL ESTATE

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NORWOOD

8, 10 & 12 Threlfall Avenue



Bevan Bruse
bevan.bruse@bruse.com.au
0419 809 852



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

357 Greenhill Road
Toorak Gardens SA 5065
RLA 181689



8, 10 & 12 Threlfall Avenue **NORWOOD**

Live in Norwood. A brilliant quiet location in Threlfall. 3 NEW TORRENS TITLE HOMES NOW UNDER CONSTRUCTION.

These individually designed homes include the benefit of double garages to each home.

Spacious living areas on ground floor and on the 2nd level. Attractive alfresco outdoor living areas.

Live in Norwood so close to cafes, restaurants and only a short walk to the city.

YOU WILL LOVE THE LOCATION. WHEN YOU LIVE IN NORWOOD YOU EXPERIENCE AN AMAZING, COSMOPOLITAN LIFESTYLE.

Each home includes an entrance hallway that leads to the living, dining and access to the alfresco living area. This is a great light filled room.

The amazing kitchen includes a huge walk in pantry, an enormous amount of cupboards and bench space with designer looks.

Ground floor includes powder room with basin, separate laundry area, upstairs storage. Direct access to double garage.

The upper level includes main bedroom suite with large walk in robe and large ensuite with double basins, large shower and w/c.

The main bedroom also has room for a retreat.

The upper level also includes 2 other good size bedrooms with built in robes. Serviced by an excellent main bathroom with bath.

On the upper level there is a retreat room which is 4m x 3.2m which is an excellent 2nd living area.

COMPLETION EXPECTED APRIL 2021.

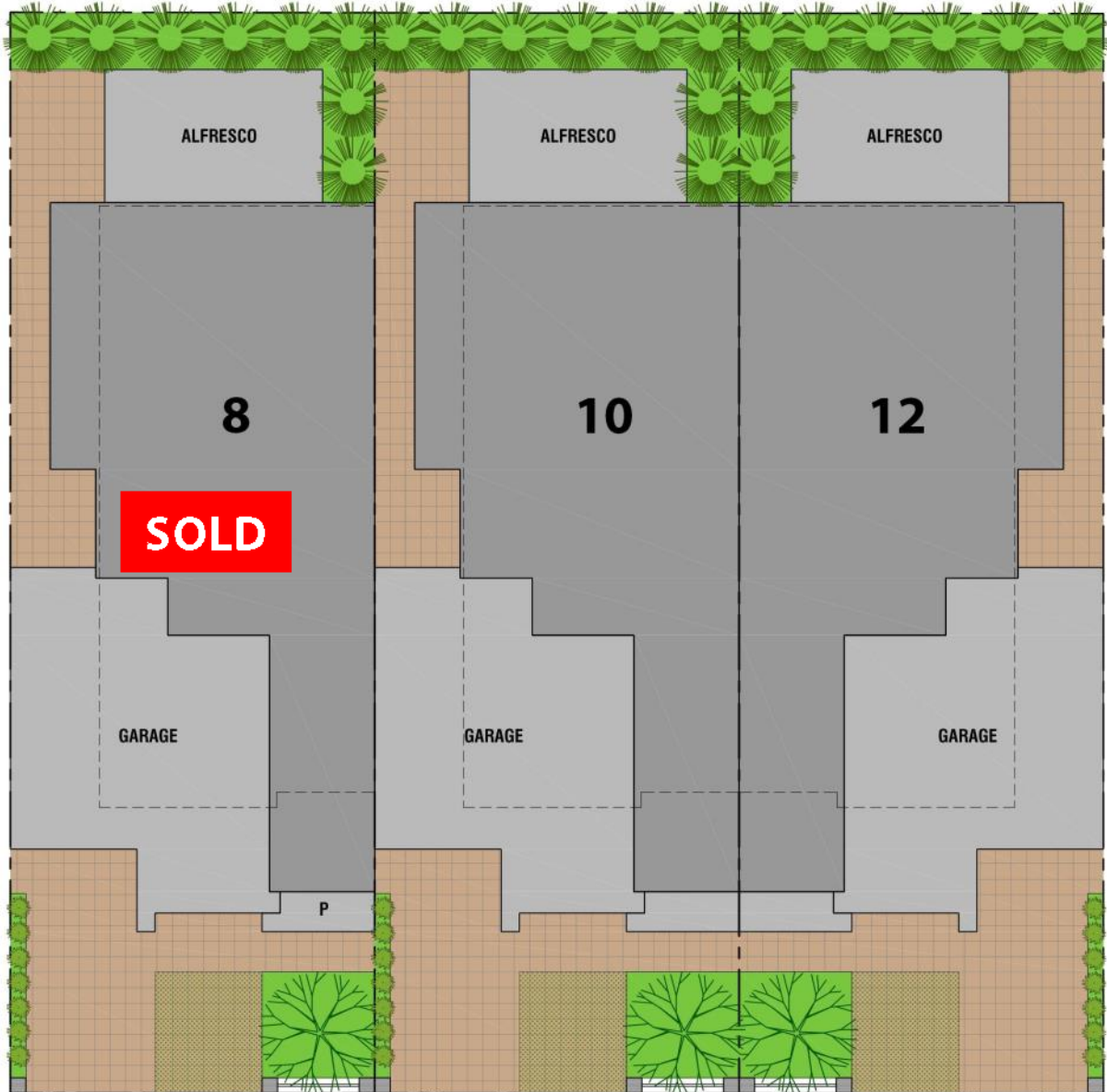
This is an opportunity to purchase in Norwood. Brilliant homes with an amazing floor-plan, designer looks.

These homes are being constructed by Eastern Building Group .

We offer these homes for sale during the construction stage with SETTLEMENT AT COMPLETION. Just like buying an established home. This is very important to buyers - no hidden surprises & you don't have to deal with the builder or any price increases. Prices are fixed with everything included. Just pay a deposit now and the rest when the house is complete.

Site Plan

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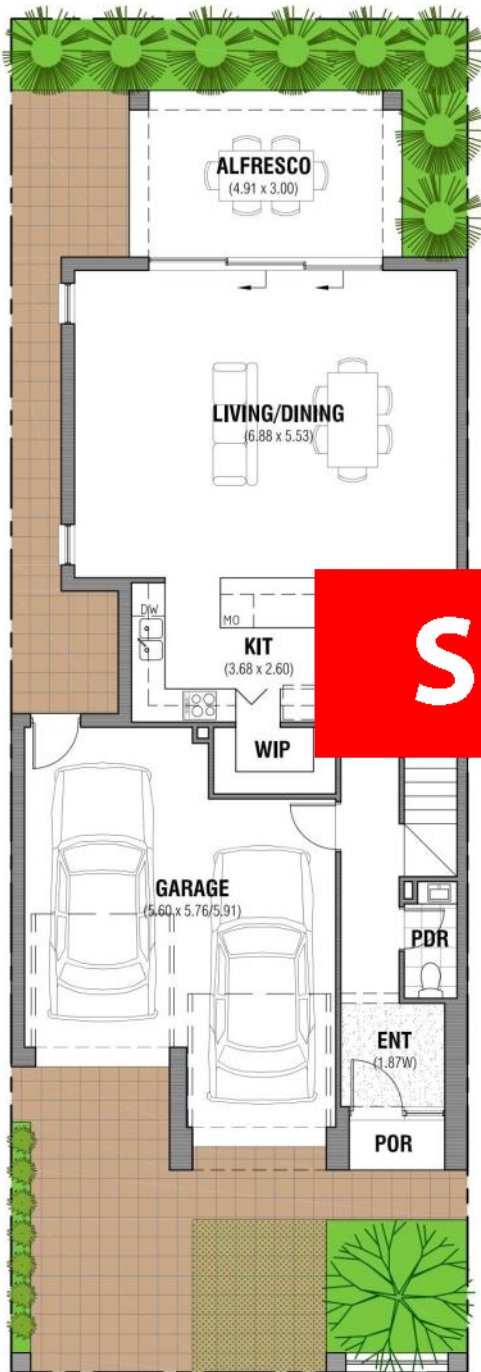
THRELFALL AVENUE

SITE PLAN 
SCALE 1:100

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.

