

bruse.com.au



PARADISE

12 Whitelodge Road



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A MESSAGE FROM THE PROJECT MANAGER

Whew! Right from the start we knew we wanted to create something truly special, a level above anything else on the market. It has taken a lot of hard work by hundreds of people: our team, all our consultants, Lofty Building Group and their contractors, our incredible agent, Theon of Bruse Real Estate (who gets what people want and love) and more. Now, our vision has been realised and we are so excited to share what we have created.

The difference between a master planned development and the average townhouse is the difference between a happy life and an average one. It's the finer details that just make the *everyday* that *little more* enjoyable. For example, we've added mood lighting downstairs so you can get the most out of movie nights and romantic dinners; USB ports at the breakfast bar reinforcing the kitchen as the hub of the home; our garage doors are wider than the standard, making driving in and out safer, faster and easier; and the list goes on and on (read our Features section in this booklet for most of them, for the rest you will have to discover over time once you move in).

The one element we cannot design is location. That is why we are so excited about 12 Whitelodge Road. It is just 11km from the city, in the middle of an established, trendy suburb. And yet, walk 150m to the end of this street, and there's the River Torrens!! If you walk 3 minutes in the other direction you are at the Paradise O-Bahn Interchange. The O-Bahn can zip you to the recently upgraded Tea Tree Plaza (a super-cool place to hang out or go for a date) or to the city in minutes! You could easily get by with no car (although we have allowed two carparks per home for your convenience). While it's tempting to go on and on about all the fantastic places within a few minutes of your new home, it's best you read the Location section of this booklet. Believe it or not, the 42 landmarks we have highlighted are only a sampling of what's in the local area (especially when it comes to dining) so do take the time to visit and explore.

Our mission at House-Proud Property Developments is to create homes that people fall in love with. Mission accomplished.

Enjoy 😊,



A handwritten signature in blue ink that reads "P. Aquilina".

Peter Aquilina

Paradise Living Project Manager

House-Proud Property Developments

Top quality and top design.

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REAL ESTATE



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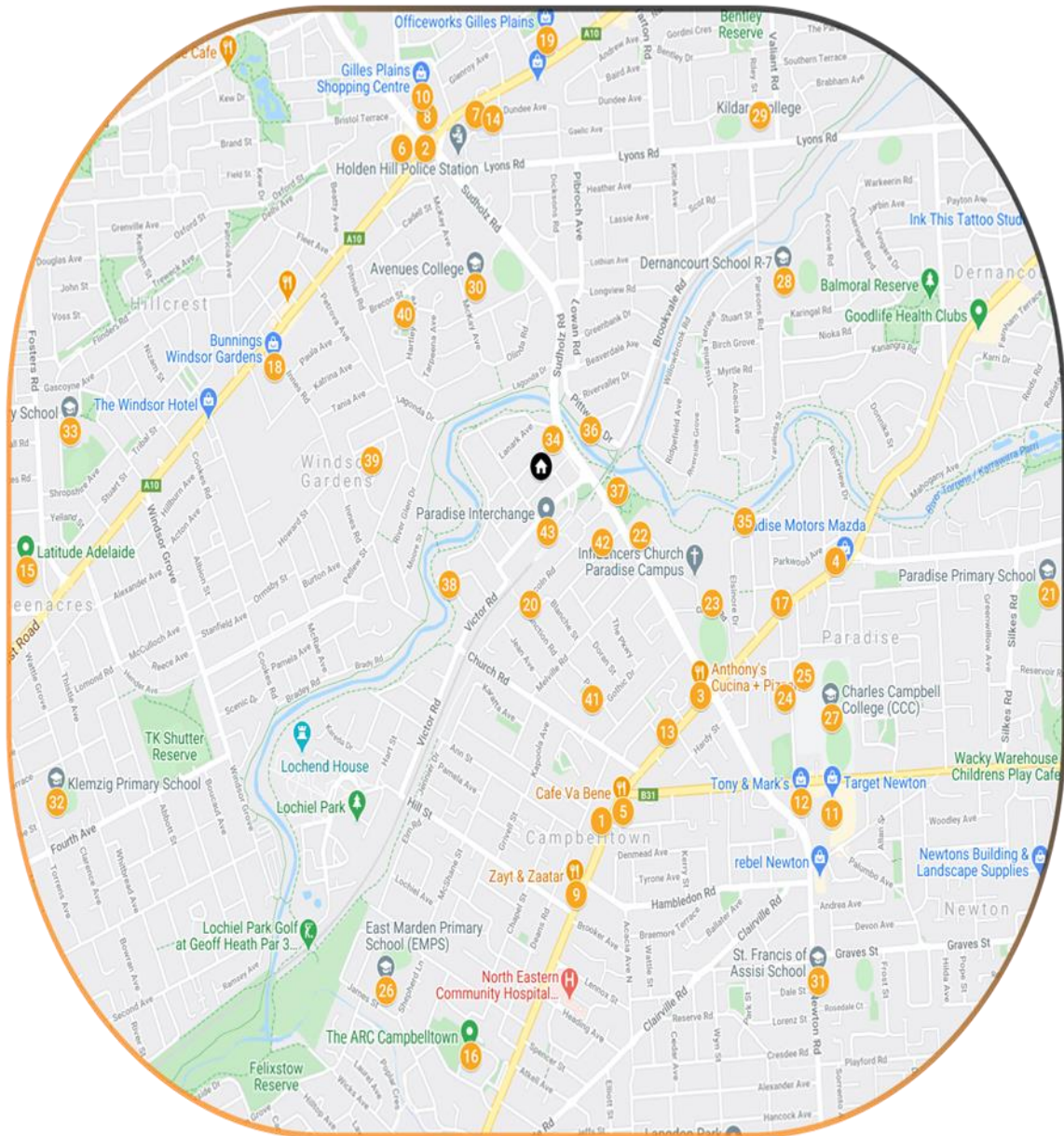


