

[bruse.com.au](http://bruse.com.au)



---

## **ROSTREVOR**

2 Morialta Place



Bevan Bruse  
[bevan.bruse@bruse.com.au](mailto:bevan.bruse@bruse.com.au)  
0419 809 852



Theon Bruse  
[theon.bruse@bruse.com.au](mailto:theon.bruse@bruse.com.au)  
0419 816 470

357 Greenhill Road  
Toorak Gardens SA 5065  
RLA 181689

## 2 Morialta Place, ROSTREVOR

**This home is in a spectacular location adjacent to Morialta Reserve and offers the opportunity to buy now and settle in February/March 2021.**

This property is now under construction.

This property is a 3 bedroom plus study home with 2 generous living areas, 2 bathrooms. This makes this home a very desirable family residence that will suit many buyers in the market place and includes a double lock up garage which is a real bonus plus an excellent outdoor undercover living area with kitchen.

This property includes an excellent floorplan with 3 good size bedrooms, the main with a generous walk in robe and ensuite. The home also has on the upper level a study nook area and the home also includes a very large living area adjacent to a well laid out kitchen with excellent walk in pantry which is ideally set up for family living.

The outdoor living area is adjacent to the living room of the home and also includes an external kitchen facility as well.

The home on the upper level includes 2 good size bedrooms and both with built in robes and excellent bathroom facility and a very desirable second living area retreat room for children whichever is suitable to you.

**BUY THE PROPERTY AS A FINISHED PRODUCT. DO NOT HAVE THE HASSLES OF BUILDING CONSTRUCTION IT IS WELL DESIGNED AND READY TO GO AND WILL BE COMPLETED IN FEBRUARY /MARCH 2021.**

This is a brilliant opportunity to acquire a home in a new subdivision surrounded by other very high quality homes also with great views and adjacent to Morialta Reserve makes it just a very unique place to live.

The home offers good size allotment of land and will have excellent gardens. 383m<sup>2</sup> (approx.).

The home will be a Turn key finished product with gardens landscaped, paving, fencing and everything else will be done to the home to make it your dream home in a prestigious location.

You can be part of the finished product of this home you cannot change the floorplan however you can change the colour scheme, tiling and possibly design of the kitchen.

THESE HOMES ARE BEING CONSTRUCTED BY WELL KNOWN EASTERN BUILDING GROUP WITH 22 YEARS EXPERIENCE OF BUILDING QUALITY HOMES AROUND ADELAIDE.