8 Threlfall Ave

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SOLD



FIRST FLOOR PLAN

SCALE 1:100



SITE/GROUND FLOOR PLAN

SCALE 1:100



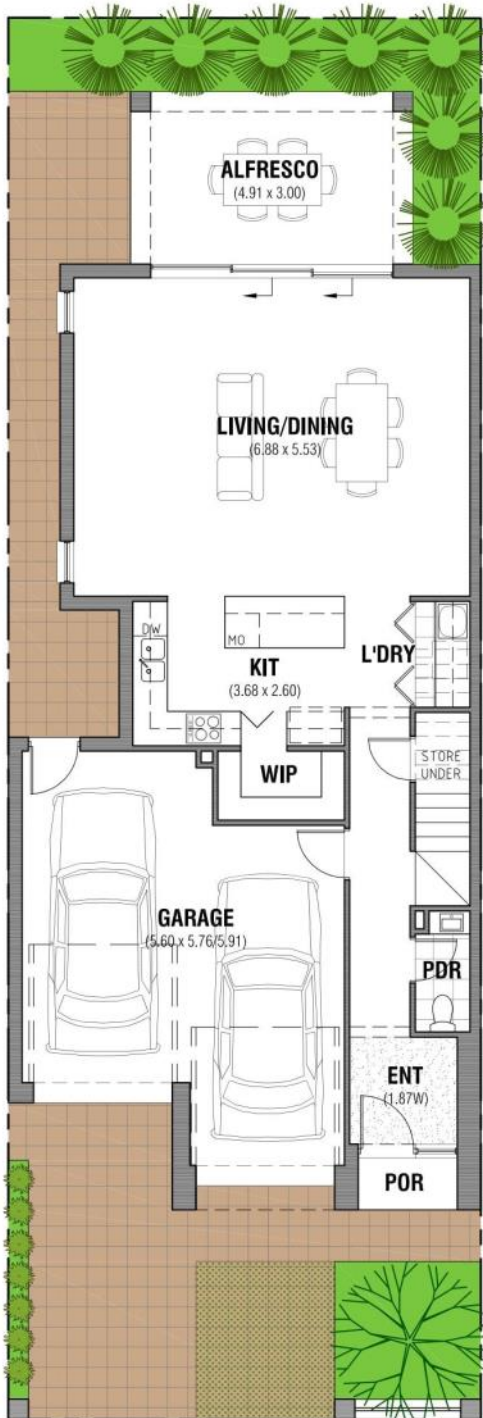
8 Threlfall Ave

AREAS	sq.m
LIVING	79.17
U.LIVING	83.40
GARAGE	37.65
ALFRESCO	14.73
PORCH	2.09
TOTAL	217.04
SITE	200.00

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10 Threlfall Ave

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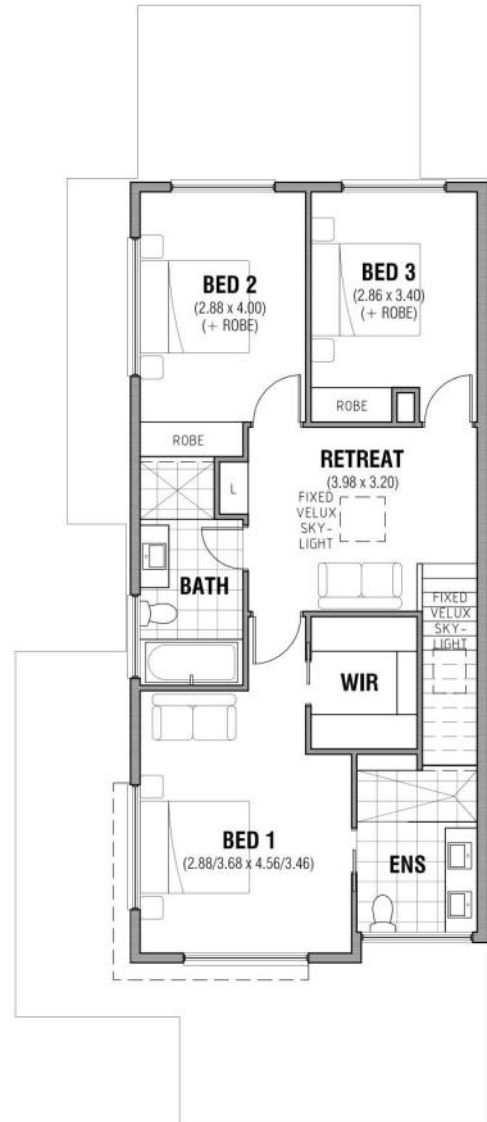


SITE/GROUND FLOOR PLAN

SCALE 1:100



Price \$975,000 - \$1,050,000



FIRST FLOOR PLAN

SCALE 1:100



10 Threlfall Ave

AREAS (D2)	sq.m
L.LIVING	79.17
U.LIVING	83.40
GARAGE	37.65
ALFRESCO	14.73
PORCH	2.09
TOTAL	217.04
SITE	200.00

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12 Threlfall Ave

BRUSE
REAL ESTATE

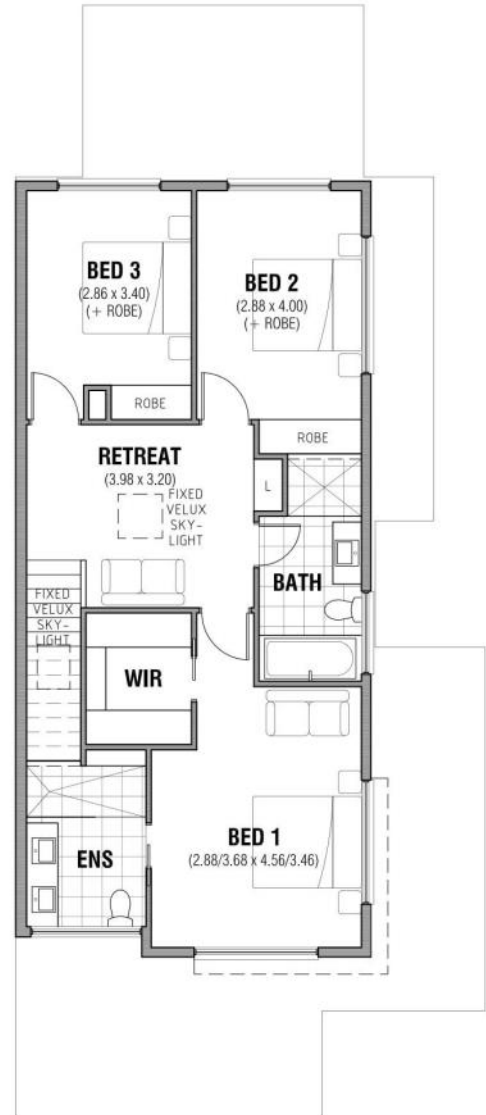


SITE/GROUND FLOOR PLAN

SCALE 1:100



Price \$975,000 - \$1,050,000



FIRST FLOOR PLAN

SCALE 1:100



12 Threlfall Ave

AREAS (D2)	sq,m
LIVING	79.17
U.LIVING	83.40
GARAGE	37.65
ALFRESCO	14.73
PORCH	2.09
TOTAL	217.04
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Specifications



EASTERN
BUILDING
GROUP PTY LTD

BUILDING SCHEDULE

Site Address: Dwelling 1, 25 William Street (Threfall Avenue), Norwood

1. TERMITE CONTROL

White Ant Treatment to physical barriers and plumbing penetrations

2. FOOTINGS, SLABS & FORMWORK

Engineered designed, inspected & certified

3. STRUCTURAL STEEL

As per engineer's documentation

4. EXTERNAL FEATURES

- Face Brick: PGH Tribeca with light colour mortar
- Stylish dark linear cladding to upper floor
- Vibrant rendered foam panel to front façade and upper floor

5. EXTERNAL DOORS & WINDOWS

- Residential Aluminium powder coated doors and windows (Colourbond Black)
- Powdercoated flyscreens with aluminium mesh to match window colour to all opening windows and sliding doors
- Architectural metal window canopy surround to upper floor
- Window locks to all windows & sliding doors
- Obscure and clear glazing to code

6. TIMBER, LININGS AND 2nd FIX CARPENTRY

- 10mm Plasterboard to walls and ceilings
- 6mm Villaboard to walls in bathroom and ensuite
- Square Set to ground floor, ensuite and bathroom. 90mm CSR Cove to Garage. 90mm CSR Alto to all remaining upstairs.
- 4 sided Gyprock reveals to ground floor and MDF reveals to all of upstairs
- 4.5 mm hardiflex with expressed joints to eaves, alfresco and porch ceiling
- MDF 90mm skirting boards - DAR Profile
- MDF 67mm door architraves - DAR Profile
- MDF 67mm window architraves - DAR Profile
- 18mm Door Jambs

7. ROOF

- Colorbond Custom Orb Roof Sheeting – Colorbond Monument
- Colorbond fascia - Colorbond Monument
- Colorbond gutters Urbis Profile - Colorbond Monument
- 75mm diameter PVC painted downpipes - Colorbond Monument

8. INSULATION & ENERGY GLAZING

- As per Energy Efficiency Report

9. RENDERING & EXTERNAL PAINT

- 3 coat render system
- Duraguard paint to Eaves and Downpipes
- Gloss Clear coat to front door

10. DOORS & DOOR HARDWARE

EXTERNAL

- Front Door: 2340mmH Corinthian Seaboard SEAV
- Front Door Hardware: 600mm Oblong back to back pull handle set with single cylinder deadbolt Matte Black finish
- External sliding doors and hardware as per Aluminium Window and Door Schedule

INTERNAL

- Hinged Swing Doors: 2340mmH Solidcore Flush Panel Door with Gainsborough Lianna Leverset in satin finish. Privacy sets to bathroom and ensuite only, passage sets to remainder
- Cavity Sliding Doors: 2340mmH Solidcore Flush Panel. Gainsborough pull handle Door Hardware to suit passage doors (no locks). Gainsborough pull handle door hardware with privacy locks for bathrooms, ensuites and powder rooms/WCs (if applicable). Both styles in satin chrome finish
- Steel Hinges for swing doors; 2 per door for 2040 high door or 3 per door or 2340 high door
- Door Stops: Gainsborough 6207SC throughout where applicable

GARAGE

- Custom Door – The Sovereign Profile with Black aluminum frame
- Panel Lift Door – Tuscan Profile Colour: Colorbond Monument

11. INTERNAL STAIRCASE & BALCONY BALUSTRADE

INTERNAL STAIRCASE

Base:

MDF Base with painted risers and stained timber treads

Balustrade:

Gyprock wall with timber capping and shadowline underneath

Handrail:

Stained solid timber rectangular shape

BALCONY

N/A

12. PLUMBING

- Gas HWS Rinnai B20N50 instantaneous external hot water unit with no controllers
- Hot water tempered to not exceed 50 degrees Celsius at all outlets
- Flexible Plumbing system for hot and cold water throughout the home
- Front & rear external taps fixed to external wall of home
- Concealed washing machine taps
- Sewer drain to sewer connection
- Water connection
- Stormwater system as per Engineers Report
- Rainwater tank plumbed to WC or Laundry
- Sanitaryware as per Sanitaryware Selection Section
- Gas connection from home to street
- Supply and connect gas hot plate & HWS service

13. APPLIANCES

- Oven: SMEG 60cm SFA562X2 underbench
- Gas Cooktop: SMEG 70cm PX375LAU
- Dishwasher: SMEG 60cm DWA6214X
- Rangehood: SMEG 60cm PUM601X undermount ducted to ceiling space

14. ELECTRICAL

- Florescent lights to ground floor Garage
- LED Downlights as per plan
- Ceiling mount batten light points as per plan
- Heat/light/fan to bathroom and ensuite
- Smoke Detectors as per plan
- 3 x TV points
- 1 x phone point
- 1 x internet/data point
- Single power points to services and Double power points as per plans
- Generous amount of double powerpoints
- Clipsal Iconic White Switch ware to all seen areas (not in joinery cupboards)
- Underground electrical connection from house to Pit
- Single Phase Meter
- Switchboard including circuit breakers

