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MAGILL

5A Harrison Street



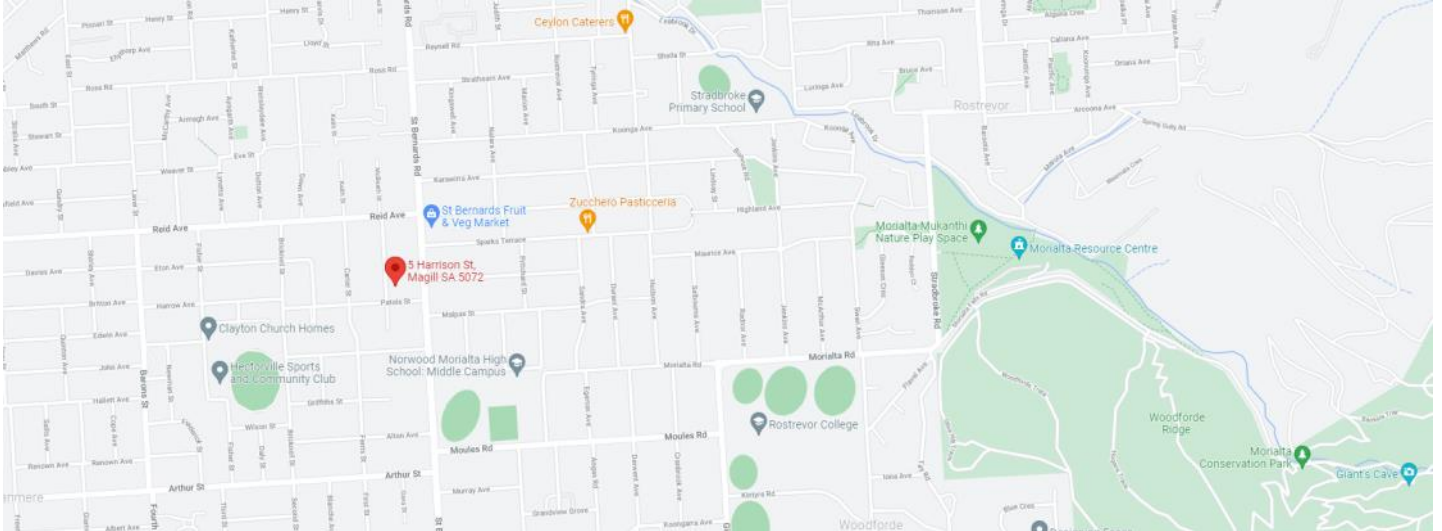
Theon Bruse
theon.bruse@bruse.com.au
0419 816 470