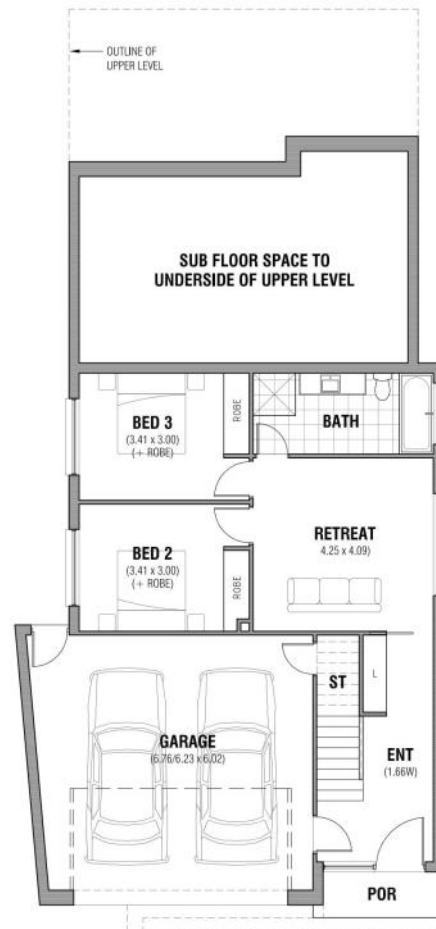
# Floor Plan

**BRUSE**  
REAL ESTATE



**SITE/FIRST FLOOR PLAN**

SCALE 1:100



**GROUND FLOOR PLAN**

SCALE 1:100

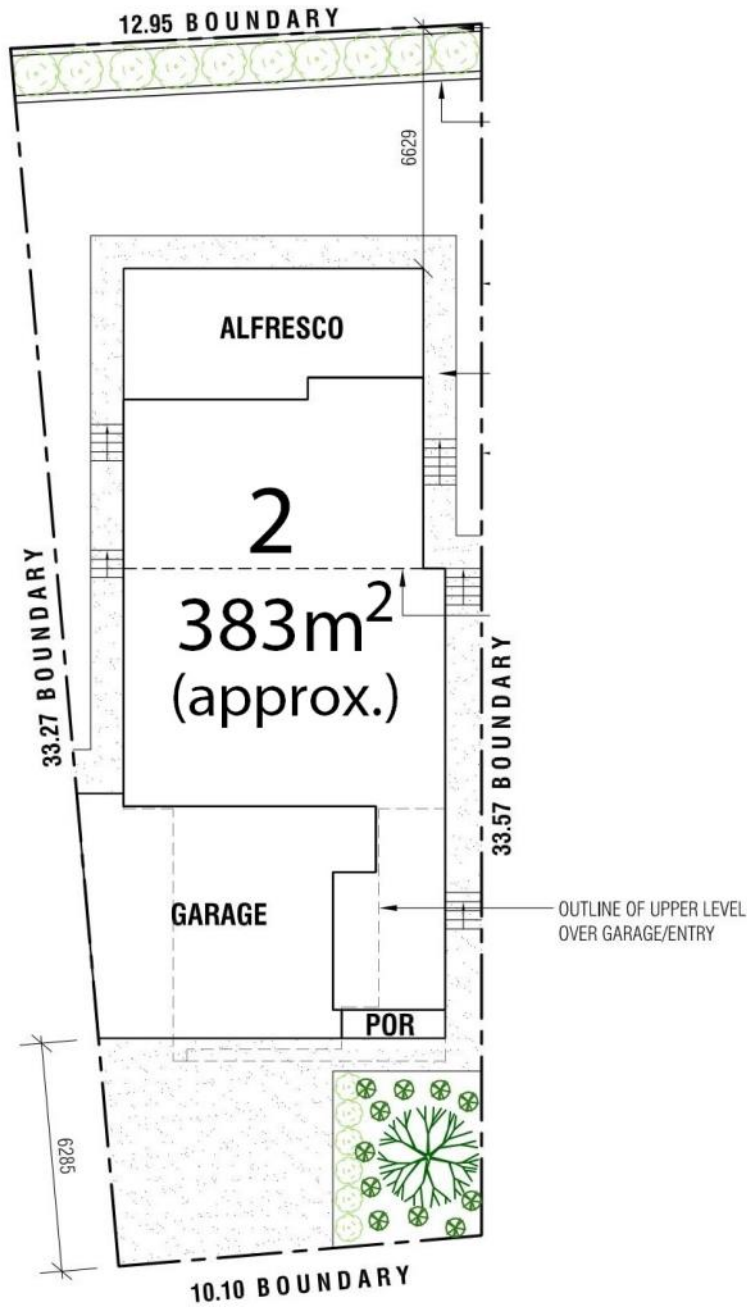


AREAS	m <sup>2</sup>
LIVING	71.82
DINING	132.39
GARAGE	45.40
ALFRESCO	27.75
POR	3.14
<b>TOTAL</b>	<b>281.09</b>
<b>SITE:</b>	<b>382.94</b>

**Price \$810,000 - \$835,000**

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.

# Site Plan



## MORIALTA PLACE

### SITE PLAN

SCALE 1:200



AREAS	sq.m
L.LIVING	72.74
U.LIVING	135.32
GARAGE	45.59
ALFRESCO	27.73
POR	2.22
<b>TOTAL</b>	<b>283.60</b>
<b>SITE:</b>	<b>382.94</b>



**EASTERN  
BUILDING  
GROUP** PTY  
LTD

## **BUILDING SCHEDULE**

Site Address: Lot 2, Stradbroke Road, Rostrevor

### **1. TERMITE CONTROL**

White Ant Treatment to physical barriers and plumbing penetrations

### **2. FOOTINGS, SLABS & FORMWORK**

Engineered designed, inspected & certified

### **3. STRUCTURAL STEEL**

As per engineer's documentation

### **4. EXTERNAL FEATURES**

- Feature Brick to Garage front only: PGH Mercury (Metallic Brick) with Grey Mortar
- Perimeter Brick: PGH Oyster with Grey Mortar
- 2 Tone render colour scheme: Dulux Polar White Quarter with Dulux Timeless Grey
- Rendered Rendex Foam Panel to upper floor and front/sides of home