15. AIR CONDITIONING

- Actron UltraSlim URC-100AS
- Single phase ducted system
- 4-12kw Cooling / 4.2-12.5kw Heating
- Attic (safety) tray with condensation drain
- Actron Wired Wall Controller
- Zone Controller switch pad
- 6 x Powdercoated metal Multivent Outlet with removable louvres
- 5 x 24 Zone - Power drive open / Power drive close
- Zones as per duct layout
- 1x Eggcrate return air grille with removable and washable filter
- Metal Collar y-piece connections with metal locking tags to prevent ductwork disconnecting



16. JOINERY & BENCHTOPS

KITCHEN

- Stone tops: 40mm Silestone Snowy Ibiza
- 2 tone laminate coloured kitchen
- Combination of silk finish and timber look laminate to cupboards/drawers
- 25mm Shadowline with finger grippers
- Cupboard doors to rear wall base, overheads and inside of island
- Cupboard Height – 2650mmH
- Bank of 4 x cutlery drawers (soft close)
- Fridge provision
- Undercounter microwave provision with pot drawer underneath
- Dishwasher provision including plumbing, electrical, but no door

WALK IN PANTRY

- White Open Melamine Shelving

BATHROOM, ENSUITE, POWDER ROOM

- Stone tops: 20mm Silestone Snowy Ibiza to Powder room and White Storm to bathroom and ensuite
- Timber look laminate to cupboards only
- 25mm Shadowline with finger grippers
- Recessed & Tiled Kicker

LINEN

- Silk Finish laminate

LAUNDRY

- Timber look laminate to cupboards only
- Natural finish laminate benchtop
- Provision for undercounter washing machine
- 25mm Shadowline with finger grippers

BUILT IN ROBES

- Master Bedroom: No doors with 1 x joinery tower with drawers and adjustable shelving, remainder shelf and rail and open shelving
- Other bedrooms: Mirrored Doors with shelf and rail only

ALFRESCO

- N/A



17. INTERNAL MAIN FLOOR COVERINGS

TILES (INTERNAL)

- 600x600 rectified edge Semi Polished finish tile to entry, hall, Kitchen, living/dining, pantry

CARPET

- Plush carpet to Bed 1 and WIR, Bed 2 & 3 and Built in Robes
- Quality underlay

18. WET AREA TILING

- Feature splashback tiles to kitchen and laundry
- Floor to ceiling wall tiling height in ensuite and bathroom
- Skirting tile to powder room and laundry
- 600x600 rectified wall tiles to ensuite and bathroom
- 600x600 rectified floor tiles to bathroom and ensuite, laundry and Powder room
- 600 x 600 rectified textured floor tile to alfresco and porch only
- Mitred Tile edges to ensuite and bathroom
- Quality ceramic wall & floor tiles

19. BATHROOM ACCESORIES

SHOWERSCREENS

- Black Semi Frameless Glass showerscreens to bathroom
- 1 x black frame glass panel with no door to ensuite

MIRRORS

- Width of Vanity x 750mmH

BATHROOM ACCESSORIES

- As per Tapware Section



20. INTERNAL PAINTING

CEILINGS

- 2 coat paint system
- Matte finish

WALLS & WOODWORK

- 3 coat paint system to walls
- Walls in Maxi Wash Low Sheen finish
- Woodwork in Satin Enamel finish

21. EXTERNAL WORKS

EXPOSED WASHED AGGREGATE CONCRETE

- To driveway and perimeter paths
- Light grey coloured concrete with dark and light pebbles

LANDSCAPING

- Landscaping and irrigation to each dwelling

FENCING

- Colorbond Good Neighbour fencing



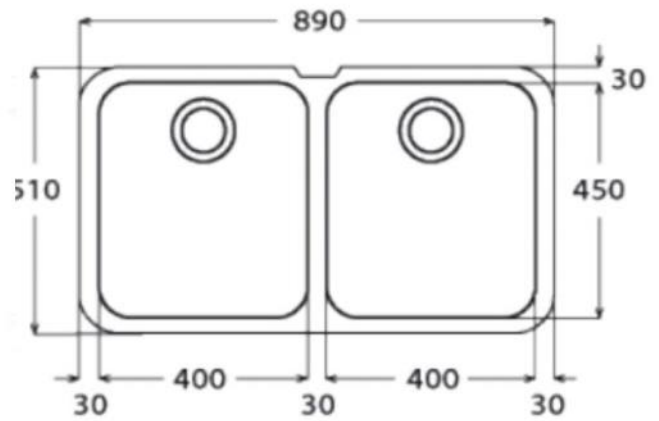
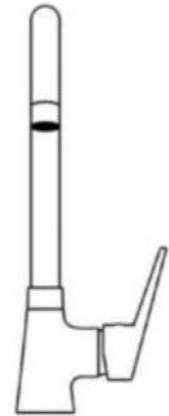
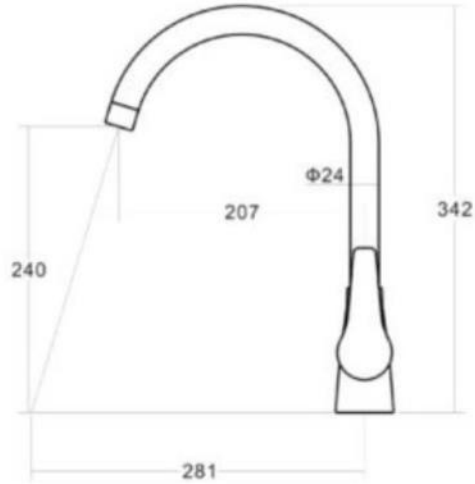
APPLIANCES



NAME	DESCRIPTION/FINISH	LOCATION
Oven	SMEG 60cm SFA562X2	Kitchen
Gas Cooktop	SMEG 70cm PX375LAU	Kitchen
Rangehood	SMEG 60cm PUM601X undermount ducted to ceiling space	Kitchen
Dishwasher	SMEG 60cm Freestanding DWA6214X	Kitchen

KITCHEN

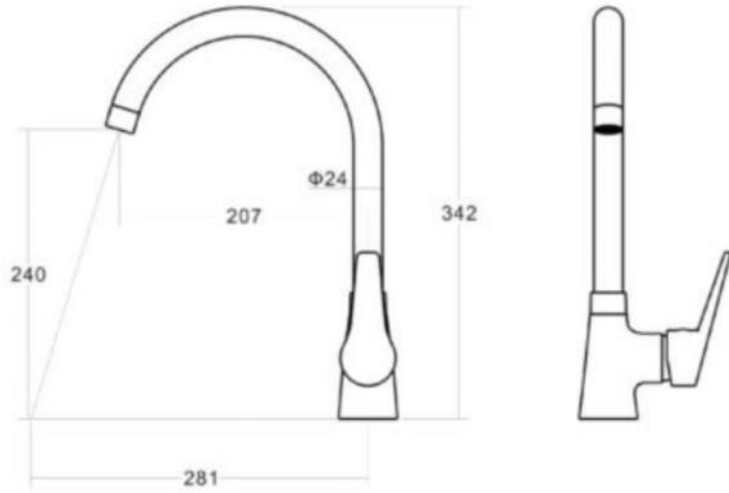
alder tapware



NAME	DESCRIPTION/FINISH	LOCATION
Sink	SMEG UM4545A double bowl undermount	Kitchen as indicated on drawings
Sink Mixer	Alder Soho Sink Mixer Matte black 54495	As indicated on drawings

LAUNDRY

alder tapware



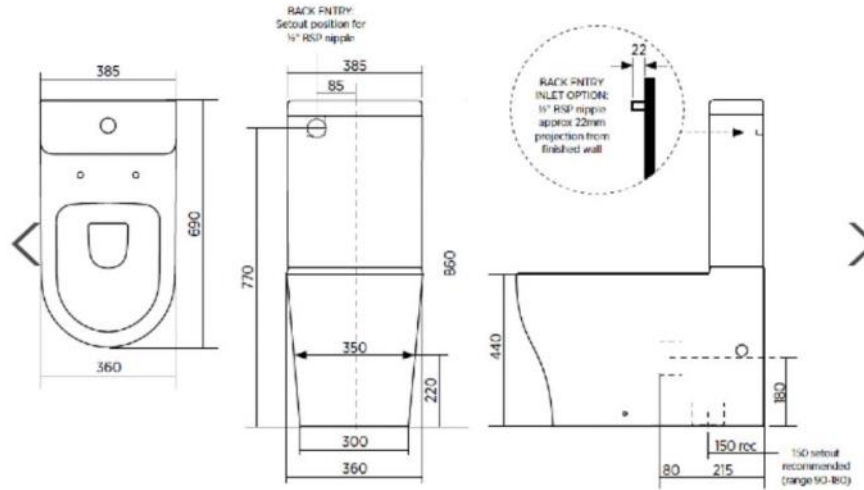
SEIMA



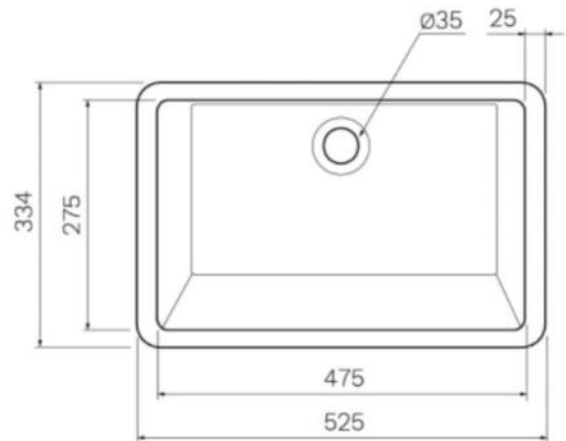
NAME	DESCRIPTION/FINISH	LOCATION
Mixer	Alder Soho Sink Mixer Matte Black 54495	Laundry
Trough	Seima Acero 35L Inset trough with overflow	Laundry
Laundry W/Machine Tapware	Under bench, hot and cold stop cocks.	

