



*3 Generations of success*



# MODBURY

7 SAXON STREET



**THEON BRUSE**  
0419 816 470



**BEVAN BRUSE**  
0419 809 852





# 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. Sydney's granddaughter, Saffron Bruse, joined the company as Manager of the Property Management Rental business.

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. Theon then joined Bevan at Brock Partners in 1996 until they opened 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 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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# Residence 1

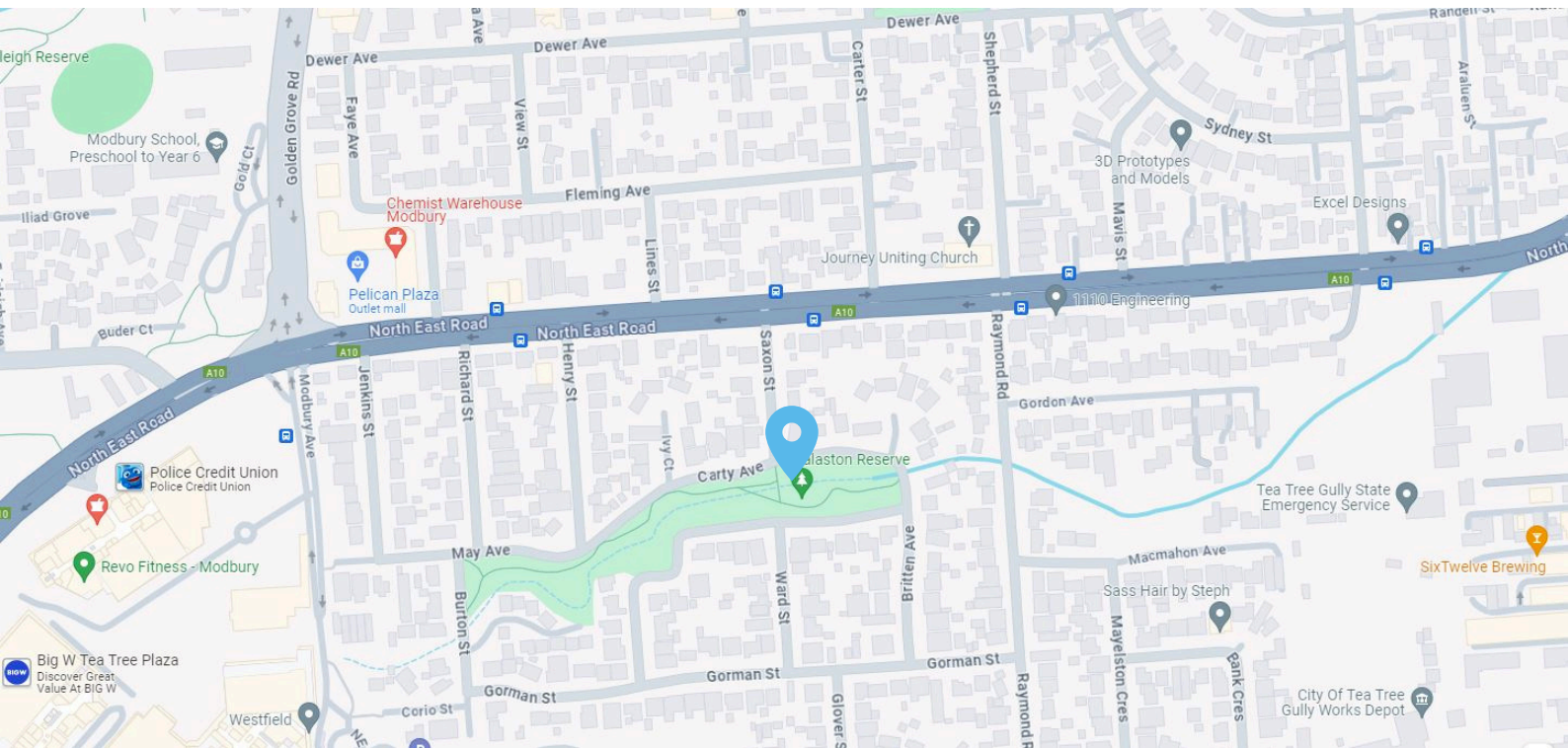




# Residence 4 & 5



# LOCATION



- 100m (2 min walk) to the Nearest Bus Stop
- 110m (1 min walk) to Dalaston Reserve
- 750m (2 min drive) to Aldi Modbury
- 950m (3 min drive) to City of Tea Tree Gully Library
- 1 km (3 min drive) to Tea Tree Plaza
- 1 km (3 min drive) to Fairleigh Reserve
- 1.2 km (3 min drive) to Paragon Swim Centre
- 1.4 km (3 min drive) to Wizbang Family Fun Centre
- 2.1 km (4 min drive) to Modbury Sports & Community Club