Absolutely stunning new homes



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LOCATION



1 minute
walk to River
Escape life by walking 150m

3 minute
walk to O-Bahn
Just finished \$15.5M upgrade



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An unbeatable location

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Your New Home



Restaurants (just a taste!)

1. Imma & Mario's Mercato (2.1km, 5 min drive)
2. Hoa Tam (2.6km, 5 min drive)
3. Anthony's Cucina + Pizzeria (2.1km, 4 min drive)
4. Muqam Uyghur Restaurant (2.4km, 6 min)
5. Café Va Bene (2.2km, 4 mins)
6. Afghan Chef (2.1km, 6 mins)
7. Cancun Cowboys (2.3km, 4 mins)
8. North China Restaurant (2.1km, 5 mins)
9. Zayt & Zaatar (2.4km, 4 mins)

Shopping & Entertainment

10. Gilles Plains Shopping Centre (2.5km, 5 mins)
11. Newton Central Shopping Centre (2.2km, 6 mins)
12. Tony & Marks (2.1km, 5 mins)
13. Nino's Meat & Smallgoods (2.0km, 4 mins)
14. Vertical Reality Climbing (2.2km, 4 mins)
15. Latitude Adelaide (4.3km, 6 mins)
16. ARC Campbelltown (2.8km, 6 mins)
17. Your Italian Pantry (1.9km, 4 mins)
18. Bunnings (2.9km, 4 mins)
19. Officeworks (2.6km, 5 mins)

Education Galore

20. Paradise Kindergarten (1.4km, 4 mins)
21. Paradise Primary School (3.2km, 6 mins)
22. Guardian Childcare & Education Paradise (850m, 2 mins)
23. Sunrise Christian School (1.3km, 3 mins)
24. Il Nido Children's Centre (2.1km, 4 mins)
25. Adelaide East Education Centre (2.2km, 4 mins)
26. East Marden Primary School (2.6km, 5 mins)
27. Charles Campbell College (2.2km, 4 mins)
28. Dernancourt School R-7 (2.6km, 5 mins)
29. Kildare College (3.2km, 5 mins)
30. Avenues College (1.7km, 3 mins)
31. St Francis of Assisi School (2.6km, 5 mins)
32. Klemzig Primary School (5.1km, 8 mins)
33. Hillcrest Primary School (4.3km, 7 mins)

Parks, playgrounds and nature everywhere!

