



BLAIR ATHOL

1, 2 & 3 - 40 Florence Avenue



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TOP QUALITY THROUGHOUT. FANTASTIC LOCATION.

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.



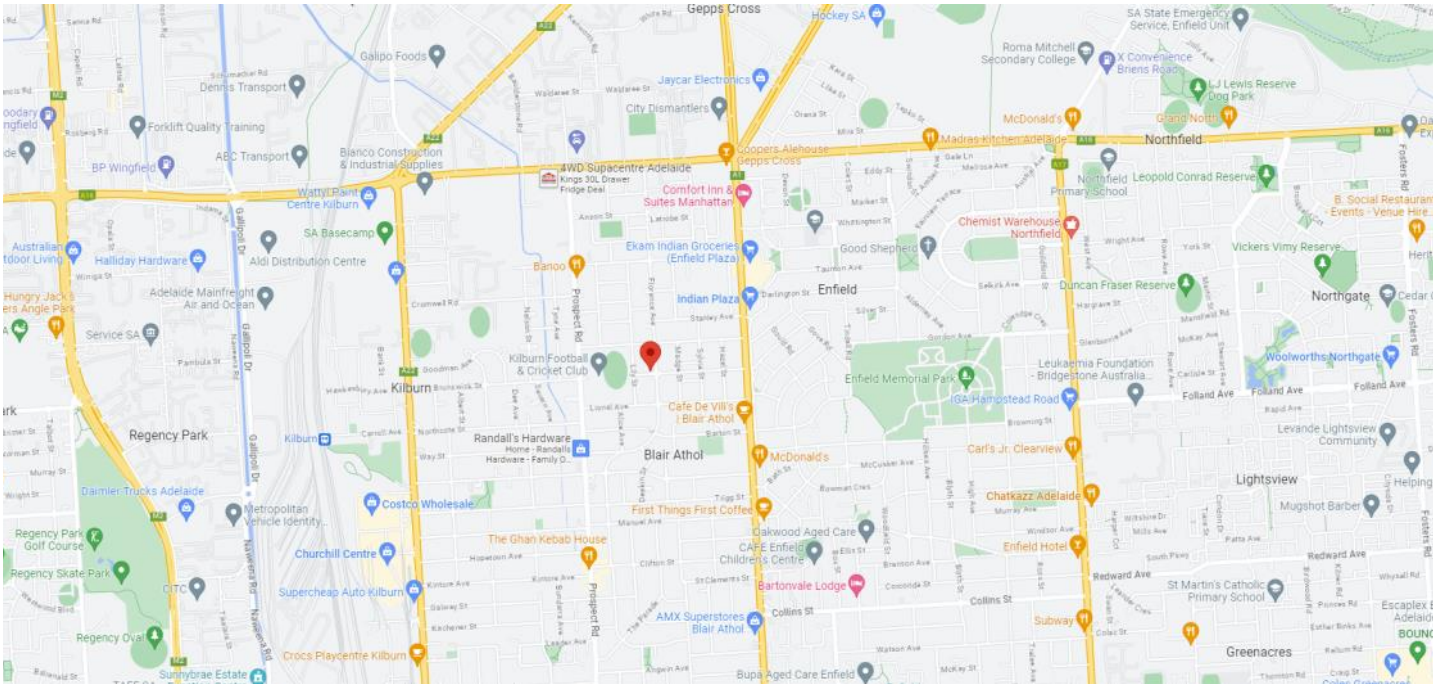
Please Note - This render is a different layout to 40 Florence Avenue but the colour scheme is the same.



GENEROUS LIGHT & BRIGHT LIVING AREAS.