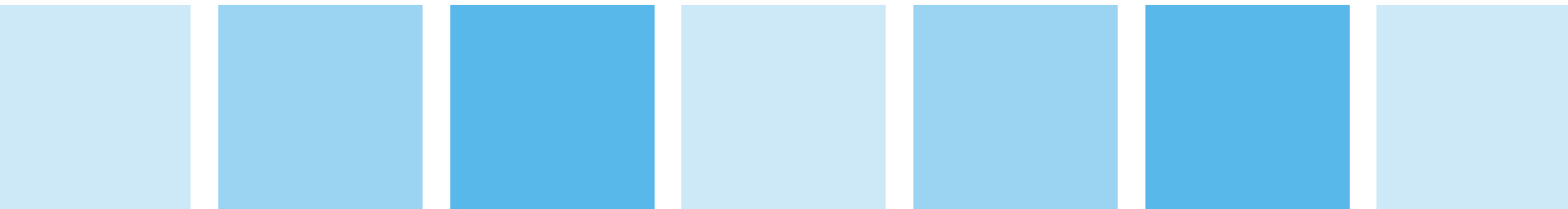
## Education

- 1.8 km (3 min drive) Ardtornish Primary School
- 2.5 km (4 min drive) St Agnes Preschool
- 2.8km (5 min drive) Modbury High School

## Medical

- 1.2 km (3 min drive) to Paragon Medical & Dental Clinic
- 1.6 km (4 min drive) Modbury Hospital

# PLANS



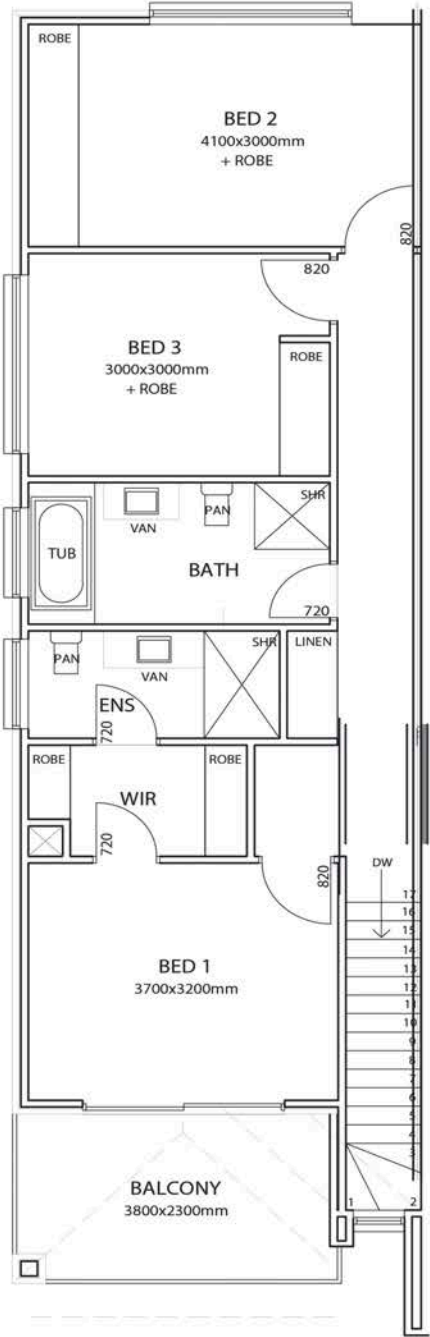
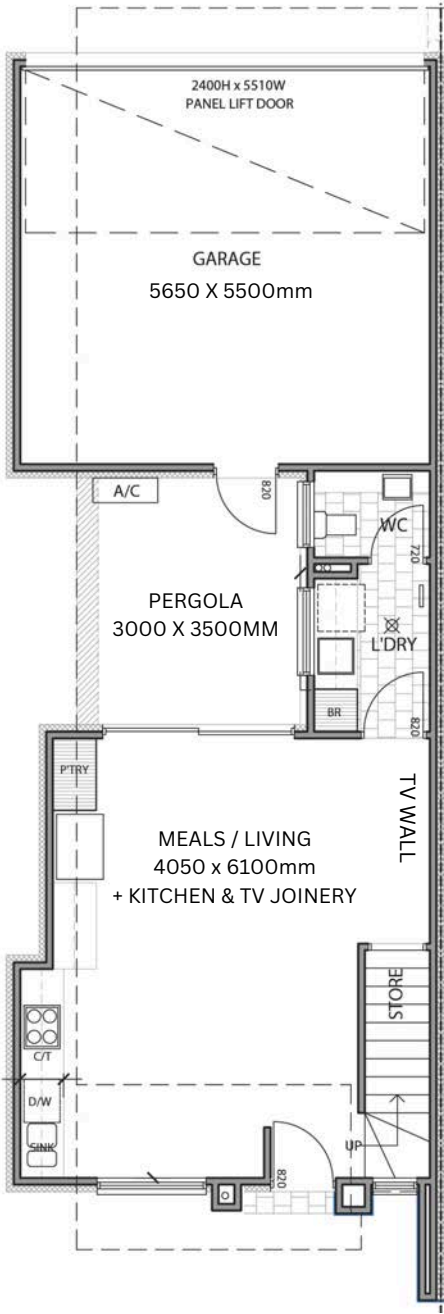