### **5. EXTERNAL DOORS & WINDOWS**

- Residential Aluminium powder coated doors and windows (Colourbond Black)
- Powdercoated flyscreens with aluminium mesh to match window colour to all opening windows and sliding doors
- Window locks to all windows & sliding doors
- Obscure and clear glazing to code

## **6. TIMBER, LININGS AND 2<sup>nd</sup> FIX CARPENTRY**

- 10mm Plasterboard to walls and ceilings
- 6mm Villaboard to walls in bathroom and ensuite
- 90mm CSR Alto cornice to Ground floor entry, ground floor retreat, upstairs study nook, Bed 1, Kitchen, living dining
- 90mm CSR Cove to Beds 2,3 WIR, laundry, powder room, WC and pantry
- MDF Reveals
- Hardiflex with timber cover batten to all eaves/soffits
- MDF 90mm skirting boards - DAR Profile
- MDF 67mm door architraves - DAR Profile
- MDF 67mm window architraves - DAR Profile
- 18mm Door Jambs

## **7. ROOF**

- Colorbond Custom Orb Roof Sheetting – Colorbond Monument
- Colorbond fascia - Colorbond Monument
- Colorbond gutters Urbis Profile
- 75mm diameter PVC painted downpipes

## **8. INSULATION & ENERGY GLAZING**

- As per Energy Efficiency Report

## **9. RENDERING & EXTERNAL PAINT**

- 3 coat render system
- Duraguard paint to Eaves and Downpipes
- Gloss Clear coat to front door

## **10. DOORS & DOOR HARDWARE**

### **EXTERNAL**

- Front Door: 2340mmH Solid Western Red Cedar Door
- Front Door Hardware: 600mm Oblong back to back pull handle set with single cylinder deadbolt satin finish
- External sliding doors and hardware as per Aluminium Window and Door Schedule

### **INTERNAL**

- Hinged Swing Doors: 2340mmH Flush Panel Door with Gainsborough Lianna Leverset in satin finish. Privacy sets to bathroom and ensuite only, passage sets to remainder
- Cavity Sliding Doors: 2340mmH Flush Panel. Pull handle Door Hardware to suit passage doors (no locks) Pull handle door hardware with privacy locks for wet areas.
- Paintable Steel Hinges for swing doors; 2 per door for 2040 high door or 3 per door or 2340 high door
- Door Stops: Gainsborough 6207SC throughout where applicable

### **GARAGE**

- Panel Lift Door – Madison Textured Profile Colour: Colorbond Monument

## **11. INTERNAL STAIRCASE & BALCONY BALUSTRADE**

### **INTERNAL STAIRCASE**

Base:

- MDF Base, treads, risers and cut stringers with stained timber overlay

Balustrade:

- Plasterboard wall

Handrail:

- Wall mounted powdercoated black stainless steel in rectangular profile

### **BALCONY**

N/A

## **12. PLUMBING**

- Gas HWS Rinnai B20N50 instantaneous external hot water unit with no controllers
- Hot water tempered to not exceed 50 degrees Celsius at all outlets
- Flexible Plumbing system for hot and cold water throughout the home
- Front & rear external taps fixed to external wall of home
- Concealed washing machine taps
- Sewer drain to sewer connection
- Water connection
- Stormwater system as per Engineers report
- Rainwater tank plumbed to WC or Laundry
- Sanitaryware as per Sanitaryware Selection Section
- Gas connection from home to street
- Supply and connect gas hot plate & HWS service

## **13. APPLIANCES**

- Oven: SMEG 60cm SFA562X2 underbench
- Gas Cooktop: SMEG 90cm CIR93AXS3
- Dishwasher: SMEG 60cm DWA6214S
- Rangehood: SMEG PUM901X 90cm undermount ducted to ceiling space