LOCATION

BRUSE
REAL ESTATE



Golden Park - 260m

Blair Athol Reserve Playground & Oval - 800m

Kilburn Village - 350m

Roma Mitchell Secondary College - 4.1km

Adelaide CBD - 5km

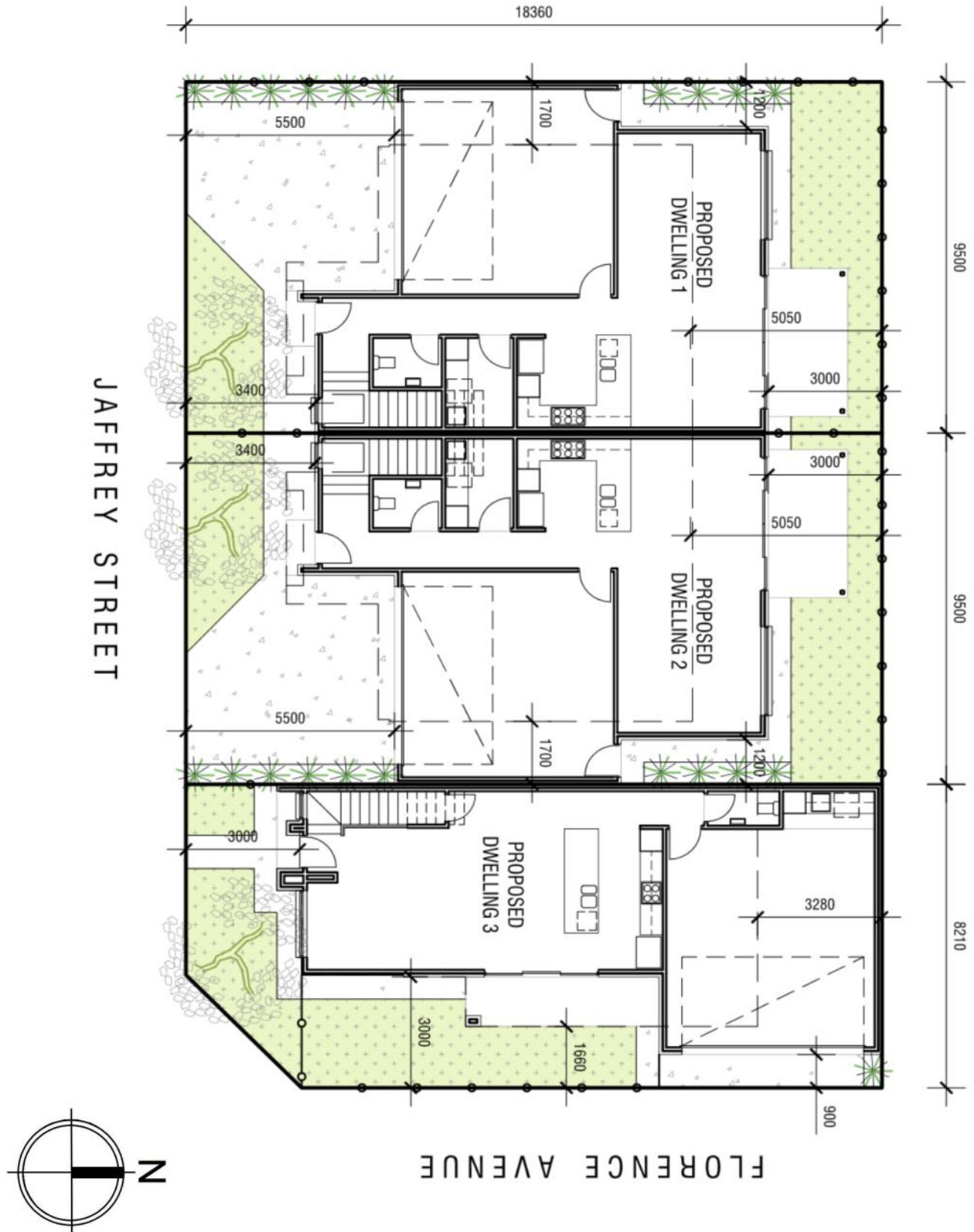
Klemzig Interchange - 6.4km

Nearest bus stop - 550m

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SITE PLAN

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The floor plan shows a house with the following layout and dimensions:

- ALFRESCO:** 4000x2100mm, located at the rear of the house.
- MEALS / LIVING:** 7950x3800/3450mm, a large open-plan area.
- KITCHEN:** Includes a sink, stove (C/T), and refrigerator (FR).
- L'DRY (Laundry):** Includes a washer/dryer (WM) and a dryer (TR).
- BR (Bedroom):** Located near the laundry.
- WC (Bathroom):** Includes a toilet (T) and a shower/bath (SH).
- PAN (Pantry):** Located near the bathroom.
- GARAGE:** 5550x5600mm, with a 2400H x 4810W PANEL LIFT DOOR.
- ENTRY:** The main entrance to the house.
- PORCH:** A small outdoor area at the front.