# SITE PLAN



# 7 SAXON STREET, MODBURY DWELLING 1



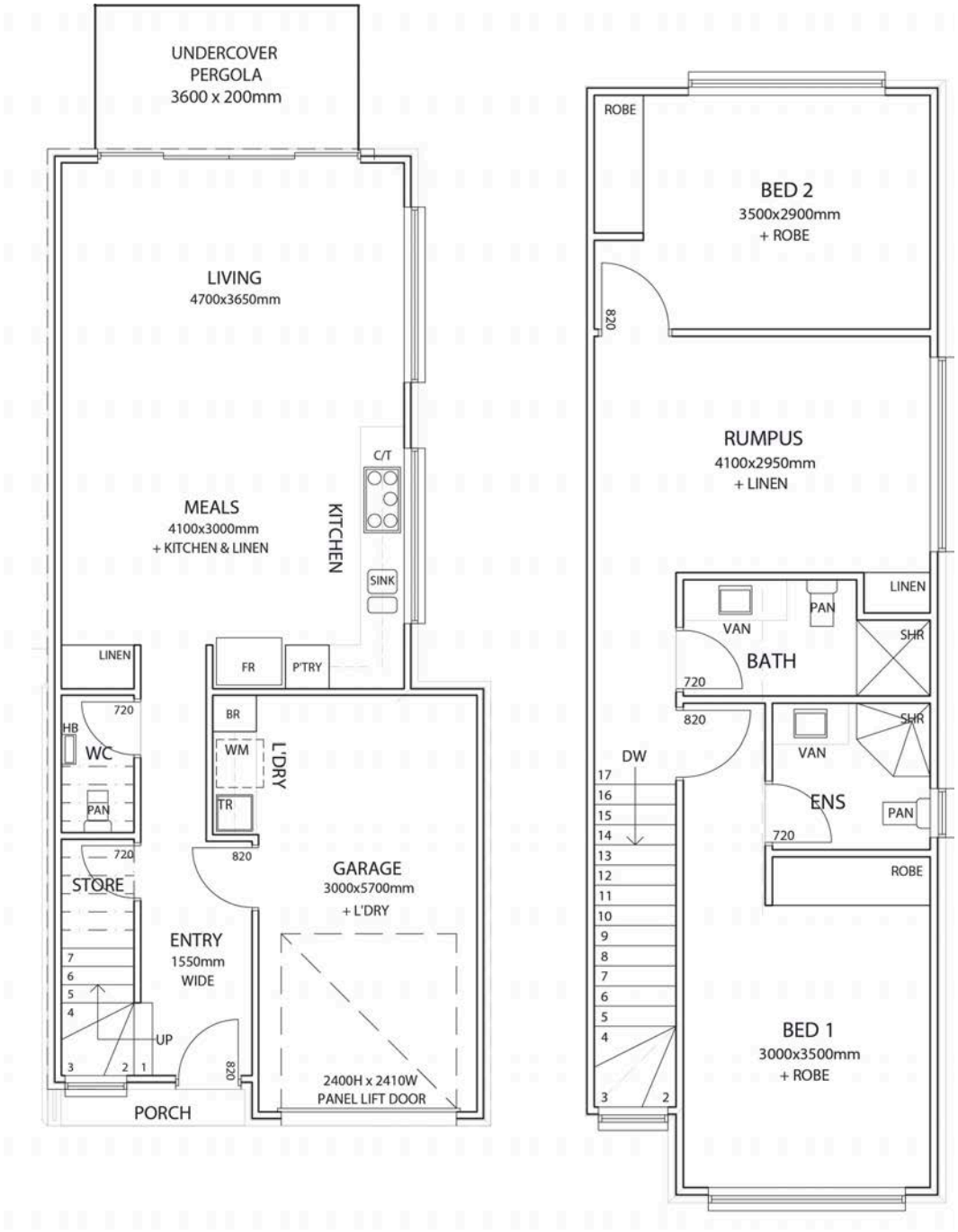
|                          |              |
|--------------------------|--------------|
| Lower Level              | 46.30        |
| Upper Living             | 77.30        |
| Garage                   | 35.00        |
| Porch                    | 1.00         |
| Pergola                  | 10.5         |
| Balcony                  | 8.70         |
| <b>Total House Size:</b> | <b>178.8</b> |