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

LOCATION

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Newton Central - 3.6km

Firle Plaza - 2.6km

East Marden Primary School - 1.7km

Norwood Morialta High School Middle Campus- 500m

Norwood Morialta High School Senior Campus- 2.5km

Adelaide CBD - 10.3km

Paradise Interchange - 4km

Nearest bus stop - 270m

Morialta Conservation Park - 5.3km

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SITE PLAN

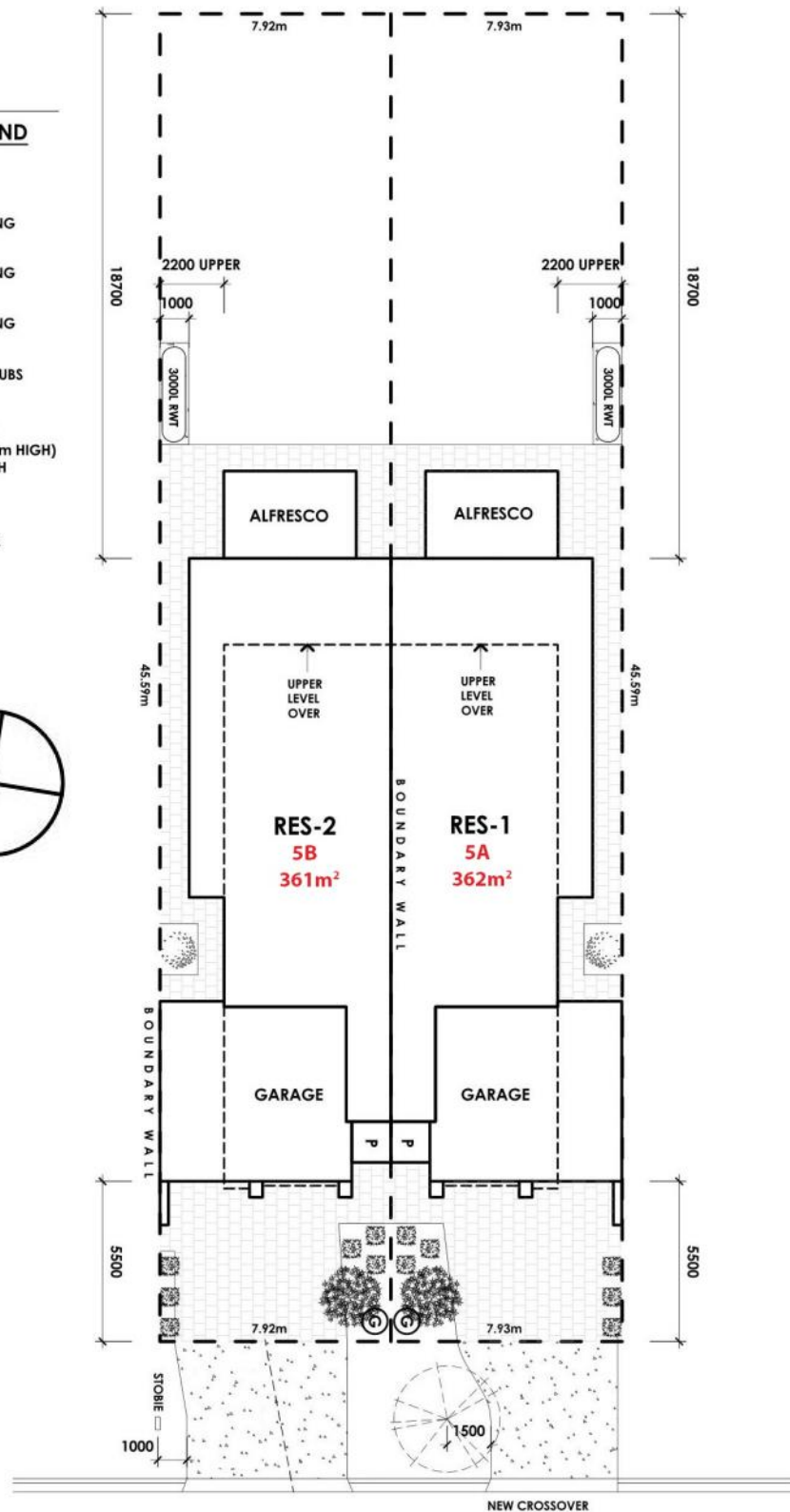
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SITE PLAN

SCALE 1:200 @ A3

LANDSCAPING LEGEND

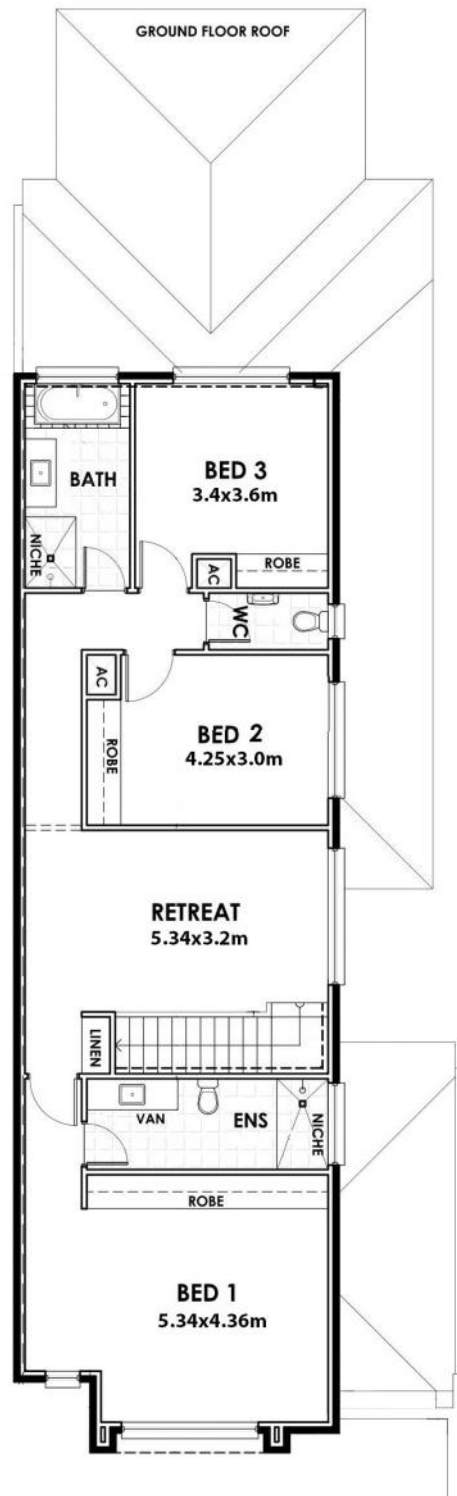
-  LAWN
-  HARD LANDSCAPING FINISH 1
-  HARD LANDSCAPING FINISH 2
-  HARD LANDSCAPING FINISH 3
-  MEDIUM-LARGE SHRUBS (OVER 2.5m HIGH)
MAGNOLIA
ORNAMENTAL PEAR
-  LOW SHRUBS (TO 1.5m HIGH)
DWARF BOTTLE BRUSH
-  GROUND COVER
CUT LEAF DAISY
-  GARDEN GAS METER