Dimensions for various openings and areas are provided:

- AAW: 2100Hx 2410W
- ASD: 2400Hx 3610W
- 820 (multiple locations)
- 720 (near WC)
- 1000 (near entry)
- AFW: 1800Hx 700W (near porch)

Floor Plan Details:

- BED 2:** 3100x3700mm + ROBE
- BED 3:** 3100x4000mm + ROBE
- BED 1:** 3200x4100mm + ROBE
- BATH:** Includes PAN, VAN, and TUB.
- ENS:** Includes PAN and VAN.
- CLINEN:** Linen closet.
- Stairs:** DW (Down) with steps numbered 4 to 17.
- Overall Dimensions:**
 - AAW 600hx 1810w (Top Left)
 - AAW 600hx 1810w (Top Right)
 - AAW 1800hx 610w OBSC. (Left)
 - AAW 600hx 1810w (Bottom Left)
 - AAW 2100hx 2570w (Bottom)
 - AFW 2100hx 700w (Bottom Right)

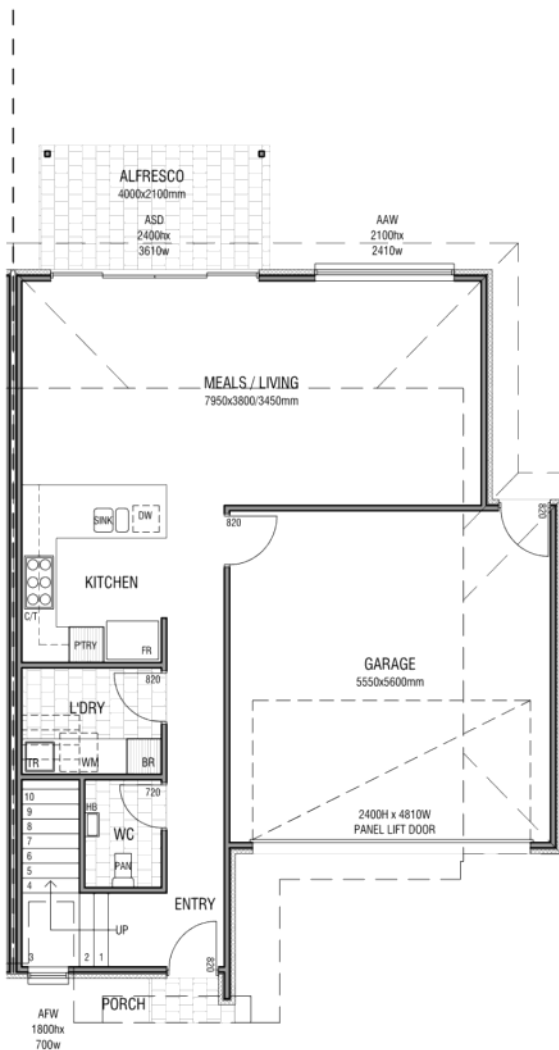
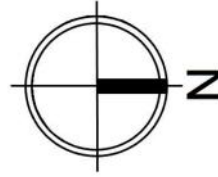
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Residence 2

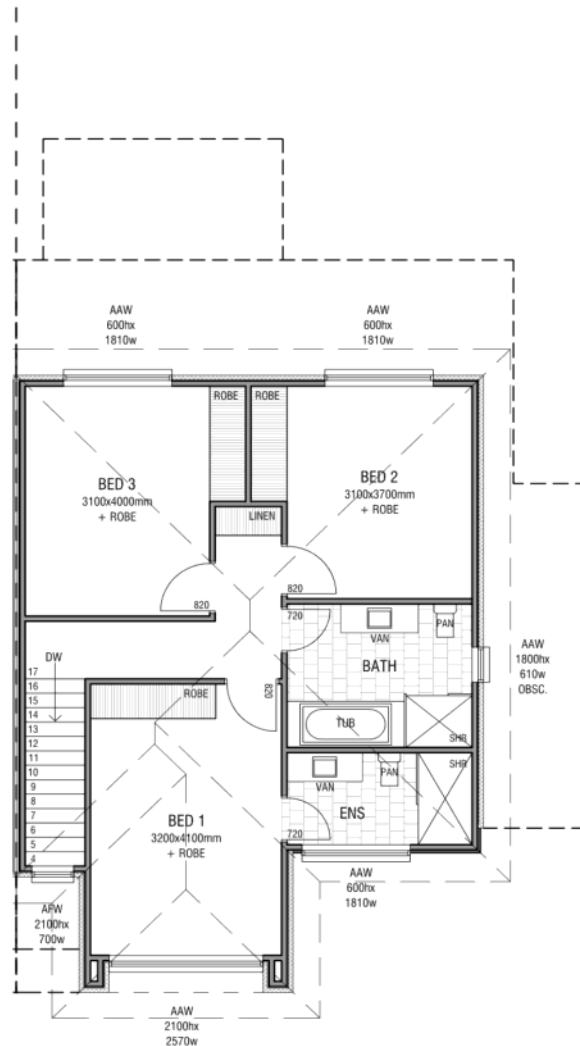
BRUSE
REAL ESTATE

Total House Size: 178.90m²

Price: \$685,000



DWELLING 2



DWELLING 2

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BRUSE
REAL ESTATE

A diagram showing a circle with a horizontal line passing through its center. The right half of the circle is shaded black. To the right of the circle, the letter 'Z' is written.