# 7 SAXON STREET, MODBURY

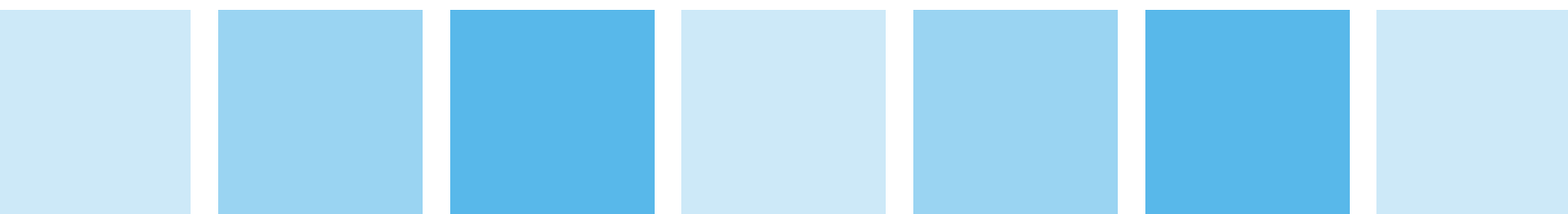
## DWELLING 4



|                          |              |
|--------------------------|--------------|
| Lower Level              | 51.90        |
| Upper Living             | 61.40        |
| Garage                   | 21.20        |
| Porch                    | 1.20         |
| Pergola                  | 7.20         |
| <b>Total House Size:</b> | <b>142.9</b> |



# SPECIFICATIONS







# SAXON SPECIFICATIONS 2024

V.1 15.8.2024

## INCLUSIONS

Ducted Reverse cycle air conditioning - heat & cool  
Full zone control  
Landscaping with irrigation  
New fencing where required  
Paving to driveway and paths  
Rainwater retention tank with pump system  
NBN ready (connection fees to NBN may apply)  
Alarm system  
Tv antenna  
Power points and switches (colour: white)  
Termite protection  
Letterbox  
Clothesline  
Builders warranty

PLEASE NOTE: IMAGES ARE EXAMPLES ONLY. SELECTIONS, COLOURS AND FINISHES MAY VARY DUE TO AVAILABILITY. COLOUR VARIATIONS MAY APPLY (AND NOT LIMITED TO); TIMBER FINISHES, PAINT, TILES, STONE, AGGREGATE AND PAVERS SPECIFICATION

PLEASENOTE: Selections may vary due to availability-any variations will be similar to those selected. Colour, pattern and shade variations may apply to; paint, tiles, stone, timber selections. Images are a guide only. Chrome sanitaryware option available.