## 14. ELECTRICAL

- Florescent lights to ground floor Garage
- LED Downlights as per plan
- Ceiling mount batten light points as per plan
- Heat/light/fan to bathroom and ensuite
- Smoke Detectors as per plan
- Ceiling Light batten with globe to each bedroom and wall mounted light batten at side of external hinged door
- 3 x TV points
- 1 x phone point
- 1 x internet/data point
- Single power points to services and Double power points as per plans
- Generous amount of double powerpoints
- Clipsal Iconic White Switch ware to all seen areas (not in joinery cupboards)
- Underground electrical connection from house to Pit
- Single Phase Meter
- Switchboard including circuit breakers

## 15. AIR CONDITIONING

- Actron UltraSlim URC-100AS
- Single phase ducted system
- 4-12kw Cooling / 4.2-12.5kw Heating
- Attic (safety) tray with condensation drain
- Actron Wired Wall Controller
- Zone Controller switch pad
- 5x Multivent Outlet with removable louvres
- 4x 24 Zone - Power drive open / Power drive close
- Zones as per duct layout
- 1x Eggcrate return air grille with removable and washable filter



## 16. JOINERY & BENCHTOPS

### KITCHEN

- Stone tops: 20mm Silestone White Storm
- 2 tone coloured kitchen
- Silk finish laminate to cupboards/drawers
- 25mm Shadowline with finger grippers
- Cupboard doors to rear wall base, overheads and inside of island
- Cupboard Height – 2350mmH
- Bank of 4 x cutlery drawers (soft close)
- Fridge provision
- Undercounter microwave provision with pot drawer underneath
- Dishwasher provision including plumbing, electrical, but no door

### WALK IN PANTRY

- Silk finish laminate to cupboards only
- 2 tone coloured pantry
- Natural finish laminate benchtop
- 25mm Shadowline with finger grippers
- Open Shelving

### BATHROOM, ENSUITE, POWDER ROOM

- Stone tops: 20mm Silestone White Storm
- Timber look laminate to cupboards only
- 25mm Shadowline with finger grippers
- Recessed & Tiled Kicker

### LINEN

- Natural Finish laminate

### DESK

- Natural Finish laminate benchtop

### LAUNDRY

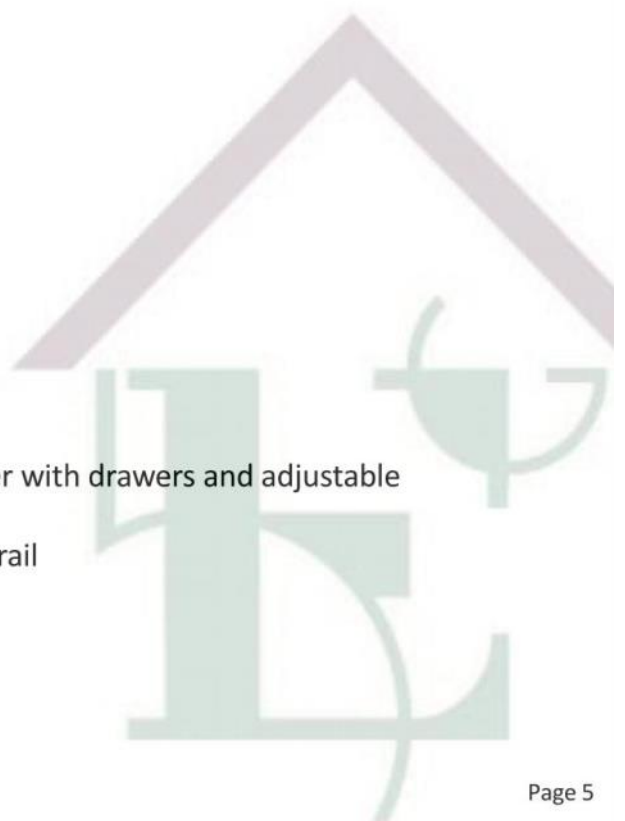
- Timber look laminate to cupboards only
- Natural finish laminate benchtop
- Broom Cabinet
- Provision for undercounter washing machine
- 25mm Shadowline with finger grippers

### BUILT IN ROBES

- Master Bedroom: No doors with 1 x joinery tower with drawers and adjustable shelving, remainder shelf and rail
- Other bedrooms: Mirrored Doors with shelf and rail

### ALFRESCO

- Stone top: 20mm Dekton Bromo
- 2PAC painted cupboard doors
- Provision only for BBQ