HARRISON STREET

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Specifications

External

External cladding	
White Ant Treatment	Physical Termite Barrier system to all penetrations and building perimeter (exceeding AS3660)
Cladding	Type: Axon 133 Smooth Colour: Colorbond Night Sky Paint system: 2 coats paint system
Render to Blade Walls	Texturecoat ACC Colour: Colorbond Wallaby Paint system: 2 coats paint system
Render to piers (feature)	Texturecoat ACC Colour: Colorbond Wallaby Paint system: 2 coats paint system
Sills	Standard
Render to house	Texturecoat Hebel Colour: Colorbond Surfmist Paint system: 2 coats paint system

Roof, Gutters, Fascias & Downpipes		
Design and Type	Nexteel - Lofty Signature Range	
	Roof Colour: NextStar Kalkajaka or equivalent	
Gutters - Lofty Signature Range	Type: OG	Colour: NextStar Kalkajaka or equivalent
	Type: Nexteel	Colour: NextStar Kalkajaka or equivalent
Fascias - Lofty Signature Range		
Downpipes	PVC 75mm DIA - Lofty Signature Range	
*all cappings to match render or roof colour that it is touching		

Windows & Sliding Doors		
All Glazing is Standard	Lofty Signature Range	
Design and colour-front	Awning / Sliding - Fixed as per plan	Colour: Black
Design and colour- perimeter	Awning / Sliding - Fixed as per plan	Colour: Black
Flyscreen	To match window colour to all opening windows only	
Window locks	Included - Lofty Signature Range	

Glazing	
Bathroom Window	As per plans - Lofty Signature Range

External Works & Plumbing (External works by Owner)

External Paintwork	
Downpipes/Posts/Columns	Wattyl Galvanised Iron Primer Solver Duraguard Low Sheen Acrylic Colour: To Blend
Eaves & Porch/Alfresco (Hardiflex) - 2 coats paint system - Lofty Signature Range	Solver Duraguard Matt Colour: Colorbond Surfmist
Meter box	To Match

Ensuite Window	As per plans - Lofty Signature Range
----------------	--------------------------------------

Garage Doors			
Garage Doors to front	Auto	Panel - Madison	Colour: Colorbond Night Sky (Black)

Insulation, Gyprock & Framing	
Insulation - Party walls	As per energy efficiency report - Lofty Signature Range
Insulation - External walls	As per energy efficiency report - Lofty Signature Range
Insulation - Roof	As per energy efficiency report - Lofty Signature Range
Insulation - Upper floor	As per energy efficiency report - Lofty Signature Range
Insulation - Garage and alfresco ceiling	As per energy efficiency report - Lofty Signature Range
Ceiling height	2370mmH throughout
Gyprock	*10mm plasterboard linings to all internal walls except wet areas *10mm plasterboard linings to all ceilings throughout *water resistance lining to all wet area walls
Cornices	90mm Cove / if floor to ceiling tiles - no cornice, use square set
Frame - Timber/Steel	Timber
Reveals - Timber	Gyprock to Ensuite Upstairs, Bathroom, and Butlers Pantry MDF to remainder
Bulkheads	Above kitchen and Butlers pantry overheads, linen cupboards in upstairs and downstairs hallway and BIRs
Manhole	Noted as RA on plans - Signature Range BORDER TRIM (aluminium frame)
Eaves	Material: painted hardiflex to ceiling
Porch ceiling	Material: painted hardiflex to ceiling
Alfresco	Material: gyprock ceiling with cornices matching inside (90mm cove)
Tile heights	If floor to ceiling tiles - no cornice to be installed, use square set
Niches	**Niches to all showers - as per plans