#### FRONT DOOR

- HUMES XLR500
- STAINED CLEAR



#### FRONT DOOR HANDLE

- OBLONG PULL HANDLE
- SQUARE SINGLE CYLINDER
- DEADBOLT
- MATTE BLACK



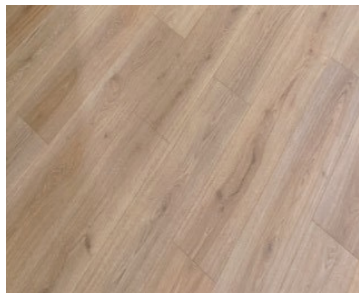
#### INTERNAL DOORS

- HUMES REDICOTE 2340
- PAINTED-SEE COLOURS



#### INTERNAL DOOR HANDLES

- GAINSBOROUGH LIANNA
- PRIVACY TO BEDROOM 1 AND WET AREAS
- MATTE BLACK\*



#### DOWNSTAIRS MAIN FLOOR

- Kitchen
- Living
- Eatery

TIMBER LAMINATE



#### CARPET

- BEDROOMS
- WALK IN ROBE (D1 AND D2)
- STAIRS
- RUMPUS

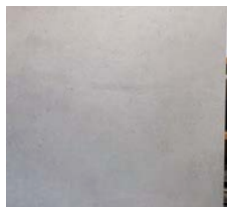
BEACHFRONT RANGE ON  
10MM FOAM UNDERLAY

#### GARAGE DOOR DEADBOLTS

- GAINSBOROUGH DOUBLE CYLINDER
- DEADOLT-ROUND-MATTE BLACK

\*CHROME OPTION AVAILABLE





#### WET AREA FLOOR TILES

- ENSUITE
- BATH
- LAUNDRY
- WC

600X600 MATTE PORCELAIN  
STACKBOND  
SKIRTER TO LAUNDRY AND WC



#### WET AREA WALLS

- ENSUITE
- BATH

WHITE GLOSS CERAMIC  
300X600  
STACKBOND HORIZONTAL TO  
CEILING



#### FEATURE WALL

- ENSUITE
- ONE WALL; TO CEILING

600X600 MATTE PORCELAIN  
STACKBOND



#### SPLASHBACK

- KITCHEN

300X300 SHEET MOSAIC  
MATTE  
VERTICAL STACK TO  
OVERHEADS



#### SPLASHBACK

- LAUNDRY

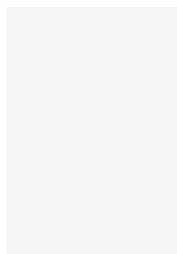
300x600  
WHITE GLOSS  
HORIZONTAL STACK  
600 HIGH



#### KITCHEN JOINERY

- OVERHEAD CABINETS

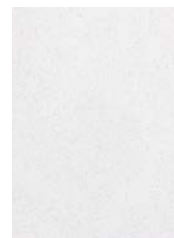
PLANTATION ASH WOODMATT  
FINISH VERTICAL GRAIN



#### KITCHEN JOINERY

- BASE CABINETS
- JOINERY KICKER
- FRIDGE OVERHEAD CABINETS
- PANTRY

POLAR WHITE MATTE FINISH



#### KITCHEN BENCHTOPS

- 20MM ENGINEERED STONE\*

WHITE

#### JOINERY HANDLES

- HANDLELESS

NOTE: CHANGES TO GOVERNMENT LAWS MAY AFFECT COLOUR SELECTIONS, AVAILABILITY AND PRICING.



**BOSCH 600  
UNDERBENCH OVEN**



**BOSCH 900 GAS COOKTOP**



**BOSCH 700 INTEGRATED  
RANGEHOOD-D3, D4, D5**

**BOSCH 600 SLIDEOUT  
RANGEHOOD-D1 and D2**



**BOSCH 600  
FREESTANDING DISHWASHER**







## BATH AND ENSUITE BENCHTOPS

- 20MM ENGINEERED STONE\*

WHITE

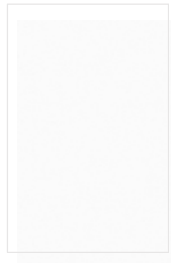
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## BATH AND ENSUITE JOINERY