POWDER ROOM

SEIMA



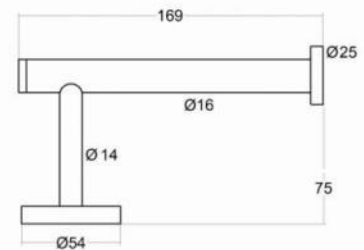
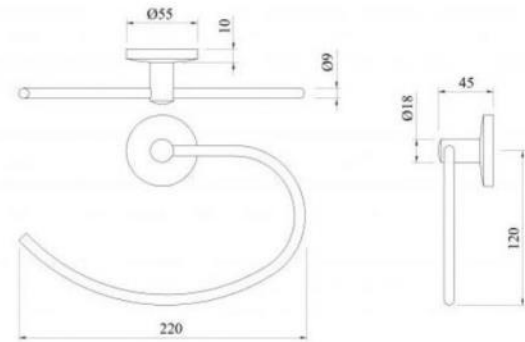
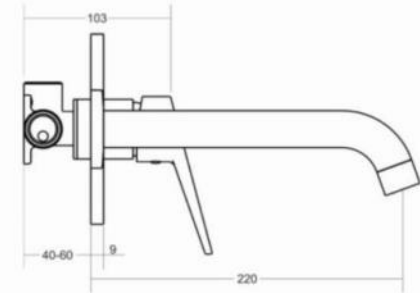
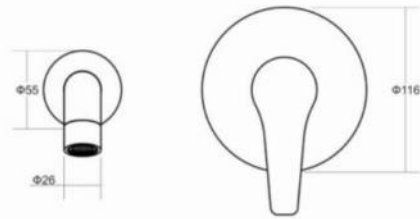
PARISI



NAME	DESCRIPTION/FINISH	LOCATION
Toilet Suite	Seima Limni STO-309 classic Seat *Back inlet*	As indicated on drawings
Basin	Parisi Slim undermount basin PMP140 with overflow	As indicated on drawings

POWDER ROOM & ACCESSORIES

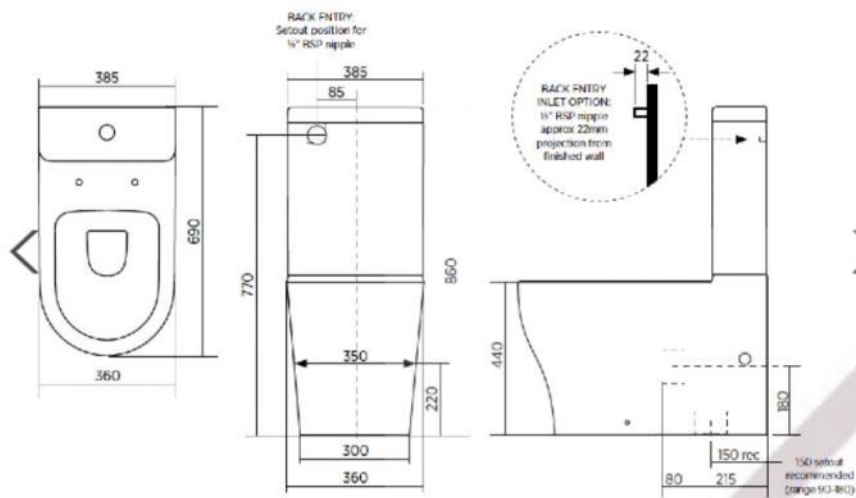
alder tapware



NAME	DESCRIPTION/FINISH	LOCATION
Basin Mixer	Alder Soho Wall basin mixer set 220mm Matte Black 54196	As indicated on drawings
Toilet Roll Holder	Alder Wish toilet roll holder MB 40701	Powder Room
Hand Towel Ring	Alder Wish Towel ring MB 40702	Powder Room

BATHROOM AND ENSUITE

SEIMA



NAME

DESCRIPTION/FINISH

LOCATION

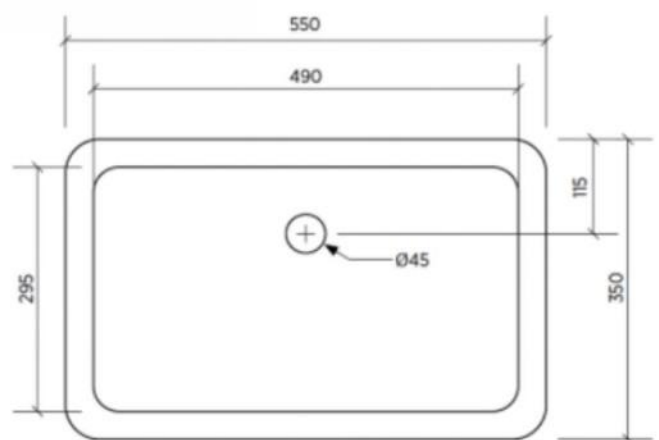
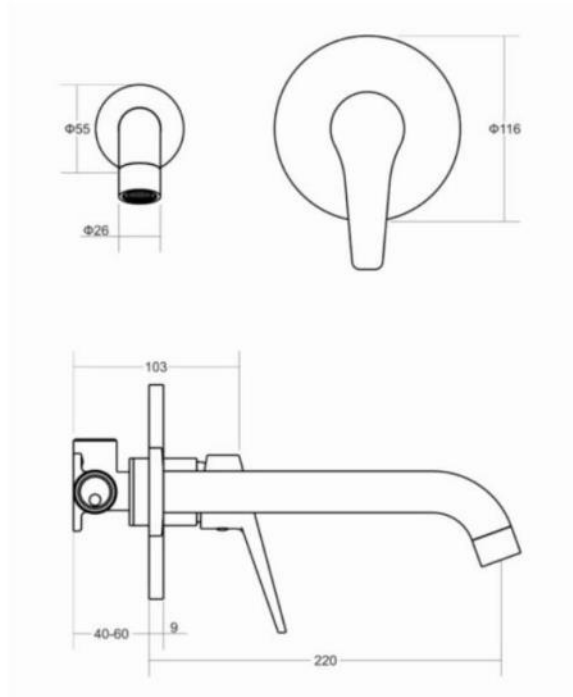
Toilet Suite

Seima Limni STO-309 classic seat
back inlet

As indicated
on drawings

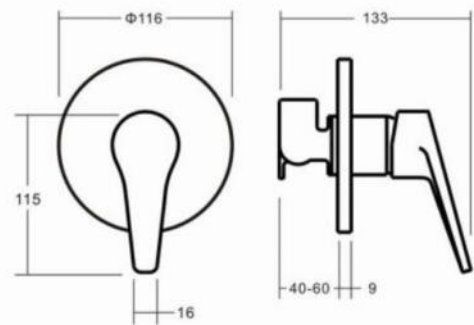
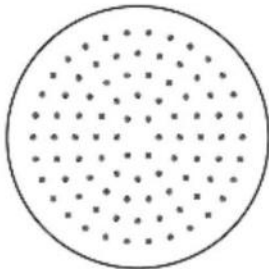
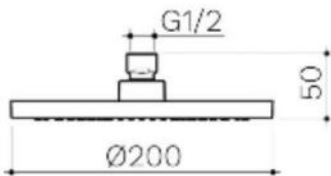
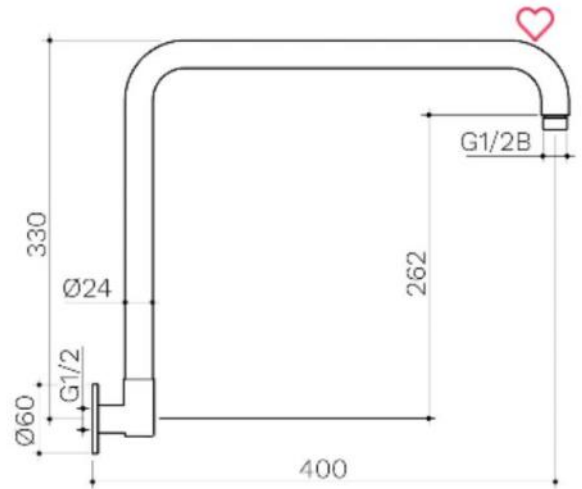
BATHROOM AND ENSUITE

SEIMA



NAME	DESCRIPTION/FINISH	LOCATION
Basin	Seima Plati SBC-204B undermount with overflow	As indicated on drawings
Basin Mixer	Alder Soho Wall basin mixer set 220mm Matte Black 54196	As indicated on drawings

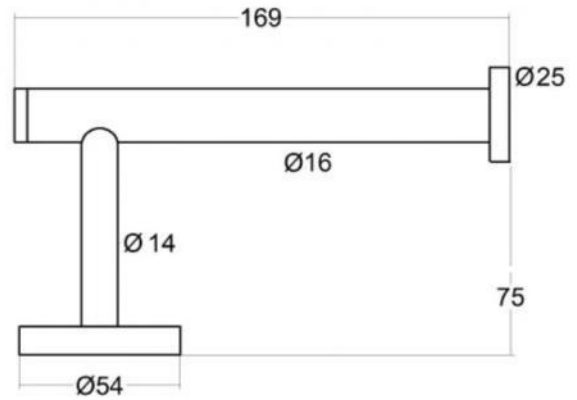
alder tapware



NAME	DESCRIPTION/FINISH	LOCATION
Showerhead	Clark round overhead shower Matte Black CL10050.B3A & Upswept Wall Arm 400mm matte black	Shower alcove
Shower mixer	Alder Soho wall mixer Matte Black 54395	Shower alcove