Internal

Doors and Second Fix Materials	
Front Entry Door	Hume XN5 - SPM Timber ith Baltic Pine Stain (Translucent Glass)
Entry door height	2340mmH
External doors	2340mmH Flush Panel - Lofty Signatrue Range
Internal doors	2340mmH Flush Panel - Lofty Signature Range
Skirtings and architraves	90mm Skirts & 68mm Archs - Single Bevel - Lofty Signature Range
Staircase and balustrade	Stairs: Internal MDF (with standard nosings) for carpet overlay Rail: Pine -painted as per paint schedule Balustrade: 1000mmH Dwarf Wall to upper

Hardware		
Front Door Lever	1 X Combo Set	TradePro™ Bela Entrance 14401BELSC
Internal Door Lever	Lever set	TradePro™ Bela Passage 1400PROBELSC
Cavity sliders - to passage	Circular Sliding Cavity Set Passage 396BSC	
Deadlock to external doors	TradePro™ Cass Single Cylinder Deadbolt 1445PROCASSC	
Privacy set	To Wet Areas	
Door stops	Plastic White 75mm	

Appliances & other Plumbing		
Hot Water Unit	Gas	Gas Rinnai B26N50
Hot Water Controllers	Not included	
Other plumbing	Taps fixed to home - as per plans	
Cooker	As per attached Plumbing and Accessories specifications	
Wall oven	As per attached Plumbing and Accessories specifications	
Rangehood	As per attached Plumbing and Accessories specifications	
Dishwasher	As per attached Plumbing and Accessories specifications	
Microwave Provision (Standard Microwave Provision is 600w x 450h.)	Provision included	

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Electrical	
Light switches & back plates	White - Clipsal Iconic Range
Light sockets	White - Clipsal Iconic Range
Other electrical -	**Refer to Clipspec Electrical Plan
Hot Water Controllers	Not included
Underground Services	Single Phase
Preferred retailer	AGL

Sanitaryware, Joinery and Cabinets - soft close to all doors and drawers	
Refer to cabinetry layouts and plumbing and accessories locations	
Linen Cupboard Upstairs and Downstairs	
Cabinets	Laminex Chalk White Natural Finish
Joinery	046-845 (Vertical Lay)
Kitchen	
Tapware	As per attached Plumbing and Accessories specifications
Sink	As per attached Plumbing and Accessories specifications
Cabinets - all doors with 1 nest of 3/4 drawers, 1 with cutlery tray	Bottom Cabinets: Laminex Chalk White Natural Finish
	Island Bench (Face only): Laminex Baye Natural Finish
	Overhead Cabinets (800mm with bulkhead): Formica Autumn Oak Velour Finish
	Fridge Overheads: Laminex Chalk White Natural Finish
Microwave provision	Provision included - (Standard Microwave Provision is 600w x 450h.)
Joinery	Dropfront to uppers, Hallidays 046-0794 (Horizontal Lay to all doors and drawers)
Benchtop (VARIATION 1.0)	Silestone Yukon 20mm Aris Edge with Waterfall End (10mm overhang on all sides and 300mm overhang to island)
Kitchen Splashback	refer to tile section
Butler's Pantry	
Tapware	As per attached Plumbing and Accessories specifications
Sink	As per attached Plumbing and Accessories specifications
Cabinets - all doors	Bottom Cabinets: Laminex Chalk White Natural Finish
	Overhead Cabinets (800mm with bulkhead): Formica Autumn Oak Velour Finish
Shelves	4 rows adjustable shelving - white melamine - Lofty Classic Range
Dishwasher provision	Provision included
Joinery	Dropfront to uppers, Hallidays 046-0794 (Horizontal Lay to all doors)
Benchtop	Silestone Yukon 20mm Aris Edge (10mm overhang on all sides)
	Gyprock reveal to butler's splashback window
Butler's Splashback	Refer to tile section
Bathroom	
Tapware	As per attached Plumbing and Accessories specifications
Toilet Suite	As per attached Plumbing and Accessories specifications
Bath	As per attached Plumbing and Accessories specifications
Bath Outlet/ Bath Mixer	As per attached Plumbing and Accessories specifications
Shower Head / Shower Mixer	As per attached Plumbing and Accessories specifications
Vanity Basin/s	As per attached Plumbing and Accessories specifications
Cabinets - all doors	Laminex Natural Walnut Natural Finish
Joinery	Hallidays 046-0794 (Horizontal Lay to all doors)
Benchtop	Silestone White Storm 20mm Aris Edge (10mm overhang on all sides)
Ensuite to Guest Bedroom	
Tapware	As per attached Plumbing and Accessories specifications
Toilet Suite	As per attached Plumbing and Accessories specifications
Shower Head / Shower Mixer	As per attached Plumbing and Accessories specifications
Vanity Basin/s	As per attached Plumbing and Accessories specifications
Cabinets - all doors	Laminex Natural Walnut Natural Finish
Joinery	Hallidays 046-0794 (Horizontal Lay to all doors)
Benchtop	Silestone White Storm 20mm Aris Edge (10mm overhang on all sides)