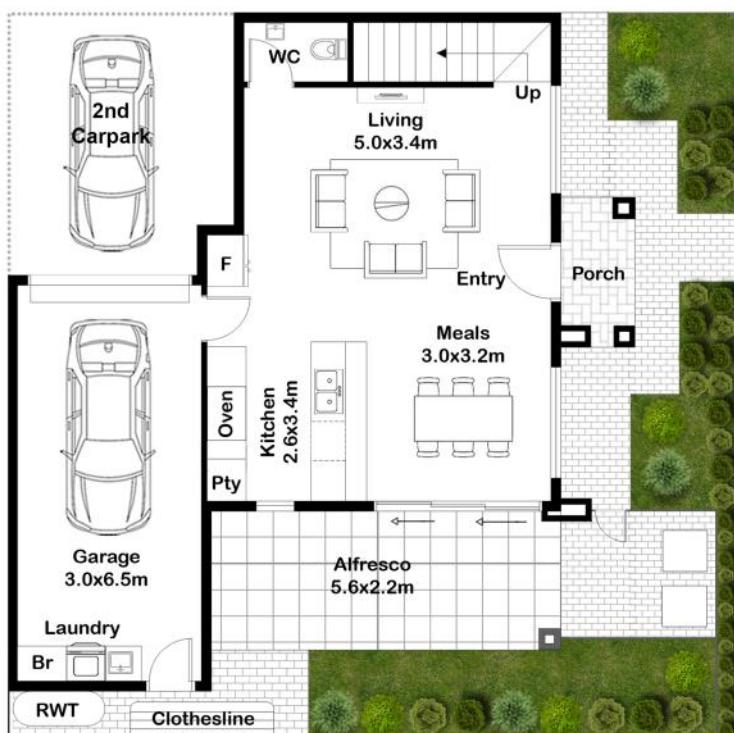
34. River Torrens (100m, 1 minute walk)
35. Riverview Drive Reserve (1km, 12 min walk)
36. Beefacres Reserve (800m, 10 min walk)
37. Paradise Skate Park (500m, 6 min walk)
38. Greenglade Drive Reserve (650m, 8 min walk)
39. Lois Bell Reserve (1.1km, 13 min walk)
40. Hartley Grove Reserve (950m, 11 min walk)
41. Pitt St Reserve (1.2km, 14 mins walk)
42. Walker Avenue Reserve (650m, 8 mins walk)

Travel

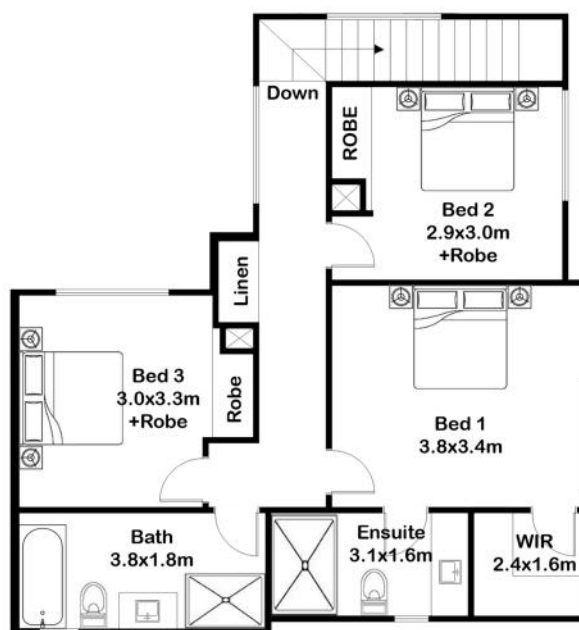
43. Paradise O-bahn Interchange (280m, 3 minutes walk)

Home 1 of Paradise Living

Proudly envisioned by...



GROUND LEVEL PLAN



UPPER LEVEL PLAN

Priced at \$498,000

Legend

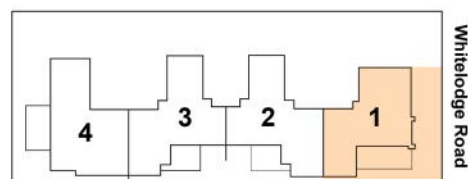
RWT : Rain Water Tank Pty : Pantry
WIR : Walk In Robe Wc : Water Closet
Br : Broom Cupboard

Areas	m ²
Lower Living	46.68
Upper Living	71.42
Garage	22.49
Porch	2.86
Alfresco	13.07
Total Building Area	156.52
Front Yard	22.0
Rear Yard	36.8

Good To Know

- 884mm fridge cavity (includes water outlet)
- Wider 2.6m garage door for easy parking
- 1.67m adult-sized bath
- 1.2 wide upstairs linen
- 2.7m of walk-in-robe storage to bed 1
- Understairs storage with 900mm wide doors
- Gas & water to alfresco for BBQ kitchen
- USB power to breakfast bar
- Dimmable mood lighting to living and dining

Where This Home Sits



Whiteledge Road

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Home 1



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Yin Yang Theme* by

The famous Chinese philosophy of Yin and Yang symbolises how paradoxically opposites often go hand-in-hand. Just think of your relationship with your partner, parents or kids; isn't it true that one minute you love them and the next you want to strangle them? The stark contrast between black and whites looks stunning and will be a daily reminder of the Yin and Yang in all of us.