## **17. INTERNAL MAIN FLOOR COVERINGS**

### **TILES (INTERNAL)**

- CAT 2 Timber laminate floating floor to entry, retreat, Study Nook, Kitchen, living/dining

### **CARPET**

- Plush carpet to Bed 1 and WIR, Bed 2 & 3 and Built in Robes
- Underlay

## **18. WET AREA TILING**

- Feature splashback tiles to kitchen, powder room and laundry
- Floor to ceiling wall tiling height in ensuite
- Tiling height of 2000mmH in shower alcove and 1200mmH to remaining walls in bathroom.
- 100mmH Skirting tile height to powder room, WC and laundry
- 300x600 wall tiles to ensuite and bathroom
- 600x600 floor tiles to bathroom and ensuite, laundry, Powder room and WC
- 600 x 600 rectified textured floor tile to alfresco and porch only
- Tile trim to corners in bathroom and ensuite
- Quality ceramic wall & floor tiles

## **19. BATHROOM ACCESORIES**

### **SHOWERSCREENS**

- Integrity Black Semi-Framed Glass showerscreens to bathroom
- Full frameless with black fittings showerscreen (no door) to ensuite

### **MIRRORS**

- Width of Vanity x 750mmH

### **BATHROOM ACCESSORIES**

- As per Tapware Section



## **20. INTERNAL PAINTING**

### **CEILINGS**

- Ceiling White
- 2 coat paint system

### **WALLS & WOODWORK**

- 2 coat paint system
- Walls in Maxi Wash Low Sheen finish
- Woodwork in Satin Enamel finish

## **21. EXTERNAL WORKS**

### **EXPOSED WASHED AGGREGATE CONCRETE**

- To Community driveway and paths
- Light colour concrete with dark and light pebble

### **LANDSCAPING**

- Landscaping and irrigation to each dwelling

### **FENCING**

- Colorbond Good Neighbour fencing



## APPLIANCES



NAME	DESCRIPTION/FINISH	LOCATION
Oven	SMEG 60cm SFA562X2	Kitchen
Gas Cooktop	SMEG 90cm CIR93AXS3	Kitchen
Rangehood	SMEG 90cm PUM901X undermount ducted to ceiling space	Kitchen
Dishwasher	SMEG 60cm Freestanding DWA6214S	Kitchen

KITCHEN

**alder tapware**



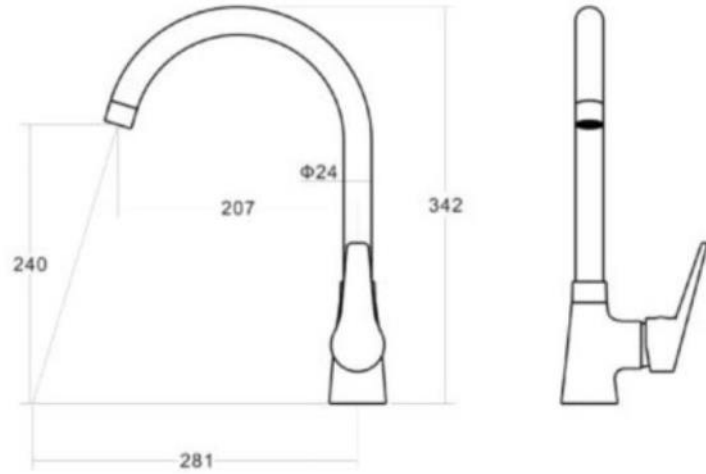
SEIMA



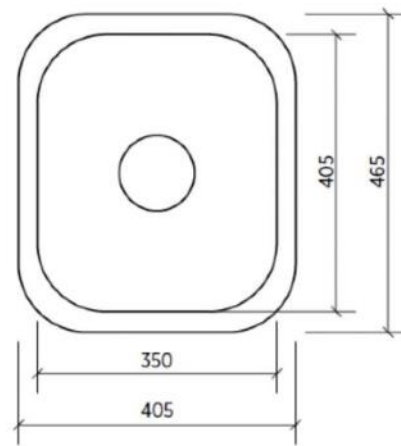
NAME	DESCRIPTION/FINISH	LOCATION
Sink	Seima Acero 201 double bowl undermount	Kitchen as indicated on drawings
Sink Mixer	Alder Soho Sink Mixer Matte black 54495	As indicated on drawings