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Ensuite to Bedroom 1 (Upstairs)	
Tapware	As per attached Plumbing and Accessories specifications
Toilet Suite	As per attached Plumbing and Accessories specifications
Shower Head / Shower Mixer	As per attached Plumbing and Accessories specifications
Vanity Basin/s	As per attached Plumbing and Accessories specifications
Cabinets - all doors	Laminex Natural Walnut Natural Finish
Joinery	Hallidays 046-0794 (Horizontal Lay to all doors)
Benchtop	Silestone White Storm 20mm Aris Edge (10mm overhang on all sides)
Laundry	
Tapware	As per attached Plumbing and Accessories specifications
Trough	As per attached Plumbing and Accessories specifications
Washing Machine	UBWM (under bench/front loader washing machine provision only) with benchtop above
Cabinets - all doors	Overhead Cabinets (800mm with bulkhead): Laminex Chalk White Natural Finish Broom and Lower Cabinets: Formica Autumn Oak Velour Finish
Joinery	Dropfront to Overheads, Hallidays 046-0794 (Horizontal Lay to lowers, Vertical Lay to Broom)
Benchtop	Laminex Crema Venato Natural Finish 5x5 Profile
Linen / WC Powder - Downstairs	
Tapware	As per attached Plumbing and Accessories specifications
Toilet Suite	As per attached Plumbing and Accessories specifications
Vanity Basin/s	As per attached Plumbing and Accessories specifications
Cabinets - all doors	Laminex Chalk White Natural Finish
Joinery	Push Latch to Linen and Lowers
Benchtop	Formica Autumn Oak Velour Finish 7x7 Profile
WC - Upstairs	
Tapware	As per attached Plumbing and Accessories specifications
Toilet Suite	As per attached Plumbing and Accessories specifications
Vanity Basin/s	As per attached Plumbing and Accessories specifications
Fittings and Accessories	
Bathroom	
Screen Glazing	Clear Safety Glass - Lofty Signature Range
Screen Frame & Handle	Semi-frameless 1800mmH Frame colour: Polished Silver Handle: SK40
WC Holder	As per attached Plumbing and Accessories specifications As per placement on plumbing and accessories plan
Towel Rail	As per attached Plumbing and Accessories specifications As per placement on plumbing and accessories plan
Mirror	700mm H X Full Length of Stone (300mm from benchtop)
Ensuite Upstairs	
Screen Glazing	Clear Safety Glass - Lofty Signature Range
Screen Frame & Handle	Semi-frameless 1800mmH Frame colour: Polished Silver Handle: SK40
WC Holder	As per attached Plumbing and Accessories specifications As per placement on plumbing and accessories plan
Towel Rail	As per attached Plumbing and Accessories specifications As per placement on plumbing and accessories plan
Mirror	700mm H X Full Length of Stone (300mm from benchtop)

