

BRUSE
REAL ESTATE

bruse.com.au



CAMPBELLTOWN

19 Alexander Avenue



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357 Greenhill Road
Toorak Gardens SA 5065
RLA 181689

Uber cool and very spacious new Torrens Title homes.

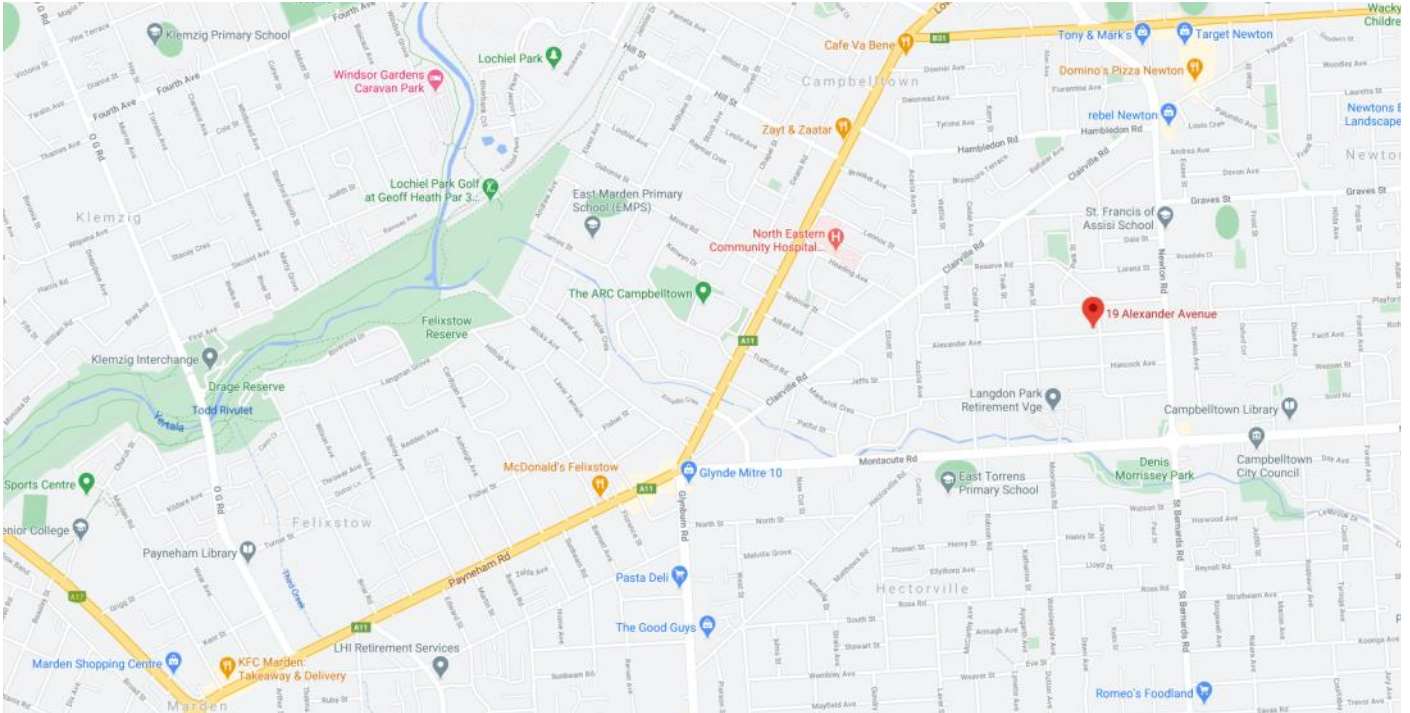
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NOTE: THIS PLAN/DOCUMENT IS FOR ILLUSTRATION PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE. WHILE EVERY ENDEAVOUR HAS BEEN MADE TO VERIFY THE CORRECT DETAILS NEITHER THE VENDOR, THE AGENT, NOR THE DESIGNER ACCEPT LIABILITY FOR ERROR OR OMISSION.