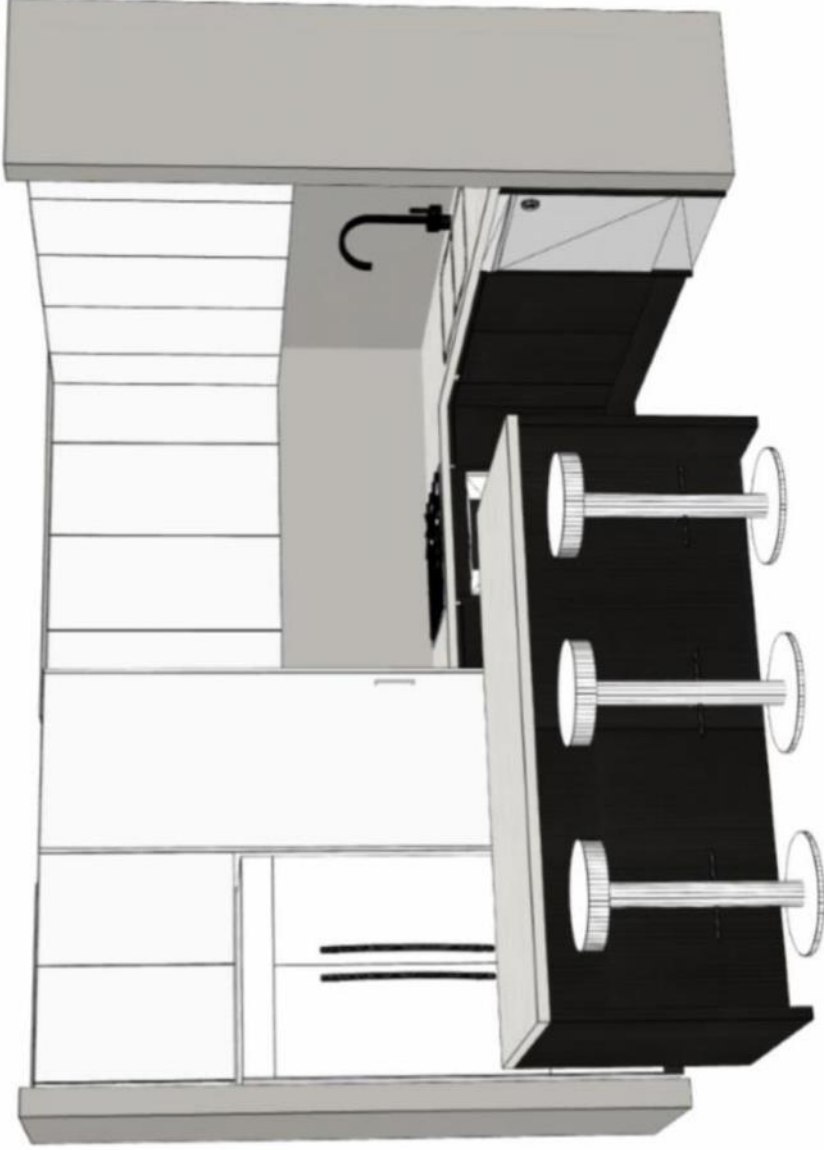
BATHROOM AND ENSUITE ACCESSORIES


alder tapware




NAME	DESCRIPTION/FINISH	LOCATION
Towel rail	Alder Wish double 600mm towel rail MB 40700	Main and Ensuite
Toilet roll holder	Alder Wish toilet roll holder MB 40701	Main and Ensuite

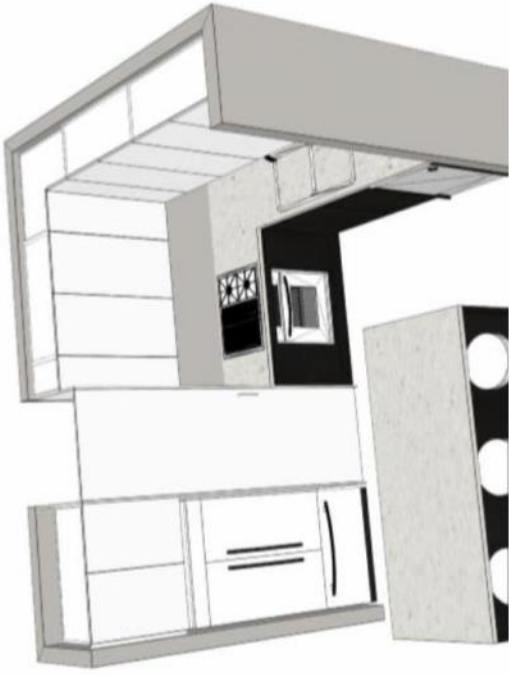
Disclaimer: If any item or selection from the sanitary ware, appliances and air conditioners are unavailable or for construction constraints, may be exchanged by the developer for an item of similar brand, aesthetics and model.



		Job Address: 25 William Street Norwood DW1	
Room: Default		Approved by:	
Date: 06/08/20	Client:	Sheet 5 of 18	



		Job Address: 25 William Street Norwood DW1	
Room: Default	Approved by:		
Date: 06/08/20	Client:	Sheet 6 of 18	



Job Address: 25 William Street Norwood DW1

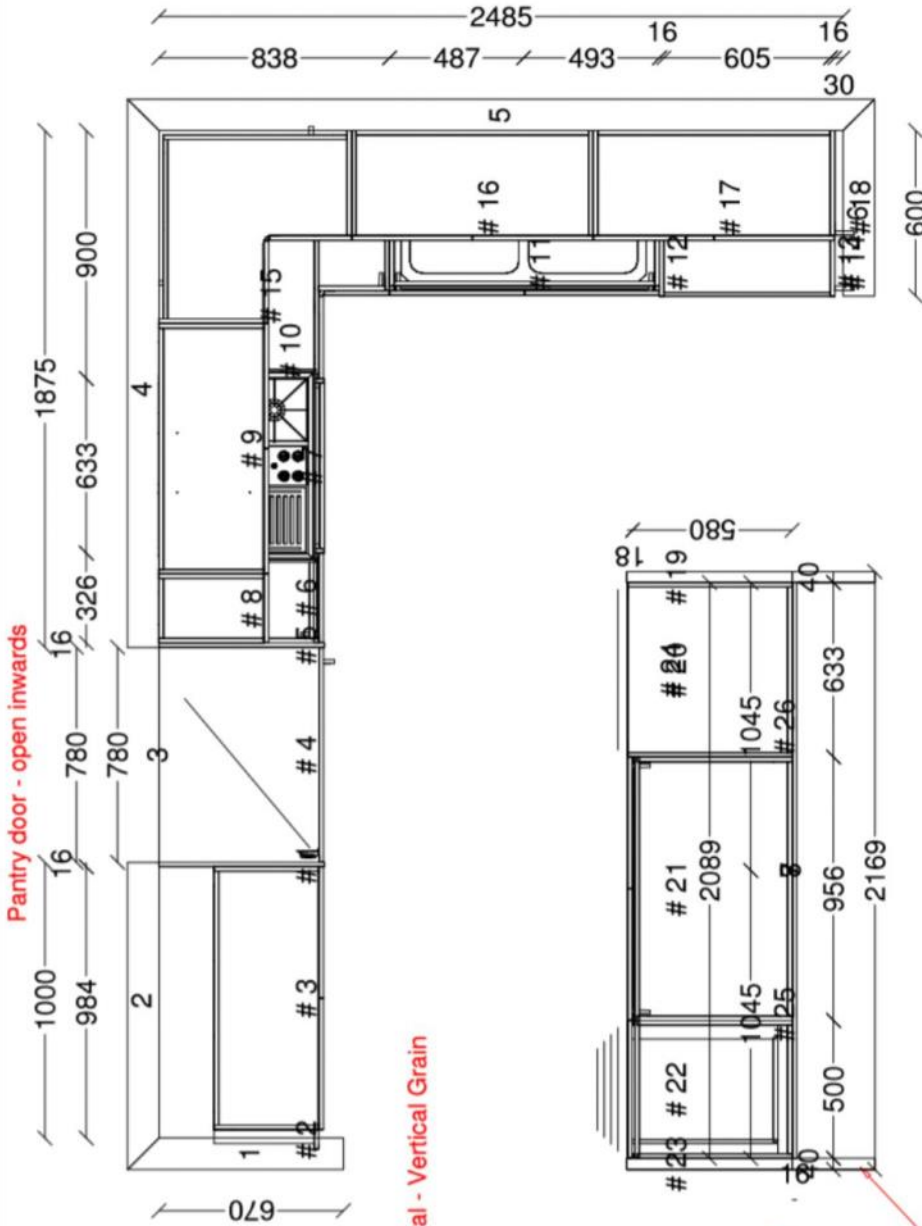
Room: Default

Date: 06/08/20

Approved by:

Client:

Sheet 7 of 18



KITCHEN

Doors 1: Laminex Espresso Ligna Natural - Vertical Grain
 ALL Base Cabinets / Island Panels

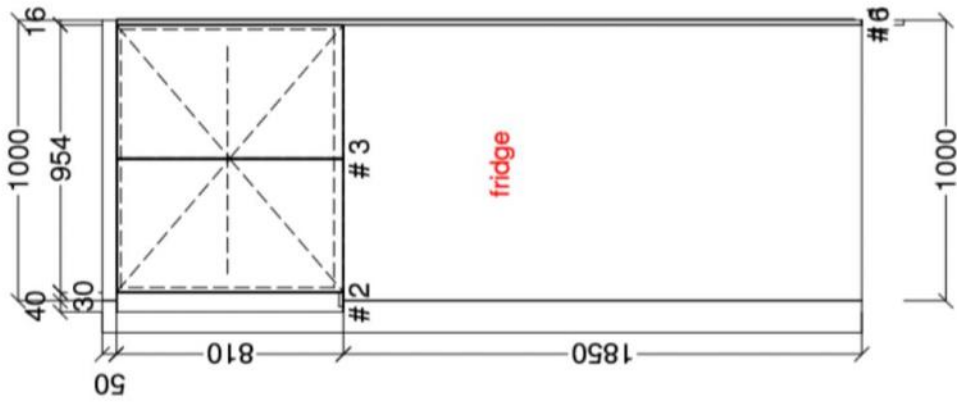
Doors 2: Polytec Polar White SHEEN
 Overheads / Pantry Door / Fridge Box