Ensuite Upstairs		
Screen Glazing	Clear Safety Glass - Lofty Signature Range	
Screen Frame & Handle	Semi-frameless 1800mmH	
	Frame colour: Polished Silver	
WC Holder	Handle: SK40	
	As per attached Plumbing and Accessories specifications	
Towel Rail	As per placement on plumbing and accessories plan	
	As per attached Plumbing and Accessories specifications	
Mirror	As per placement on plumbing and accessories plan	
	700mm H X Full Length of Stone (300mm from benchtop)	
Powder room / WC Downstairs		
WC Holder	As per attached Plumbing and Accessories specifications	
	As per placement on plumbing and accessories plan	
Towel Hook	As per attached Plumbing and Accessories specifications	
	As per placement on plumbing and accessories plan	
Mirror	700mm H X Full Length of Vanity (300mm from benchtop)	
WC Upstairs		
WC Holder	As per attached Plumbing and Accessories specifications	
	As per placement on plumbing and accessories plan	
Towel Hook	As per attached Plumbing and Accessories specifications	
	As per placement on plumbing and accessories plan	
Mirror	700mm H X Full Length of Vanity (300mm from benchtop)	
Extra Joinery		
Built-in-Robes - high shelf and rod with bulkhead above		
Bedroom 1	Face: 1 mirrored / remainder Shadow	Handles/additional internals: not included
Bedroom 2	Face: 1 mirrored / remainder Shadow	Handles/additional internals: not included
Bedroom 3	Face: 1 mirrored / remainder Shadow	Handles/additional internals: not included
Guest Bedroom	Face: 1 mirrored / remainder Shadow	Handles/additional internals: not included
Tracks	Polished Silver	
Floor Coverings		
Kitchen & Living Areas Passage and Entry		
Floor Coverings	Driftwood Oak Wide Laminate on 2mm foam and film underlay, scotia to match, C Channels to match - Lofty Signature Range	
Bedrooms, BIR, WIR, Retreat		
Floor Coverings	Fresh Look - Night Sky Carpet on 8mm Stepezy foam and film underlay-Lofty Signature Range	
Stairs	Fresh Look - Night Sky Carpet on 8mm Stepezy foam and film underlay-Lofty Signature Range	
Alfresco	Tiles - Refer to Tile Section	
Tiles		
Floor grates	Square bermuda - to showers, Laundry, Ensuite upstairs and downstairs, Upstairs WC, Bathroom	
Set down	To all showers, and Upstairs wet areas	
Angles	Silver - Builder's Range	
Silicone	To Match	
Tile heights	if floor to ceiling tiles - no cornice to be installed, use square set	
Niches	**Niches to all showers - as per plans	

Kitchen Splashback-	
	700mmH Splashback Tiles: Liberty Smoke Matt 60x400 NT19-6052WL Grout/Lay: To Match/Horizontal Stack
Bathroom	
	floor to ceiling Floor and Wall Tiles: Himalaya Light Grey Lapparto 300x600 NT14-7155FL Grout/Lay: To Match/Floor - Vertical from door, Walls - Horizontal Stack from Floor Feature Wall and Niche (incl. Reveals) Tile: Gloss White Rectified 300x600 BELWP100 Grout/Lay: To Match/Horizontal from Floor
Ensuite Downstairs	
	floor to ceiling Floor and Wall Tiles: Himalaya Light Grey Lapparto 300x600 NT14-7155FL Grout/Lay: To Match/Floor - Horizontal from door, Walls - Horizontal Stack from Floor Feature Wall and Niche (incl. Reveals) Tile: Whoosh White Gloss 75x300 NT18-4080WL Grout/Lay: To Match/Vertical Stack
Ensuite Upstairs	
	floor to ceiling Floor and Wall Tiles: Himalaya Light Grey Lapparto 300x600 NT14-7155FL Grout/Lay: To Match/Floor - Vertical from door, Walls - Horizontal Stack from Floor Niche (incl Reveals): Himalaya Light Grey Lapparto 300x600 NT14-7155FL Grout/Lay: To Match/Horizontal Lay Feature Wall: Whoosh White Gloss 75x300 NT18-4080WL Grout/Lay: To Match/Vertical Stack
Powder Room / Downstairs WC	
	Skirting tile (150mm high) and splashback (300mm high wall tiles ontop of cabinets) Floor and Skirts Tile: Himalaya Light Grey Lapparto 300x600 NT14-7155FL Grout/Lay: To Match/Floor - Horizontal from door, Skirts - Horizontal Lay Vanity Splashback Tile: Whoosh White Gloss 75x300 NT18-4080WL Grout/Lay: To Match/Horizontal Stack
Upstairs WC	
	Skirting tile (150mm high) and splashback (300mm high wall tiles ontop of Wall Hung Basin) Floor and Skirts Tile: Himalaya Light Grey Lapparto 300x600 NT14-7155FL Grout/Lay: To Match/Floor - Horizontal from door, Skirts - Horizontal Lay Basin Splashback Tile: Whoosh White Gloss 75x300 NT18-4080WL Grout/Lay: To Match/Horizontal Stack
Laundry	