- Stone Benchtop** – 20mm Silestone White Storm (Gloss, Aris Edging)
- Kitchen Splashback** - Café White Gloss 100x300 (Herringbone Lay with White Grout)
- Floorboards** – Oakleaf Wide Plank Laminate Blackbutt
- Overhead Cabinets** – Laminex Black (Natural)
- Outside Island Panel** – Laminex Black (Natural)
- Pantry and Fridge Cabinets** – Formica Snowdrift (Gloss)
- Base Cabinets and Island End Panel** – Formica Snowdrift (Gloss)

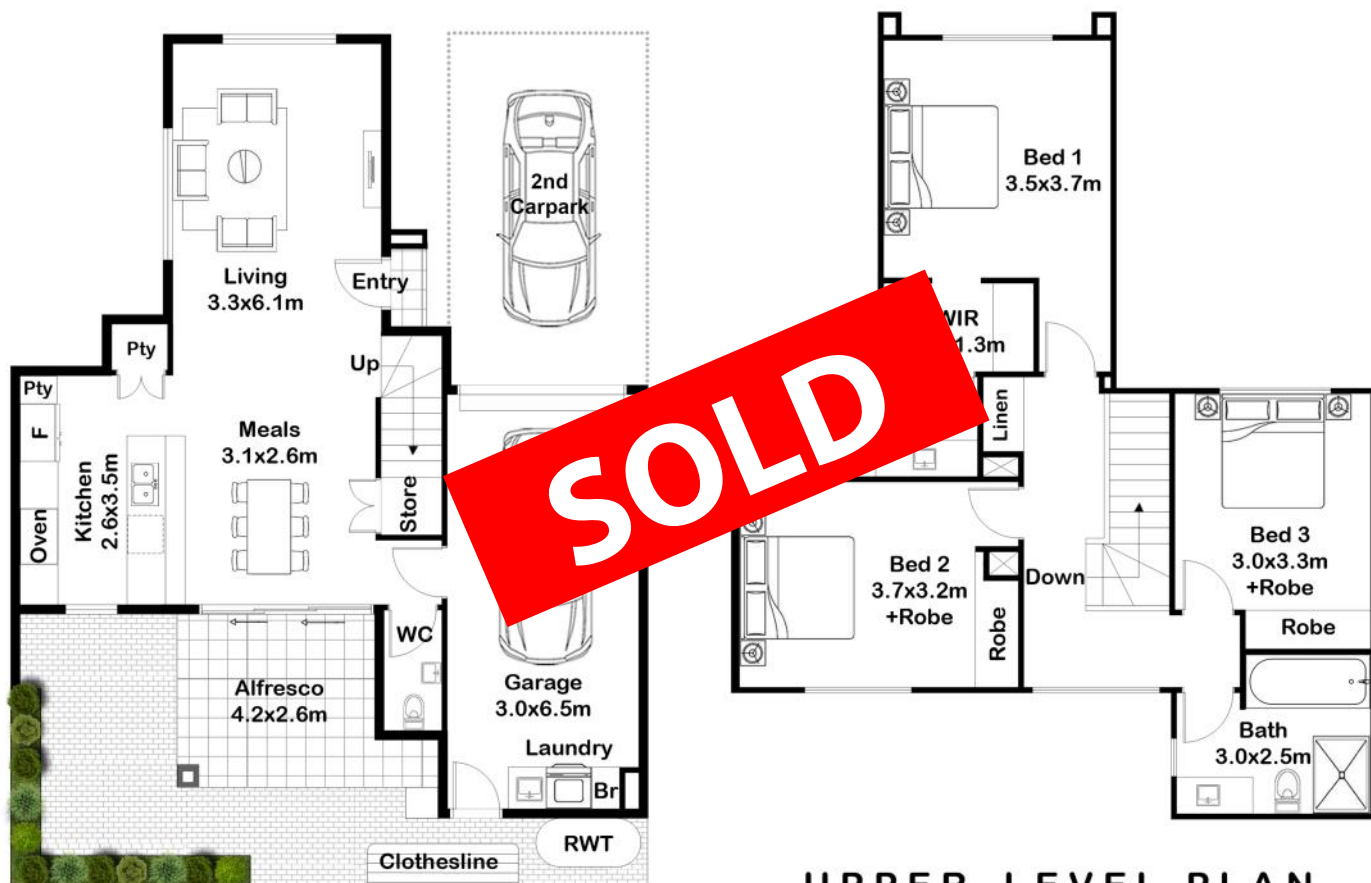


- Stone Benchtop** – 20mm Silestone White Storm (Gloss, Aris Edging)
- Wall-Hung Vanity** – Laminex Black (Natural)
- Tiles (Floor, Shower Recess, Bath Hob)** – Himalaya Light Grey Lapparto (300x600mm)
- Tiles (Wall)** – National Tiles Rectified White Gloss (300x600mm)

** These images are simple illustrations of the colour scheme and **not** realistic renders of the final products (i.e., the final product will look significantly better). The kitchen has the floorplan of home 3 and the bathroom has the floorplan of home 4. To understand the layout of your home, please refer to the appropriate floorplan.*

Home 2 of Paradise Living

Proudly envisioned by...



GROUND LEVEL PLAN

UPPER LEVEL PLAN

Legend

RWT : Rain Water Tank Pty : Pantry
WIR : Walk In Robe WC : Water Closet
Br : Broom Cupboard

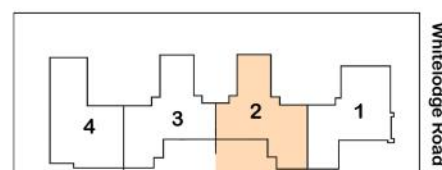
Priced at **SOLD**

Areas	m ²
Lower Living	50.40
Upper Living	77.92
Garage	21.81
Porch	1.40
Alfresco	9.05
Total Building Area	160.58
Rear Yard	29.2

Good To Know

- 930mm fridge cavity (includes water outlet)
- Wider 2.6m garage door for easy parking
- 1.8m bath length (as wide as a king-sized bed)
- 1.1 wide upstairs linen
- Understairs storage with 900mm wide doors
- 2.7m of walk-in-robe storage to bed 1
- Gas & water to alfresco for BBQ kitchen
- USB power to breakfast bar
- Dimmable mood lighting to living and dining