This floor plan shows a 3-bedroom house with a garage and a large terrace. The layout includes:

- Garage:** 5900x5500mm, with an adjacent L.DRY (Laundry).
- Bedrooms:** Three bedrooms (BR) are located in the top left corner.
- Bathroom:** A full bathroom (BATH) is located in the top left corner.
- WC:** A water closet (WC) is located in the top left corner.
- Kitchen:** Features a sink, dishwasher (DW), and a refrigerator (FR). It includes a built-in oven (E/F) and a cooktop.
- Meals Area:** 4850x3050mm, adjacent to the kitchen.
- Living Area:** 3850x3750mm, featuring a fireplace (F) and a large window.
- Terrace:** 1350x5100mm, with a glass door (GLD) leading from the living area. It includes a glass door (GLD) and a glass door (GLD).
- Store:** A storage area (STORE) is located in the bottom left corner.
- Porch:** A small porch (PORCH) is located in the bottom left corner.
- Stairs:** A staircase (UP) leads to the upper floor.
- Dimensions:** The overall dimensions of the house are 2410W x 820D.

AAW
600hx
1810w

BED 3
3050x3000mm
+ ROBE

BED 2
3050x3000mm
+ ROBE

ROBE

ROBE

029

029

720

SHR

BATH

VAN

PAN

AAW
2100hx
1310w

AAW
1200hx
1450w
OBSC.

820

LINEN

ROBE

WIR

ROBE

ROBE

ENS

VAN

PAN

SHR

021

BED 1
3850x3390mm

AAW
600hx
1810w

DW

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

AFW
2100hx
700w

AAW
2100hx
900w

AAW
2100hx
1810w

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Specifications

BRUSE
REAL ESTATE

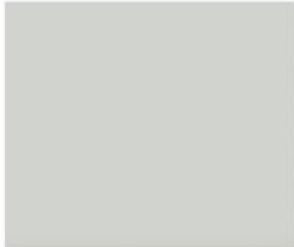


FLORENCE AVE
BLAIR ATHOL

SPECIFICATION

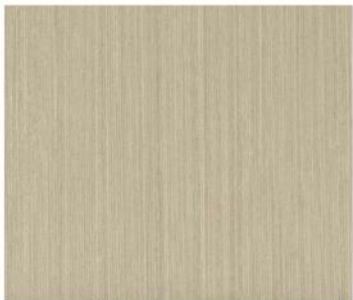
	DESCRIPTION	LOCATION	
MAIN FLOORS	TIMBER LAMINATE	DOWNSTAIRS MAIN FLOORS (EX. WET AREAS)	
	STAINED CLEAR HALF MOON HANDLE BLACK ROUND DEADBOLT BLACK	FRONT DOOR FRONT DOOR HANDLE	

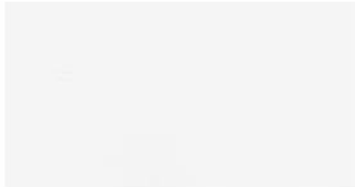
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KITCHEN			
	20MM ENGINEERED STONE PENCIL EDGE WHITE	KITCHEN BENCHTOPS	
	OYSTER NATURAL BASE CABINETS BLACK HANDLE OYSTER LINEA NUANCE OVERHEAD CABINETS FINGER PULL OPENING WHITE LAMINEX VJ BOARD	KITCHEN JOINERY INC. FRIDGE OVERHEAD CABINETS, PANTRY ISLAND FRONT PANEL D3-D5	 
	WHITE TILE LAID VERTICALLY STACKBOND GROUT: MAGELLAN GREY	KITCHEN SPLASHBACK D5	
	WHITE MATT	LINENS	

	SINK MIXER BLACK GOOSENECK	KITCHEN	
	DOUBLE BOWL TOP MOUNT	KITCHEN	
	BOSCH 600 ELECTRIC OVEN UNDER BENCH	KITCHEN	
	BOSCH 900 GAS COOKTOP	KITCHEN	
	BOSCH INTEGRATED RANGEHOOD	KITCHEN	