- CABINETS
- HANDLELESS
- TILED RECESSED KICKER

PLANTATION ASH  
WOODMATT FINISH  
VERTICAL VEIN



## LINEN JOINERY

- ADJUSTABLE SHELVING

POLYTEC POLAR WHITE  
MATTE



## LAUNDRY JOINERY

- BASE CABINETS
- BROOM CABINET
- ALLOWANCE FOR UNDERBENCH WASHING MACHINE

POLYTEC POLAR WHITE  
MATTE



## LAUNDRY BENCHTOP

- 33mm LAMINATE

PLANTATION ASH  
NATURAL FINISH



## KITCHEN SINK

- TOP MOUNT
- SINGLE BOWL

ACCESSORIES NOT INCLUDED

OLIVERI



## SINK MIXER

- KITCHEN SINK
- MATTE BLACK

PHOENIX PINA



## LAUNDRY

- TOP MOUNT SINK



## SINK MIXER

- LAUNDRY MIXER

PHOENIX PINA



### INSET BATH

- D1 and D2



### WALL BASIN MIXER TAP AND SPOUT

- MATTE BLACK
- BATH

PHOENIX PINA



### SHOWER

- MATTE BLACK
- BATHROOM
- ENSUITE

PHOENIX RANGE



### TOILET

ARGENT



### SHOWER WALL MIXER

- MATTE BLACK

PHOENIX PINA



### WALL BASIN MIXER TAP AND SPOUT

- MATTE BLACK
- BATH

PHOENIX PINA



### VANITY BASIN

- WHITE ENSUITE AND BATH
- INSET

SEIMA



### VANITY BASIN

- WC -D3, D4, D5

SEIMA  
WALL HUNG



### BASIN MIXER

- MATTE BLACK

PHOENIX PINA



### TOILET ROLL HOLDER

- MATTE BLACK

PHOENIX RADII



### SINGLE TOWEL RAIL

- MATTE BLACK
- BATHROOM
- 600MM

PHOENIX RADII



### TOWEL HOOK

- MATTE BLACK
- WC
- ENSUITE

PHOENIX RADII





#### BATH, ENSUITE, WC MIRROR

- OVER JOINERY TO 1100 HIGH

#### SHOWER SCREENS

- EXECUTIVE
- CHROME



#### BUILT IN ROBES

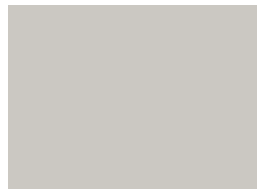
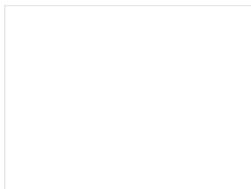
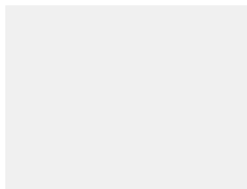
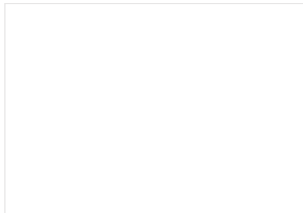
- SLIDING DOOR ROBES
- WHITE DOORS
- SILVER FRAME
- TOP SHELF AND HANGING RAIL

D1 AND D2-WALK IN ROBE  
OPEN SHELING TO LEFT HAND  
SIDE

#### SKIRTING AND ARCHITRAVES

- 90MM SINGLE BEVEL SKIRTING
- 67MM SINGLE BEVEL ARCHITRAVES
- 75MM COVE CORNICE THROUGHOUT

COLOUR-SEE INTERNAL PAINT  
COLOURS



#### INTERNAL PAINT COLOURS

##### WALLS

- DULUX WHITE ON WHITE-MATT

##### DOORS, CORNICE, SKIRTING, ARCHITRIVES

- DULUX WHITE ON WHITE-SATIN ACRYLIC

##### CEILING

- DULUX WHITE ON WHITE-FLAT

#### EXTERNAL PAINT COLOURS

##### ROOF

##### GUTTERS

##### FASCIAS

##### FLASHING

##### DOWNPIPES

##### AXON

##### RENDER

##### WINDOW FRAMES

##### SURFMIST

##### SURFMIST

##### SURFMIST

##### SURFMIST / MONUMENT

##### FIRST SNOW / MONUMENT

##### FIRST SNOW / MONUMENT

##### FIRST SNOW AND VANILLA QUAKE

##### NATURAL ANODIC MATT

##### PAVING

##### FENCE

##### PANEL DOOR

##### CLOTHESLINE

##### LETTERBOX

##### RAINWATER TANK

##### CHARCOAL

##### MONUMENT

##### SURFMIST

##### MONUMENT

##### MONUMENT

##### MONUMENT





**BRUSE REAL ESTATE**

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**BRUSE.COM.AU**

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