Where This Home Sits



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Home 2



House-Proud
Property Developments

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Urban Oak Theme* by

Urban Oak is House-Proud's boldest colour scheme – it definitely brings the coolest modern look. This theme appeals to anyone with a modern sense of style and a daring to be different.



Stone Benchtop – 20mm Silestone White Storm (Gloss, Aris Edging)

Kitchen Splashback - Café Matte Black 100x300 (Herringbone Lay with Black Grout)

Floorboards – Oakleaf Wide Plank Laminate Nordic Oak

Overhead Cabinets – Laminex Whitewashed Oak (Natural)

Outside Island Panel – Laminex Black (Natural)

Pantry and Fridge Cabinets – Laminex Black (Natural)

Base Cabinets and Island End Panel – Laminex Black (Natural)



Stone Benchtop – 20mm Silestone White Storm (Gloss, Aris Edging)

Wall-Hung Vanity – Laminex Whitewashed Oak (Natural)

Tiles (Floor, Shower Recess, Bath Hob) – Studio 39 Nuit Natural (300x600mm)

Tiles (Wall) – National Tiles Rectified White Gloss (300x600mm)

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Home 3 of Paradise Living

Proudly envisioned by...



GROUND LEVEL PLAN



UPPER LEVEL PLAN

Legend

RWT : Rain Water Tank	Pty : Pantry
WIR : Walk In Robe	WC : Water Closet
Br : Broom Cupboard	

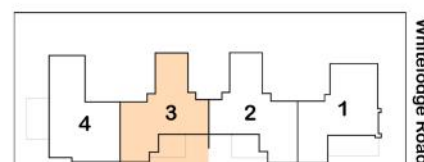
Priced at **SOLD**

Areas	m ²
Lower Living	50.40
Upper Living	77.92
Garage	21.81
Porch	1.40
Alfresco	9.05
Total Building Area	160.58
Rear Yard	25.8

Good To Know

- 930mm fridge cavity (includes water outlet)
- Wider 2.6m garage door for easy parking
- 1.8m bath (as wide as king-sized bed)
- 1.1m linen upstairs
- Understairs storage with 900mm wide doors
- 2.7m of walk-in-robe storage to bed 1
- Gas & water to alfresco for BBQ kitchen
- USB power to breakfast bar
- Dimmable mood lighting to living and dining