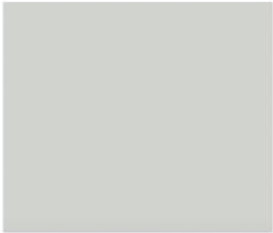
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	BOSCH FREE STANDING DISHWASHER	KITCHEN	
ENSUITE AND BATH			
	CABINETS OYSTER LINEA NUANCE VERTICAL VEIN BLACK MATT HANDLES TILED KICKER	ENSUITE AND BATH JOINERY	
	20MM ENGINEERED STONE WHITE PENCIL EDGE	VANITY BENCHTOP	
	600X600 MATT PORCELAIN TILES GROUT: SLATE GREY	BATH AND ENSUITE FLOOR TILES	

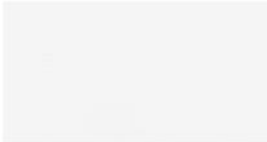
	300X600 WHITE TILES GLOSS LAID HORIZONTALLY STACKBOND TO CEILING GROUT: WHITE	BATH AND ENSUITE WALL TILES	
SANITARYWARE			NOTE: CHROME OPTION AVAILABLE FOR SANITARYWARE (MIXERS, SHOWER HEAD AND ARM, TOILET ROLL HOLDERS AND TOWEL RAILS)
	WHITE ACRYLIC INSET BATH	BATHROOM	
	WALL MIXER	ENSUITE SHOWER BATH SHOWER	
	BATH WALL SPOUT AND MIXER	BATHROOM	
	SHOWER ARM ROUND ROSE	ENSUITE BATH	

	DOUBLE TOWEL RAIL	BATHROOM ENSUITE	
	TOWEL HOOK	WC	
	TOILET ROLL HOLDER	WC BATH ENSUITE	
	TOILET WHITE	WC BATH ENSUITE	
	VANITY BASIN	ENSUITE BATH WC-	
	VANITY BASIN MIXER	ENSUITE BATH WC	
	MIRROR OVER VANITIES	BATH ENSUITE	

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	WALL HUNG VANITY	WC	
LAUNDRY			
	600X600 PORCELAIN TILE MATT	LAUNDRY FLOOR WC FLOOR	
	BASE CABINETS OYSTER BLACK MATT HANDLE OVERHEAD CABINETS OYSTERS FINGER PULL	LAUNDRY JOINERY BROOM- OVER LAUNDRY TROUGH	
	LAMINATE OYSTER LINEA NATURAL	LAUNDRY BENCHTOP	

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	SINGLE BOWL TOP MOUNT SINK	LAUNDRY	
	SINK MIXER	LAUNDRY	
	300X 600 WHITE GLOSS LAID HORIZTONAL STACKBOND	LAUNDRY SPLASHBACK	
INTERIOR PAINT			
	FIRST SNOW FIRST SNOW CEILIING WHITE	ALL INTERIOR WALLS- LOW SHEEN CORNICES, SKIRTING ARCHITRAVES, DOORS-SATIN ACRYLIC CELING- FLAT	
INTERNAL			
	HUMES READICOATE SATIN CHROME HANDLES SATIN CHROME DEADBOLTS	ALL INTERNAL DOORS PRIVACY LOCK TO BATH, ENSUITE, WC AND BED 1 EXTERNAL DOORS	
	BUILT IN ROBES HANGING RAIL SILVER FRAME	BEDROOMS	

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	WALK IN ROBE HANGING RAIL WHITE	MAIN BEDROOM-D5	
	CARPET	STAIRS UPSTAIRS ROOMS (EX. WET AREAS)	
PAINT	MONUMENT FIRST SNOW MONUMENT AXON	ROOF RENDER FENCE MONUMENT TEA HOUSE	
	MONUMENT SURFMIST	PANEL LIFT DOOR	
	PAVERS CHARCOAL	DRIVEWAYS PATHWAYS	

INCLUSIONS

NBN Installed with draw wire. Connection to NBN fees apply
 Smoke Detectors (hardwired), Alarm System
 Termite Protection
 Connection to mains electricity, gas, water and sewer
 Landscaping with irrigation
 Clothesline- Monument
 Rainwater Tank- Monument
 Power points- White
 Cornices- 75mm cove
 Skirting- 90mm single bevel
 Architraves- 67mm single bevel
 Letterbox- Monument
 Reverse Cycle Zone Ducted Airconditioning system

Note:

*selections may vary due to availability- any variations will be similar to those selected above
 *colour, pattern and shade variations may apply to; paint, timber, stone and tile selections

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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