Bench tops: 40mm Stone By Other
 Bevel Finger Grip open - No Handles
 Pantry handle: Hallidays 046-854 Black

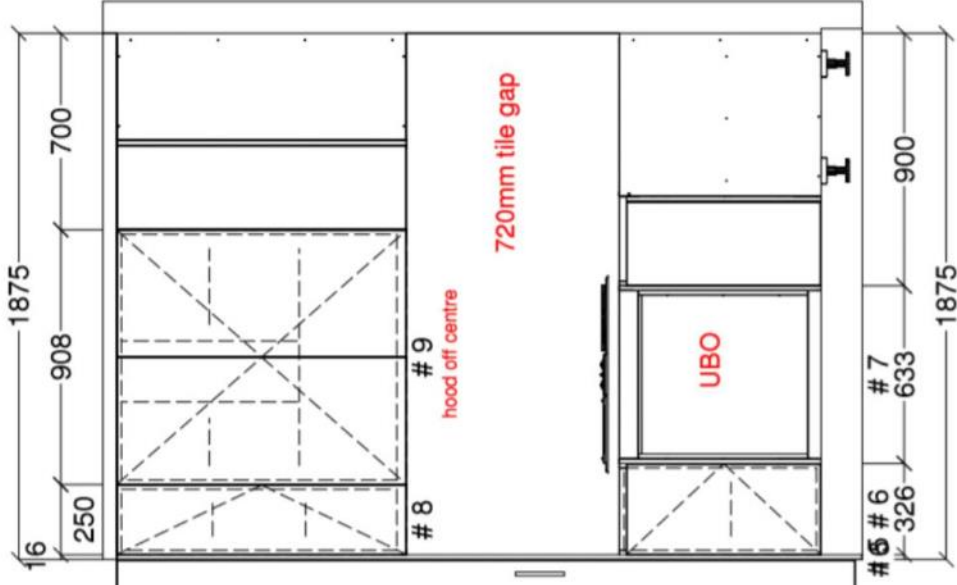
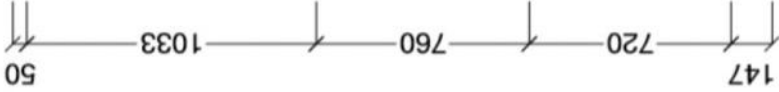
Soft Close Hardware
 Matching Infill to ceiling

40mm Slab Ends - Laminex Espresso Ligna

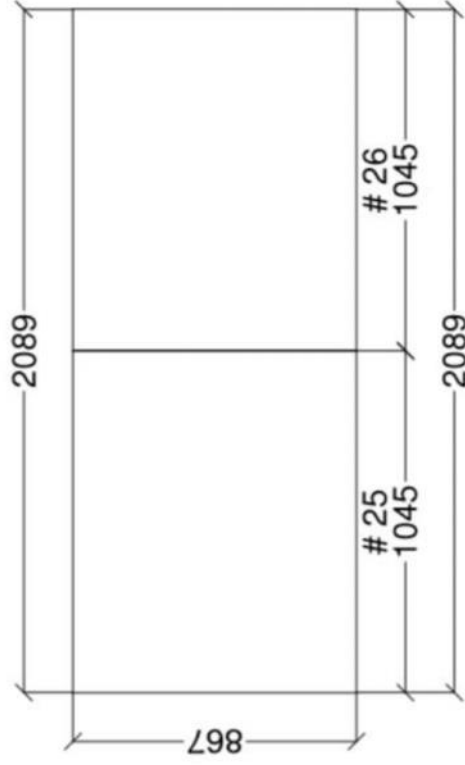
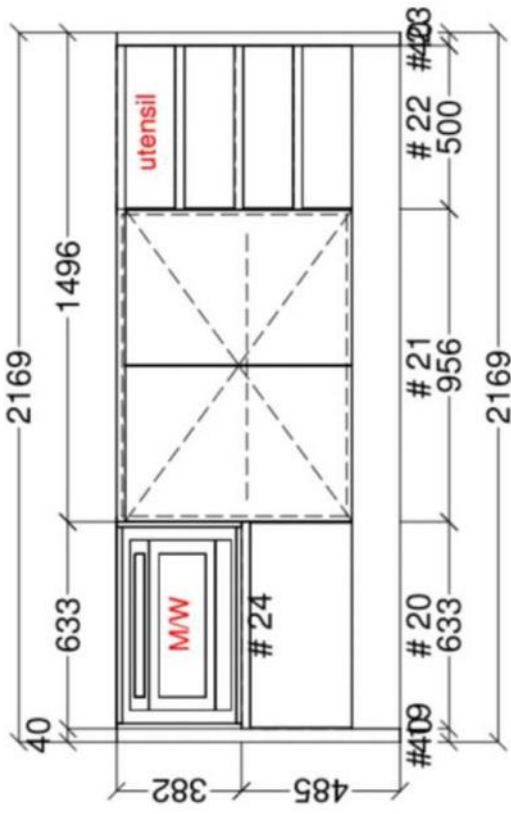
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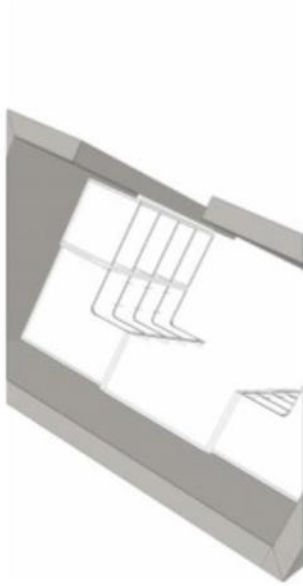
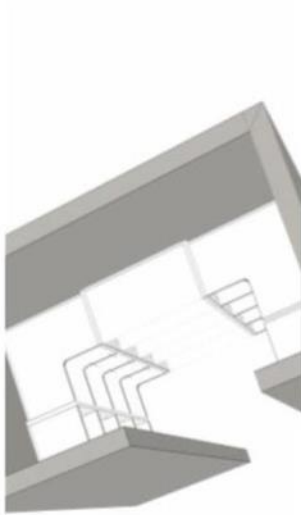
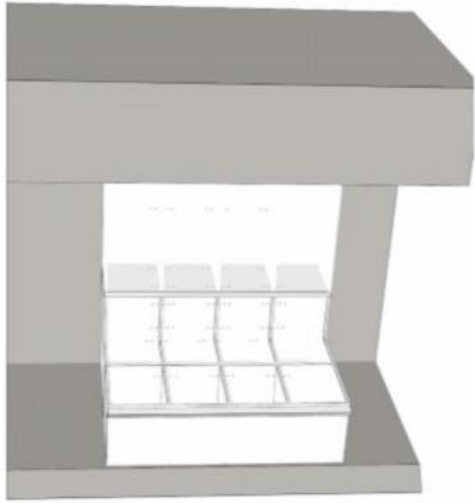
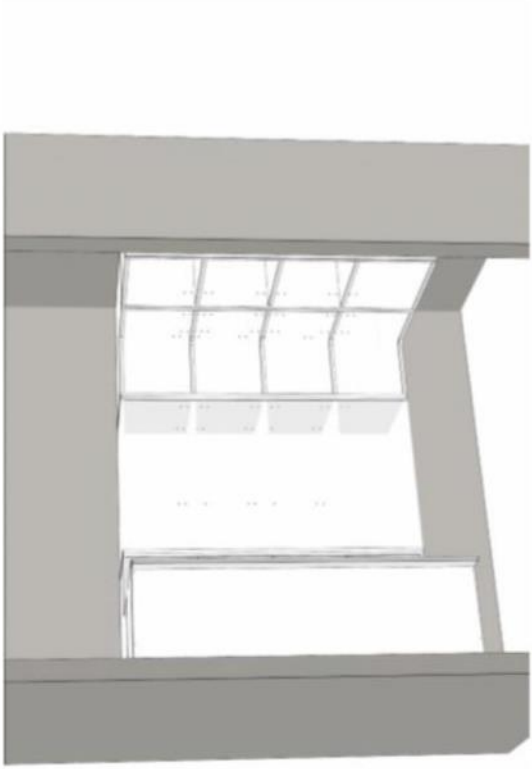
Pantry door - open inwards




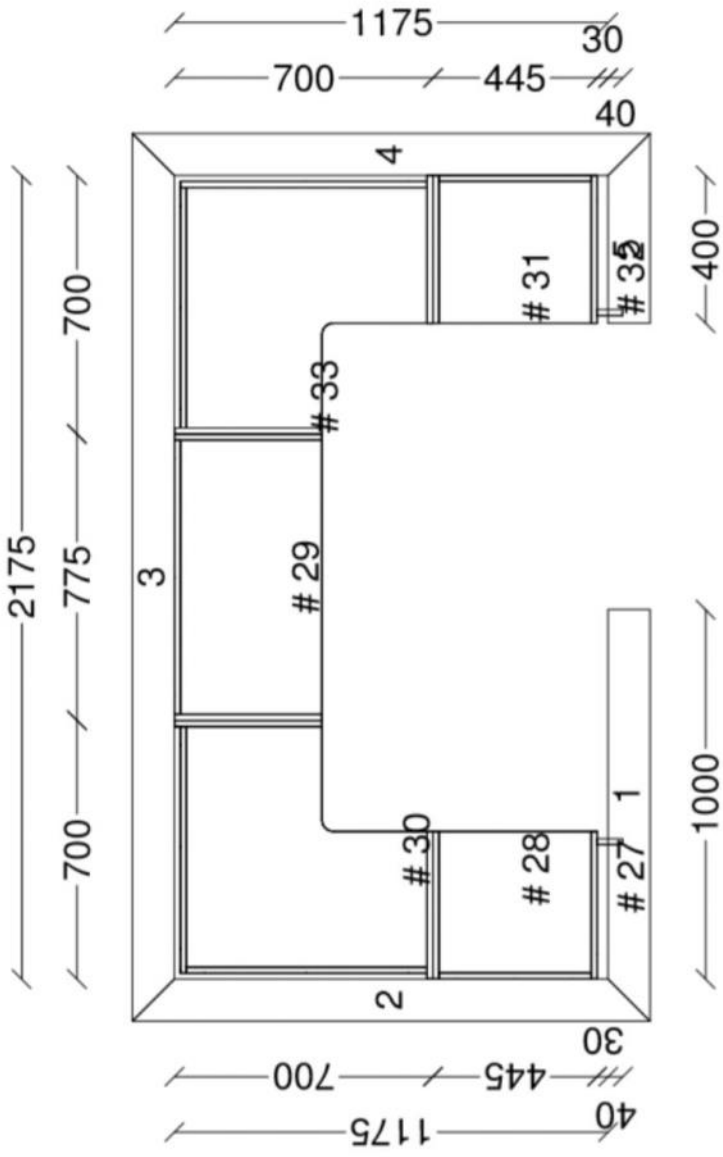
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Room: Default	Approved by:
Date: 06/08/20	Client:
	Sheet 2 of 18