Where This Home Sits



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Home 3



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Light & Bright Theme* by House-Proud Property Developments

Our popular Light and Bright colour scheme creates a feeling of airiness and spaciousness. At House-Proud, we are in love with the Oyster Grey colour – it is subtle, timeless and yet so attractive. We definitely recommend this scheme for anyone who wants space and the ability to feel relaxed and think freely at any time



Stone Benchtop – 20mm Silestone Blanco Maple 14 Gloss (Gloss, Aris Edging)
Kitchen Splashback - Café White Gloss 100x300 (Herringbone Lay with White Grout)
Floorboards – Oakleaf Wide Plank Laminate Blackbutt
Overhead Cabinets – Laminex Oyster Grey (Natural)
Outside Island Panel – Laminex Oyster Grey (Natural)
Pantry and Fridge Cabinets – Laminex Oyster Grey (Natural)
Base Cabinets and Island End Panel – Formica Snowdrift (Gloss)



Stone Benchtop – 20mm Silestone White Storm (Gloss, Aris Edging)
Wall-Hung Vanity – Laminex Oyster Grey (Natural)
Tiles (Floor, Shower Recess, Bath Hob) – Himalaya Light Grey Lapparto (300x600mm)
Tiles (Wall) – National Tiles Rectified White Gloss (300x600mm)

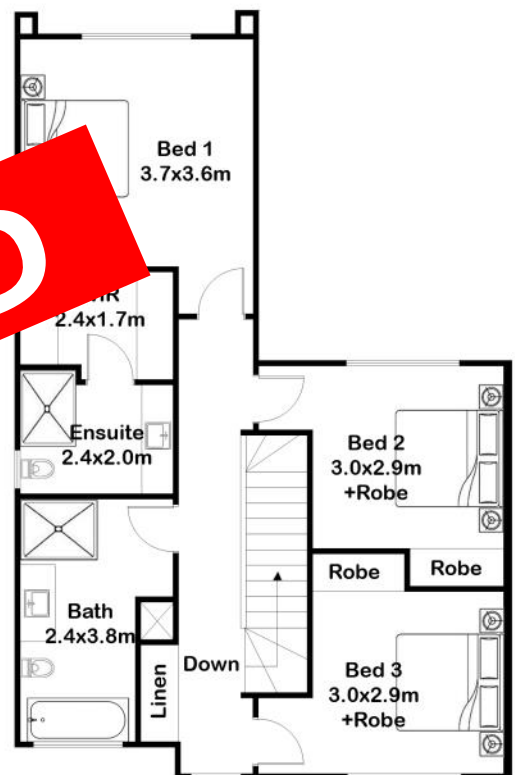
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Home 4 of Paradise Living

Proudly envisioned by...



GROUND LEVEL PLAN



UPPER LEVEL PLAN

Priced at **SOLD**

Areas	m ²
Lower Living	53.39
Upper Living	75.37
Garage	21.94
Porch	1.54
Alfresco	11.59
Total Building Area	163.83
Rear Yard	81.5

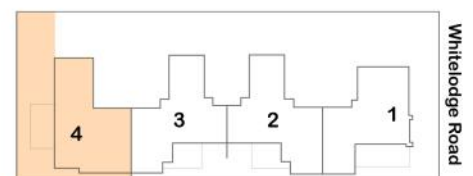
Good To Know

- 930mm fridge cavity (includes water outlet)
- Wider 2.6m garage door for easy parking
- 1.7m adult-sized bath
- 1.5m upstairs linen, 0.6m linen downstairs
- Understairs storage with 900mm wide doors
- 3.1m of walk-in-robe storage to bed 1
- Gas & water to alfresco for BBQ kitchen
- USB power to breakfast bar
- Dimmable moov lighting to living and dining

Legend

RWT : Rain Water Tank	Pty : Pantry
WIR : Walk In Robe	WC : Water Closet
Br : Broom Cupboard	Lin : Linen

Where This Home Sits



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Home 4



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Modern Earth Theme* by House-Proud Property Developments

The Modern Earth theme is a light, neutral, crowd-pleasing colour scheme. The light woods add both interest and help bring in a sense of nature to the home. This theme is a time-tested scheme that will never date. If you are unsure which theme to opt for, this one is a safe bet.