ALFRESCO

## alder tapware



## SEIMA



190 mm deep

NAME

DESCRIPTION/FINISH

LOCATION

Sink

Seima Acero 203 single bowl undermount

Kitchen as indicated on drawings

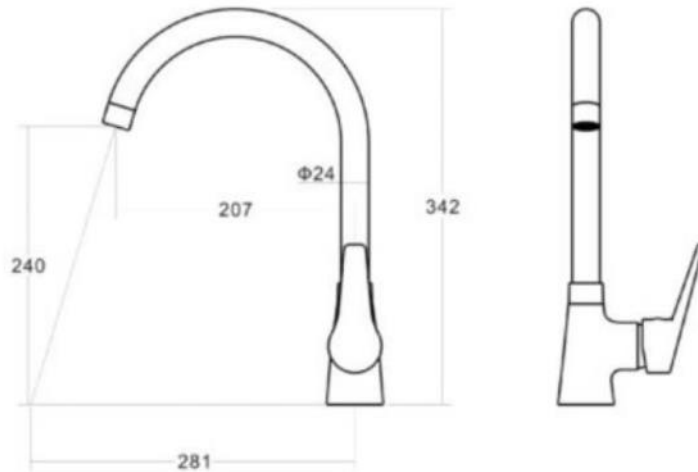
Sink Mixer

Alder Soho Sink mixer matte black 54495

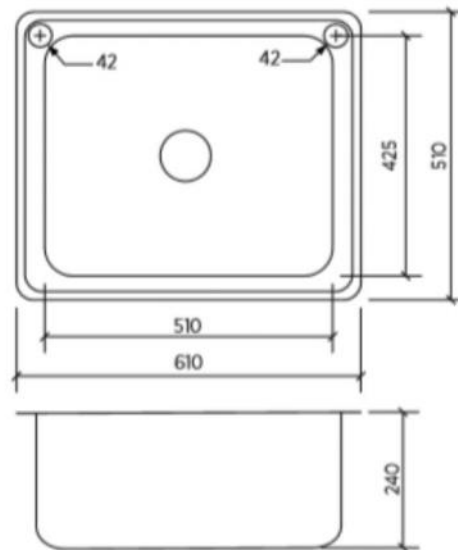
As indicated on drawings

LAUNDRY

**alder tapware**



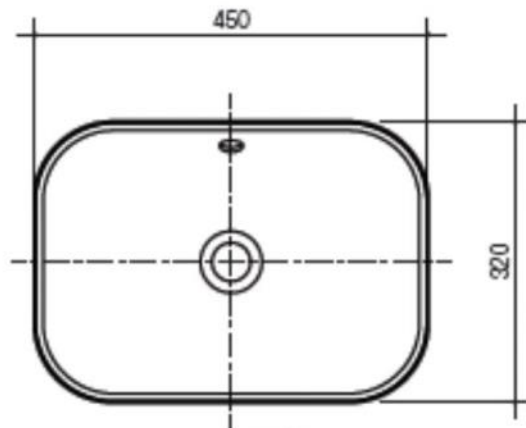
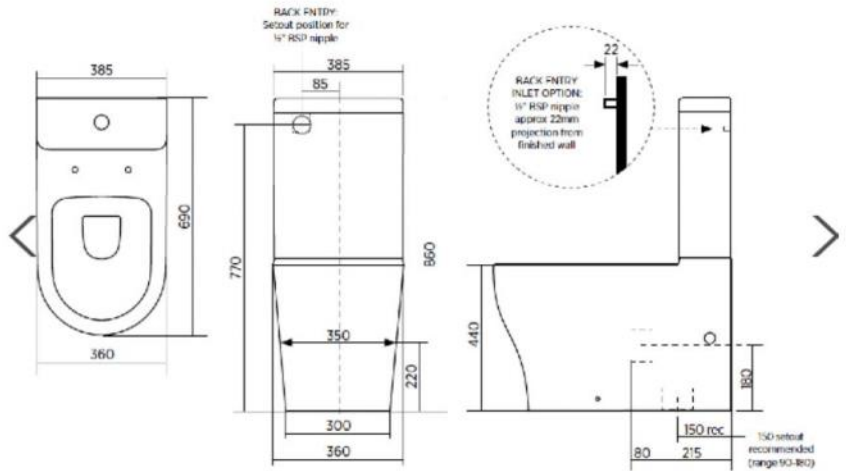
SEIMA



NAME	DESCRIPTION/FINISH	LOCATION
Mixer	Alder Soho Sink Mixer Matte Black 54495	Laundry
Trough	45L Inset trough with overflow	Laundry
Laundry W/Machine Tapware	Under bench, hot and cold stop cocks.	