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Room: Default		Approved by:	
Date: 06/08/20		Client:	
		Sheet 4 of 18	




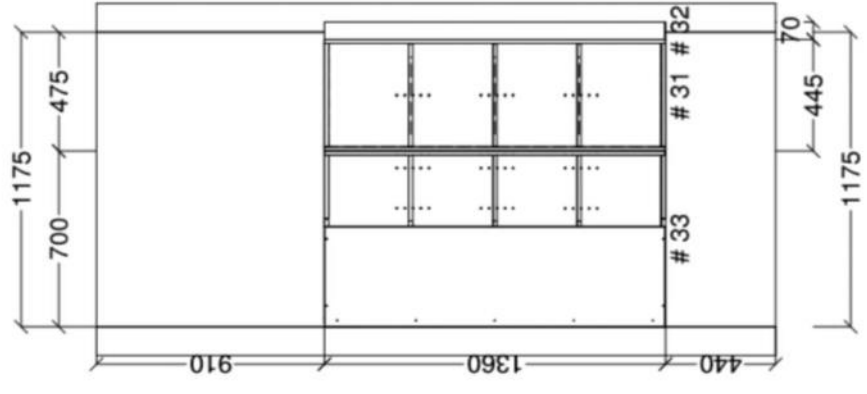
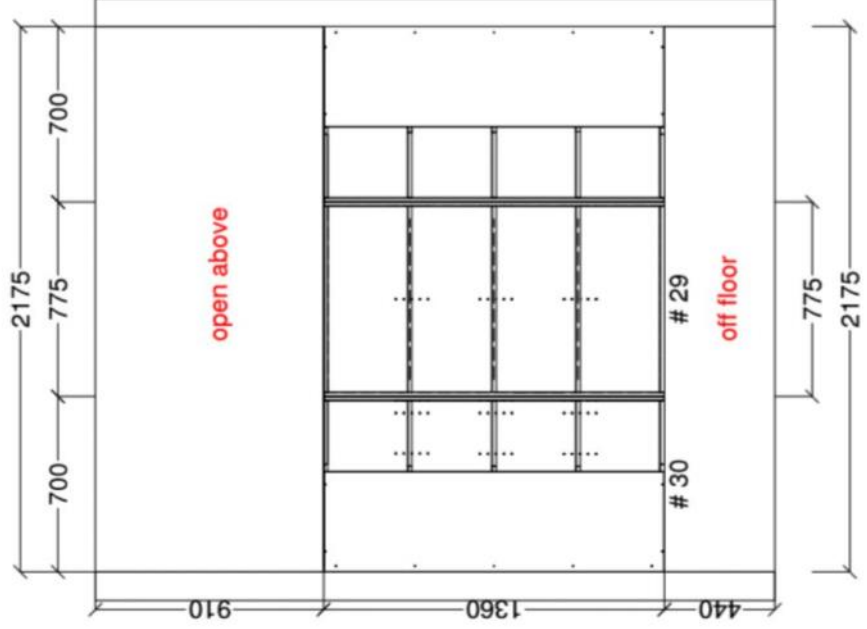
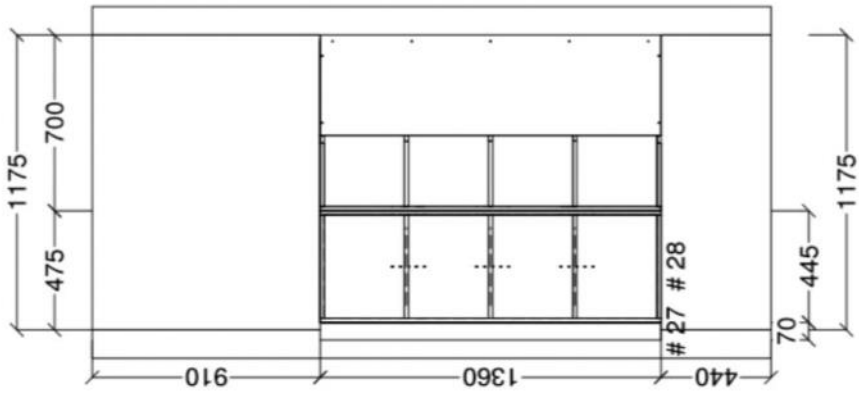
		Job Address: 25 William Street Norwood DW1	
Room: Default		Approved by:	
Date: 06/08/20		Client:	
		Sheet 10 of 18	



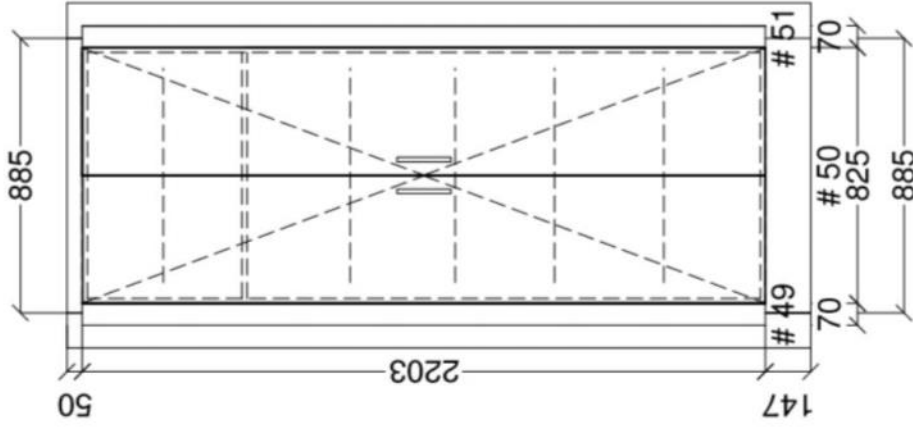
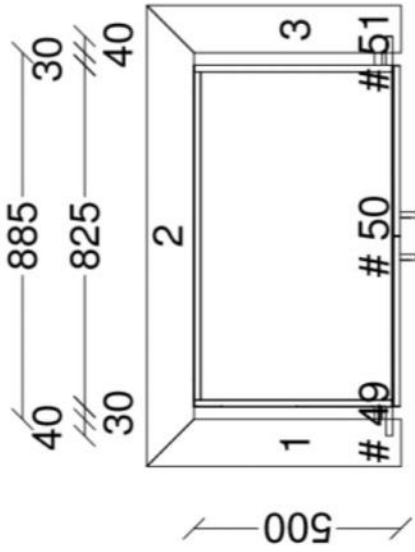
PANTRY

Standard White Melamine

		Job Address: 25 William Street Norwood DW1	
		Room: Default	Approved by:
Date: 06/08/20	Client:	Sheet 8 of 18	



Job Address: 25 William Street Norwood DW1	
Room: Default	Approved by:
Date: 06/08/20	Client:
Sheet 9 of 18	



UPPER LINEN

Doors: Polytec Polar White SHEEN

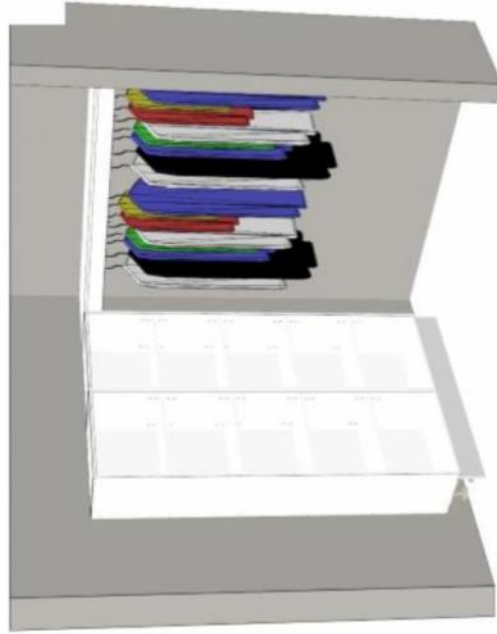
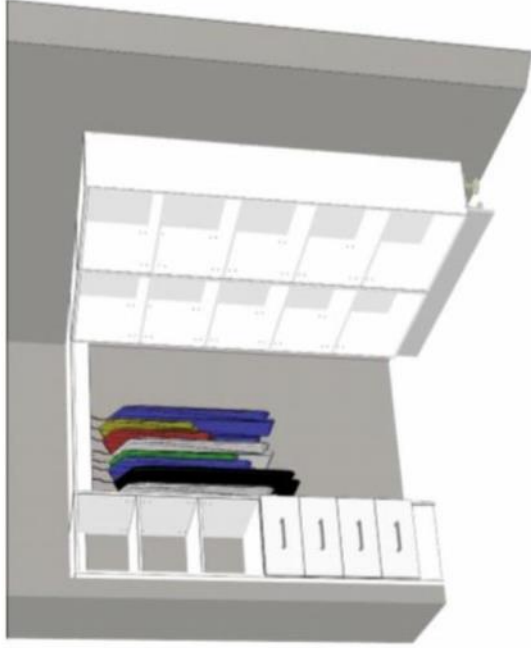
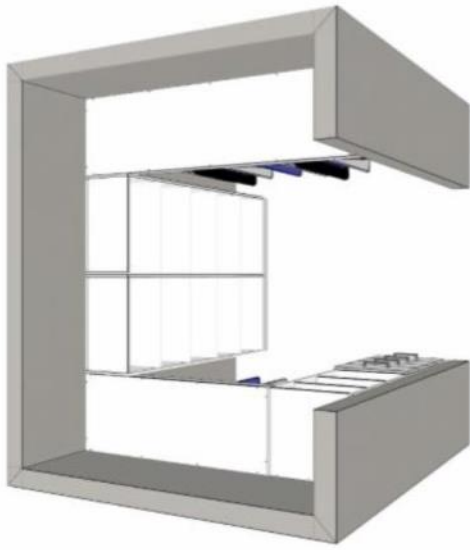
Handles: Hallidays 046-854 Black