	Skirting tile (150mm high) and splashback (600mm high wall tiles ontop of cabinets) Floor and Skirts Tile: Himalaya Light Grey Lapparto 300x600 NT14-7155FL <u>Grout/Lay:</u> To Match/Floor - Horizontal from door, Skirts - Horizontal Lay <u>Splashback Tile:</u> Liberty Cool Grey Matt 60x400 NT19-6054WL <u>Grout/Lay:</u> To Match/Horizontal Stack
Porch, Alfresco & Sills	
	<u>Floor Tile:</u> Riverdale Rock External 600x600 NT18-972FL <u>Grout/Lay:</u> To Match/Square Lay

Interior Paintwork		
<i>2 Coat System to Internals Surfaces</i>		
Walls	Solver Maxi Wash Flat	Colour: Powder White
Ceilings	Solver Maxi Ceiling	Colour: Powder White 1/2
Front Door & Entry Frame External Doors	Wattyl WeatherGard Exterior Varnish	Colour: Clear Coat
	Wattly Ultra Acrylic Sealer Undercoat	Colour: Powder White 1/2
	Wattly Ultra Satin Enamel	
Internal doors	Wattly Ultra Acrylic Sealer Undercoat	Colour: Powder White 1/2
	Wattly Ultra Satin Enamel	
Skirtings/ architraves	Wattly Ultra Acrylic Sealer Undercoat	Colour: Powder White 1/2
	Wattly Ultra Satin Enamel	
Pine wall rail	Wattly Ultra Acrylic Sealer Undercoat	Colour: Powder White 1/2
Special instructions	Wattly Ultra Satin Enamel	

Miscellaneous	
Air Conditioning	Samsung ducted reverse cycle air-conditioning *standard control pad and standard zone control
Special instructions	

Kitchen



smeg

Rangehood SMEG SAH491SS
90cm front-recirculating
retractable rangehood



smeg

Cooktop SMEG
CIR93AXS3 90cm



Sink

BLANCO

Blanco BTIPO8SLK5 - drainer as per plans
(To Butlers)

Everhard Nugleam Single Bowl Sink (To
Island)

73N0004

EVERHARD
INDUSTRIES
Everything Water



Dishwasher

Euromaid

Euromaid GDS14



Oven

EURO EP6004SX



Sink Mixer (To Kitchen and Butlers)

Pina Sink Mixer 200mm Gooseneck

Laundry



Trough



Abey PR45C



Sink Mixer

alder

Alder 84190

Wet Areas



Bath

(to main bathroom only)

DECINA
BATHROOMWARE

Decina BA1510W



Bath Spout

(to main bathroom only)

Fienza CP-F0404



Showerhead

Clark Round Basic Rail Shower - Chrome
CL10058.C3A

C L △ R K



Shower & Bath Wall Mixer

alder tapware

Alder 79390



Basin

Argent FC17TUL00 (To Ensuites, Bathroom
and Powder)

Seima Halia 405 Wall Hung Vanity (To Upstairs
WC)

*Basins as per plans



Double Towel Rail & Hooks



Phoenix RS813 CHR (To Bathroom and 2 x Ensuite)

Phoenix RS897 CHR (To Powder and Upstairs WC -
Handtowel Holder)



Basin Mixer

Alder 79090



Toilet Suite



Seima - Scara STO-13 -BE



Toilet Roll Holder



Phoenix RS892CHR

Hot Water Unit



Rinnai B26N50

Features:

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



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: theon.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): **Theon Bruse**
theon.bruse@bruse.com.au
0419 816 470

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

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website: www.cbs.sa.gov.au

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit: www.cbs.sa.gov.au

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.

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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