**POWDER ROOM & WC**

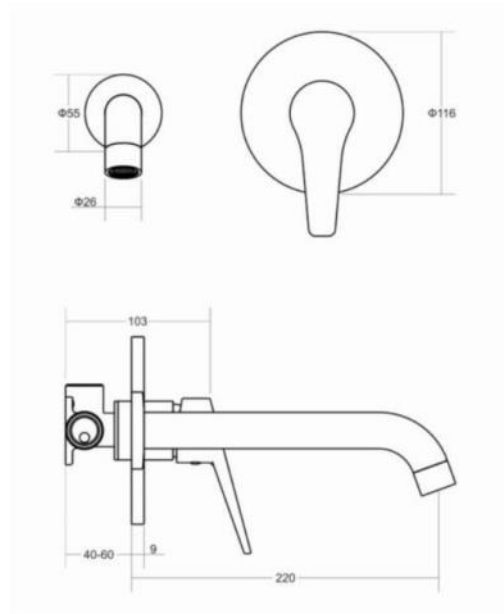
**SEIMA**



NAME	DESCRIPTION/FINISH	LOCATION
Toilet Suite	Seima Limni STO-309 classic Seat *Back inlet*	As indicated on drawings
Basin	Caroma Luna inset basin (with no tap landing) 899105W with overflow	As indicated on drawings

**POWDER ROOM & WC & ACCESSORIES**

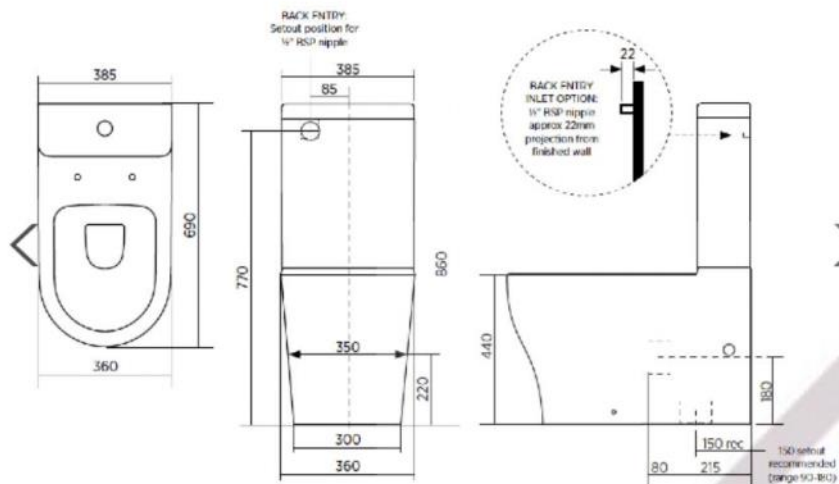
**alder tapware**



NAME	DESCRIPTION/FINISH	LOCATION
Basin Mixer	Alder Soho Wall basin mixer set 220mm Matte Black 54196	As indicated on drawings
Toilet Roll Holder	Alder Sachi toilet roll holder MB 31214L	As indicated on drawings
Hand Towel Ring	Alder Sachi towel ring MB 31215	As indicated on drawings