Standard Hardware

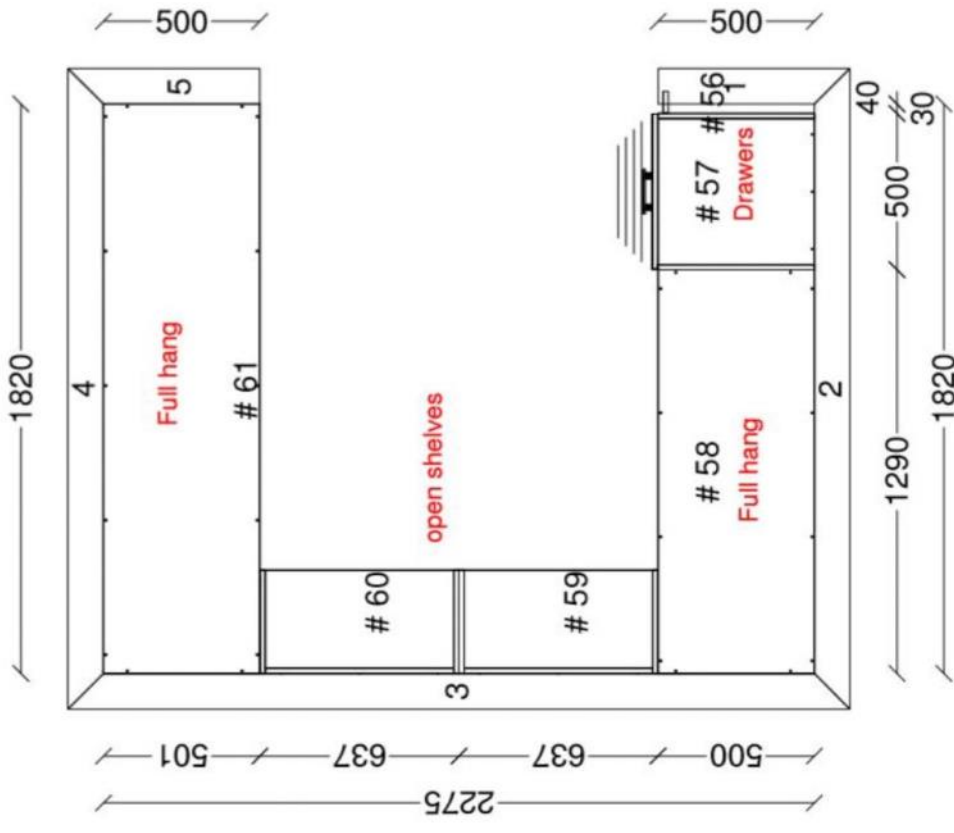
Matching Infill




Job Address: 25 William Street Norwood DW1	
Room: Default	Approved by:
Date: 06/08/20	Client:
Sheet 15 of 18	

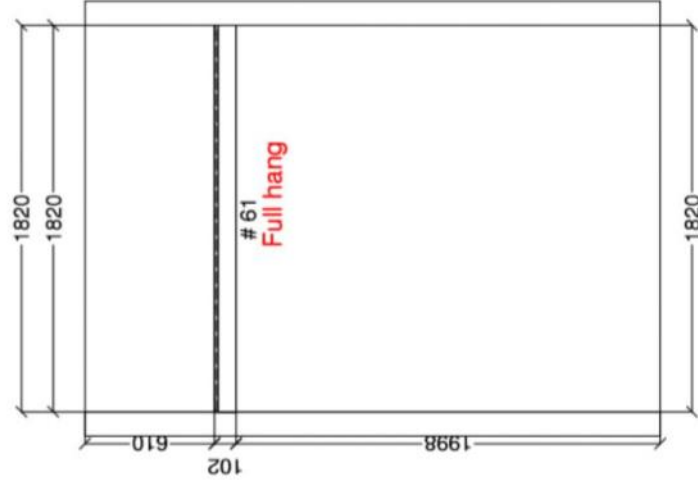
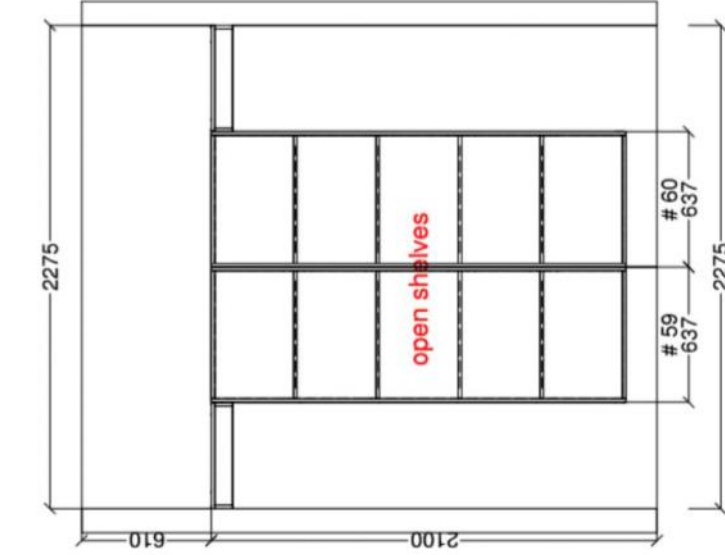
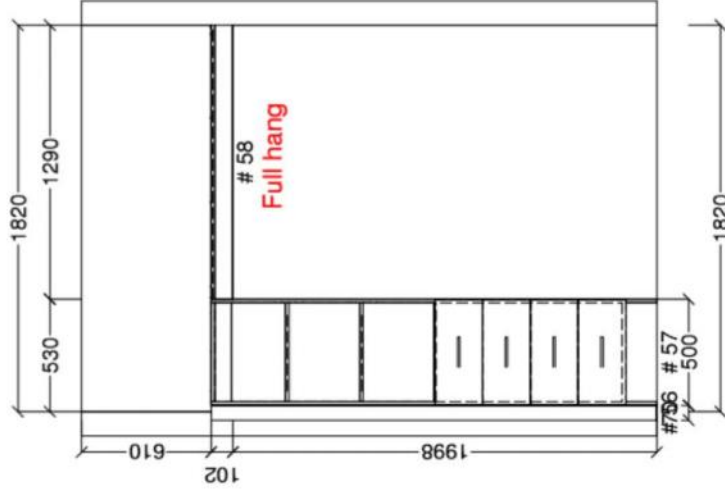


Job Address: 25 William Street Norwood DW1	
Room: Default	Approved by:
Date: 06/08/20	Client:
Sheet 18 of 18	



BED 1 Walk In Robe
 Standard White Melamine
 Standard Hardware
 Handle: Hallidays 046-854 Black

		Job Address: 25 William Street Norwood DW1	
		Room: Default	Approved by:
Date: 06/08/20	Client:	Sheet 16 of 18	



Job Address: 25 William Street Norwood DW1	
Room: Default	Approved by:
Date: 06/08/20	Client:
Sheet 17 of 18	







3 Generations of
Success in Real Estate

357 Greenhill Road
Toorak Gardens
South Australia 5065

PLEASE NOTE:
It is crucial you
provide all
details to ensure
we have the
correct
information to
provide to
Vendors.

Licensed Real Estate
Agents & Auctioneers
RLA 181689
ABN 34 122 770 068

Letter of Offer

REPLY EMAIL: bevan.bruse@bruse.com.au

REPLY FAX: (08) 8431 8893 (Please call after faxing/emailing to confirm we have received your offer)

Note: This is not a contract of sale document. Both the purchaser and vendor must sign a contract of sale document before this offer becomes legally binding. An offer may be withdrawn at any time before signing a contract of sale document. Contracts of sale may also be subject to a 2 day cooling-off period (exercisable by the purchaser) under section 5 of the Land and Business (Sale and Conveyancing) Act 1994.

TO (THE AGENT): **Bevan Bruse**
bevan.bruse@bruse.com.au
0419 809 852

I/we the Purchaser as detailed below wish to make the following best and final offer to purchase the property detailed below upon the terms of the Society of Auctioneers and Appraisers (SA) Inc standard Contract for Purchase of Residential Land.

We acknowledge this offer is accepted and subject to the notice below I/we will be required to enter into and execute a contract in these terms. We acknowledge we may be one of several parties making offers to the Vendor to consider.

PURCHASERS NAME: _____

PLEASE PROVIDE YOUR FULL NAMES AS PER YOUR PASSPORT OR DRIVERS LICENCE

ADDRESS: _____

Home: _____ **Wk:** _____ **Mb** _____

Fax: _____ **Email:** _____

PROPERTY PURCHASING: _____

Purchase Price \$ _____ **Deposit \$** _____

Settlement Date _____

CONDITIONS:

Subject to Finance YES NO **Loan Amount: \$** _____

PLEASE NOTE YOUR LOAN AMOUNT MUST BE NOMINATED

1) Subject to Foreign Investment Review Board Approval YES NO

2) Any other Condition: _____

SIGNED by the Purchaser: _____

Dated: _____

The Purchaser acknowledges receipt of a copy hereof:

Signed: _____ **Dated:** _____

The Vendor acknowledges receipt* of this offer:

Signed: _____ **Dated:** _____

*To be given within 48 hours

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.