LOCATION

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Newton Central - 1.2km
Denis Morrissey Park - 800m
East Torrens Primary School - 1km
Charles Campbell College - 1.5km
Adelaide CBD - 6.8km
Nearest bus stop - 270m

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Residence 1

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RESIDENCE ONE

19 ALEXANDER AVE | CAMPBELLTOWN



AREAS:	
DWELLING 1	
MAIN LIVING:	76.40
UPPER FLOOR:	92.00
GARAGE:	33.40
ALFRESCO:	11.30
PORTICO:	2.90
TOTAL:	216.00

Priced at \$595,000

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Residence 2

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RESIDENCE TWO

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DWELLING 2	
MAIN LIVING:	64.70
UPPER FLOOR:	80.80
GARAGE:	20.30
ALFRESCO:	10.20
PORTICO:	1.50
TOTAL:	177.50

Priced at SOLD

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Residence 3

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RESIDENCE **THREE**

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DWELLING 3	
MAIN LIVING:	73.80
UPPER FLOOR:	84.20
GARAGE:	19.00
ALFRESCO:	10.50
PORTICO:	2.00
TOTAL:	189.50

Priced at **SOLD**

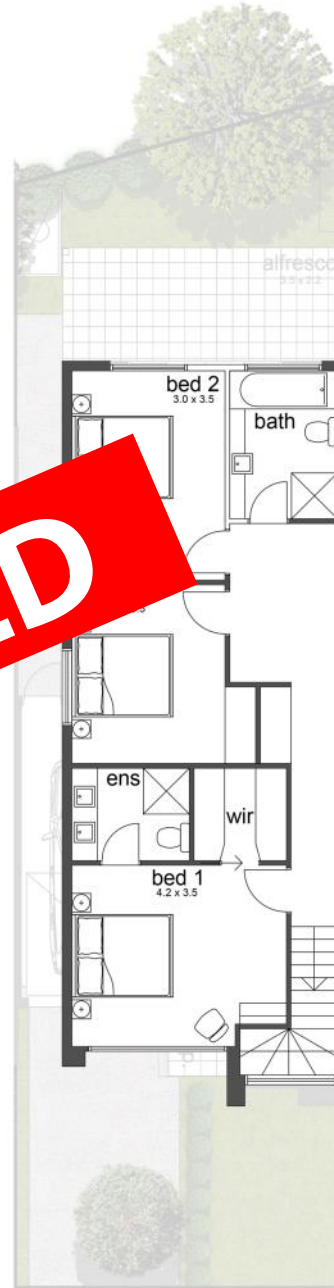
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Residence 4

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RESIDENCE **FOUR**

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SOLD



DWELLING 4	
MAIN LIVING:	60.50
UPPER FLOOR:	76.00
GARAGE:	18.60
ALFRESCO:	12.10
PORTICO:	1.60
TOTAL:	168.80

Priced at SOLD

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Residence 5

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RESIDENCE FIVE

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DWELLING 5	
MAIN LIVING:	63.30
UPPER FLOOR:	78.70
GARAGE:	19.00
ALFRESCO:	12.10
PORTICO:	1.60
TOTAL:	174.70

Priced at SOLD

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SPECIFICATIONS

SPECIFICATIONS - Dwelling 1 to 5

EXTERNAL

WALLS

Face Brickwork – Charcoal brick with brighton lite mortar

Textured Hebel

Scyon Matrix

ROOFING

Roof Cover – Colourbond Surfmist

Fascias – Colourbond Monument

Downpipes – PVC painted to match wall colour

Rainwater Tank – Woodland Grey

WINDOWS AND DOORS

Windows – Black frame

Sliding Doors – Black frame

Front Entry Door – Timber Western Red Cedar

Garage Panel Door – Panel Lift with remote

PAVING & LANDSCAPING

Driveway – Exposed Aggregate Concrete

Side & Rear Paths – Exposed Aggregate Concrete

Alfresco – Tiled

Fencing to side & rear boundaries – Colourbond Good Neighbour Woodland Grey

Gates – Colourbond Woodland Grey

Soft landscaping as per plan, including plants and irrigation

Letterbox

Clotheslines

Termite Control to all slab penetrations and boundary walls

INTERNAL LININGS & DOOR HARDWARE

LINING

Ceilings & Walls – 10mm Plasterboard

Cornice – Square set throughout

Insulation – to external & internal walls and ceiling

Skirtings – 110 x 18mm square dressed MDF

Architraves – 90 x 18mm square dressed MDF

Internal Doors – 2340 height Corinthian flush panel

DOOR HARDWARE

Internal Doors – Satin Chrome or Black. Privacy locks to all bedrooms, ensuite & bathroom