- Stone Benchtop** – 20mm Silestone Blanco Maple 14 (Gloss, Aris Edging)
- Kitchen Splashback** - Café White Gloss 100x300 (Herringbone Lay with White Grout)
- Floorboards** – Oakleaf Wide Plank Laminate Blackbutt
- Overhead Cabinets** – Laminex Elegant Oak (Natural)
- Outside Island Panel** – Formica Snowdrift (Natural)
- Pantry and Fridge Cabinets** – Formica Snowdrift (Gloss)
- Base Cabinets and Island End Panel** – Formica Snowdrift (Gloss)



- Stone Benchtop** – 20mm Silestone Blanco Maple 14 (Gloss, Aris Edging)
- Wall-Hung Vanity** – Laminex Elegant Oak (Natural)
- Tiles (Floor, Shower Recess, Bath Hob)** – Tech Lab Evo Ash Grey Lapparto (300x600mm)
- Tiles (Wall)** – National Tiles Rectified White Gloss (300x600mm)

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SPECIFICATIONS

Kitchen

Rangehood



SMEG SAH461SS



Cooktop



SMEG CIR66XS3



Sink



Blanco BTIPO8SRK5, BTIPO8SLK5 - drainer as per plans



Left hand bowl



Right hand bowl

	<p>Dishwasher</p> <p>Euromaid</p> <p>Euromaid GDS14</p>
	<p>Oven</p> <p>euro appliances</p> <p>Euro EO600MX</p>
	<p>Sink Mixer</p> <p>alder tapware</p> <p>Alder 79490</p>

Laundry



Trough



Abey PR45C



Sink Mixer

alder

Alder 84190

Wet Areas



Bath

(to main bathroom only)

DECINA
BATHROOMWARE

Dw 1 - Decina Alpha AP1675W-OF (left)

Dw 2-4 - Decina TU1800W with overflow

(right)










Bath Spout

(to main bathroom only)

alder tapware

Fienza CP-F0404 (square)

	<p>Showerheads</p> <p>fienza bathware</p> <p>LEFT: Fienza 444103 MODENA Square Rail Shower <u>to main bathroom only</u></p> <p>RIGHT: Fienza 411.107 LUCITE SQUARE SHOWER HEAD with Fienza 422.101C round ceiling mount <u>to ensuite only</u></p>
	<p>Shower & Bath Wall Mixer</p> <p>alder tapware</p> <p>Alder 79390</p>
	<p>Basin options</p> <p>Argent</p> <p>Counter top: Argent FC17TUL00 (left) / semi-recessed Argent FC11TUL00 (right)</p> <p>C L Δ R K</p>
<p>*Basins as per plans</p> 	<p>Wall-hung basins *where applicable as per plans</p> <p>Seima Halia 405 (wall hung basin) with standard s trap and cabinetry built below</p>

	<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>BATHTUBS, SHOWERS & ACCESSORIES</small></p> <p>Phoenix RS892CHR</p>
	<p>Towel ring (each vanity)</p> <p> PHOENIX <small>BATHTUBS, SHOWERS & ACCESSORIES</small></p> <p>Phoenix RS893CHR</p>

Double Towel Rails



Phoenix RS813 CHR



Hot Water Unit

Rinnai B26N50

Features:

- Low running costs
- Low greenhouse gas emissions
- Hot water energy rating: 6.1 star



FEATURES

Luxury and Comfort

- Reliable and powerful Samsung 10kW reverse cycle ducted and zoned air-conditioning in all homes. The zoned control panels are both upstairs and downstairs for your convenience. As you would expect, **the weather is always perfect in Paradise**
- (For homes 2 & 3): the **extra-long bath of 1800mm is as wide as a king-sized bed** and is **perfect for couples** or an evening in Paradise by oneself
- (For homes 1 & 4): the **adult sized baths** are bigger and more luxurious at 1670mm than the standard you will find in nearly every other townhouse
- **Engineered stone** in the bathroom, ensuite and kitchen means that you will live in **flawless style** for many, many years to come
- If you fancy the **great outdoors**, then Home 4 offers a generous **80m² backyard**, which is **exceedingly rare** for a convenient townhouse and **unthinkable at this price point**.
- With **2.7m high ceilings and with doors and windows at up to 2.4m height** (both downstairs and upstairs), these homes bring a **feeling of spaciousness** and bright interiors. This physical space translates to increased **mental head space and improved general wellbeing**.
- The **feeling of spaciousness is further amplified** by the careful and deliberate selection of light, modern colours used throughout
- Gigantic 2.4m high glass stacker doors truly **connect your indoor sanctuary and outdoor oasis**