Hinges – Stainless steel

Door Stops – Stainless steel with rubber stops

Internal Garage Door – Gainsborough 550 single cylinder deadbolt (turn knob on inside). Satin Chrome or Black

SANITARY WARE

KITCHEN

Sink – Undermount 2.0 bowl

Sink Tap – Satin Chrome, Black or Brushed Gold

LAUNDRY

Sink – Overmount single bowl

Sink Tap – Satin Chrome or Black

Floor Grates – Chrome floor grates

BATHROOM/ENSUITE/WC

Toilet Roll Holder

Towel Rail

Toilet Suite – back to wall with soft close seat

Shower Screen – Semi Frameless

Shower Mixer – Chrome or Black

Shower Rose – Chrome or Black

Basin Mixer – Chrome or Black

Bath – Tiled inset bathtub white

Bath Mixer – Chrome or Black

Bath Spout – Chrome or Black

Mirror – to width of vanity

Floor Grates – Chrome

APPLIANCES

KITCHEN

Cooktop – Bosch gas

Oven – Bosch electric

Rangehood – Bosch undermount

Dishwasher – Bosch

GENERAL

Hot Water Service – Rinnai 26L with recessed box

Ducted Reverse Cycle Air Conditioning

Mirrored built in robes. Satin Chrome

Alarm – Sensors with colour touch control panel

Doorbell

LED Downlights throughout living areas

Antenna with 2 TV points

Phone Points x2

NBN ready

TILING & FLOOR COVERINGS

KITCHEN

Splashback tiled

Floor – Timber laminate floorboard

LAUNDRY

Skirt & Splashback tiled 600mm above bench and 150mm skirt in floor tile

Floor – Tiled

BATHROOM & ENSUITE

Wall – Full Height Tiling

Floor – Tiled

MAIN LIVING AREA

Lower Floor – Timber laminate floorboard

Upper Floor – Carpet Charcoal colour

Stairs – Carpet Charcoal colour

JOINERY

KITCHEN

Laminate throughout, handle less with shadow line

Soft close hinges and draws

Colour TBC

20mm stone benchtops throughout including Kitchen, vanities and laundry

PAINT SCHEDULE

EXTERNAL

Eaves & Porch lining – 3 coats

Downpipes – 3 coats. Colour TBC (to match wall colour)

Render – Colourbond Surfmist or Monument (as per façade visual plan)

Cladding – Colourbond Surfmist or Monument (as per façade visual plan)

INTERNAL

Walls (general) – 3 coats. Wash & Wear. Colour TBC

Walls (bath, ensuite, laundry, garage) – 3 coats. Wash & Wear. Colour TBC

Ceilings (general) 3 coats. Flat Colour TBC

Ceilings (bath, ensuite, laundry, garage) – 3 coats. Flat Colour TBC

Doors/Skirts/Architraves – 3 coats. Semi-gloss. Colour TBC



BOSCH

Invented for life

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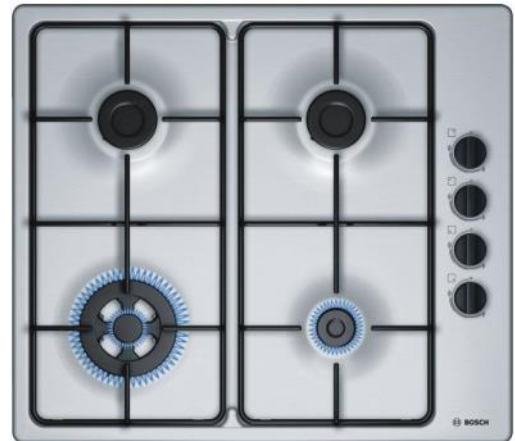
600mm Electric Built-In Oven

HBF113BR0A



600mm Gas Cooktop

PBH6B5B80A



530mm Undermount Rangehood

DHL555BAU



SMS40E08AU

**Anti-fingerprint stainless steel
finish**

Freestanding 60 cm

Dishwasher





Teva Sink Mixer - Matt Black

152734010





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External Doors - Duracote Flush Door SCX1



Tempered Hardboard



SPM

Linear Entrance Door XLR500





Rinnai

Builders 26L/Min External NG (50Deg)

B26N50A



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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