We have Thought of Everything

- **Extra wide niches** in the spacious showers help keep the showers as tidy as the rest of your home
- Each home has a different modern yet neutral custom professionally designed colour scheme. **Choose the home that best suits your style**
- Automated irrigation and native plants **makes easy living**
- **Gas and water to your alfresco** to facilitate a BBQ kitchen, and **water to your wide fridge cavity** so you can run practically any fridge
- The well-designed laundry in the garage means that you won't be bothered by the noise of your washing machine. And since your garage has an internal door to your home and an external door direct to your clothesline, **hanging out your washing will be a breeze** (get it!?)
- Bright, cool lighting has been selected downstairs and warm lighting upstairs. Cool lighting emulates day light, which is **perfect for feeling awake and happy** during the day (of course, the large and numerous windows means you also are unlikely to need them). But white light prohibits your body's production of melatonin which will hinder a good night's sleep. That is why we have chosen **warm lighting upstairs** where you are likely **to spend your evenings**. As a bonus all downlights are tri-colour, meaning that you can always change the colour to suit your lifestyle

FEATURES

- The **USB power to the kitchen breakfast bar**, makes it the perfect spot to chill out for hours without running out of juice (so to speak)
- The dimmable downlights in the living and dining provide the **mood lighting** for romantic dinners, movie nights or just to help wind down at the end of the day.
- **Heaps** of well-placed power points installed throughout the homes to suit any use case. Internet & antenna points in the living and master bedrooms facilitate smart TVs in both rooms.
- Towel rings installed in the downstairs toilet, bathroom and ensuite; a foldable clothesline just outside the laundry; and a cutlery tray in the top kitchen drawer are just a few examples of how we have tried to think of everything so that **all you need to do is move in**

A Home for all your Belongings

- All cabinets have strong, **adjustable shelving** to tailor to your needs
- **Base and top cabinets** in the laundry & kitchen maximises storage
- All homes have **extra wide linen cupboards** upstairs and home 4 has an additional linen downstairs
- All homes have a **broom cupboard** in the laundry
- All kitchens have **generous pantries** (as an added feature, they have double power points inside if you want to clear up bench space and **hide appliances** (like a microwave). This can also be a great way to make use of those speciality appliances that you otherwise won't setup. Think waffle maker, popcorn machine, sandwich press, etc.
- Homes 2, 3 and 4 all have **under stairs storage** space with wide 900mm push-pop (handle-less) cabinet doors for stylish and easy access.
- Home 1, 2 and 3 have 2.7 lineal metres (width) of **walk-in-robe to the master bedroom**. Home 4 has 3.2 lineal metres of walk-in-robe to the master bedroom.
- **Generous built in robes** to all other bedrooms
- **Vanities** are included in the **downstairs toilet, the bath and the ensuite** for additional storage. The vanity in the ensuite is **especially wide** at 1.6 metres!

ABOUT THE BUILDER

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At Lofty Building Group, we create **exceptional homes**, delivered on time, every time. We are a leading Adelaide quality custom builder that provides attention to detail and agility; building your dream home.

Our clients come to us because they value working with a builder that is honest and reliable with excellent after-sales service.

Lofty Building Group comes with a large portfolio of developments and many years of experience. We are dedicated, professional and have a **proven track record**.

We have partnered with key suppliers both locally and nationally to ensure that **you get the best products on the market** and that together we create your ideal custom home.

Attention to detail, flexibility, experience, dedication, transparency, proudly local, on time and after-sales support all add up to deliver you **the perfect home for your lifestyle**.

Google "Lofty Building Group" or visit loftybuildinggroup.com.au to learn more.

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ABOUT THE DEVELOPER

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We are an **Adelaide based residential property development** group. Our team create quality homes in carefully-selected desirable locations. We design homes that **complement and enhance the enviable lifestyle that we are all so privileged to have** here in Adelaide.

At House-Proud Property Developments we are especially passionate about creating homes that leave an **enduring House-Proud feeling**. We want our valued customers to love their home from the day they move in and to keep feeling that way, every day, for many years.

For us, **to be House-Proud** is to frequently notice, and regularly appreciate, the conveniences and thoughtful design of your home. House-Proud people are inspired to keep their home tidy and well-presented, which in turn makes the environment they live in forever warm and inviting. We believe that the combination of gratitude and residing in a welcoming environment, make house-proud people the happiest, healthiest and most productive. It is this gift that we seek to spread throughout Adelaide.

Google "House-Proud Property Developments" or visit house-proud.com.au to learn more.

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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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