## BATHROOM AND ENSUITE

# SEIMA



NAME

DESCRIPTION/FINISH

LOCATION

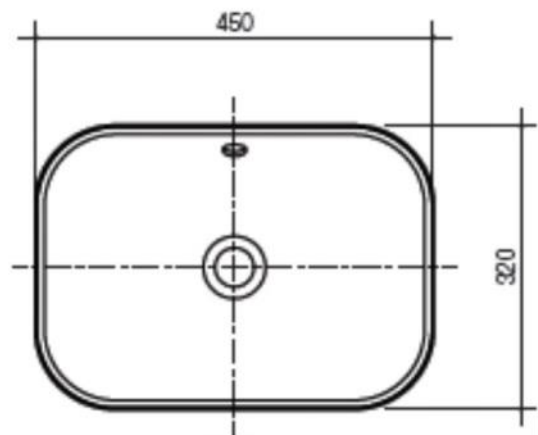
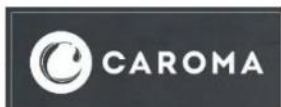
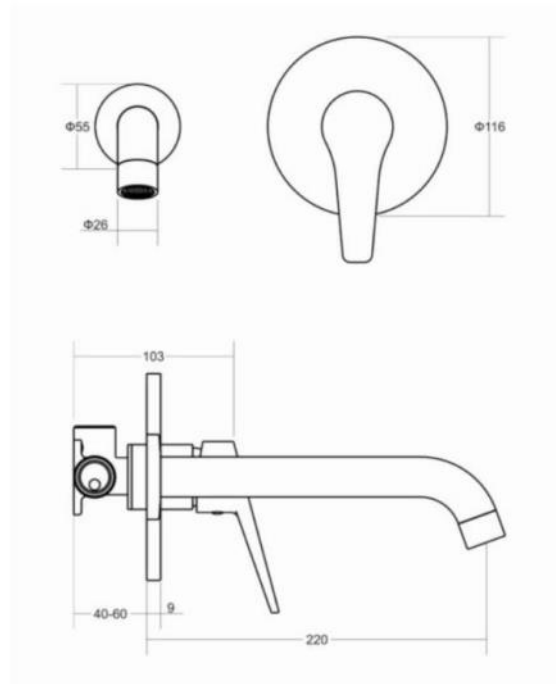
Toilet Suite

Seima Limni STO-309 classic seat  
\*back inlet\*

As indicated  
on drawings

**BATHROOM AND ENSUITE**

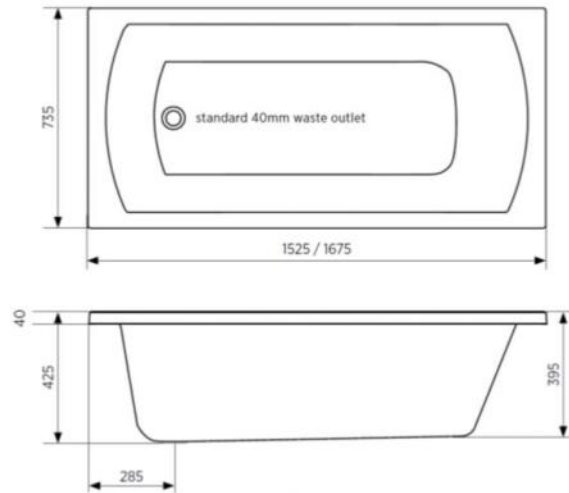
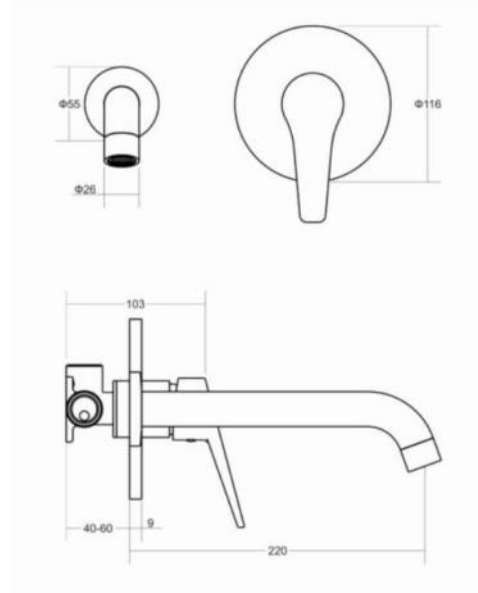
**S E I M A**



NAME	DESCRIPTION/FINISH	LOCATION
Basin	Caroma Luna Semi Recessed Basin w/Overflow 873605W	As indicated on drawings
Basin Mixer	Alder Soho Wall basin mixer set 220mm Matte Black 54196	As indicated on drawings

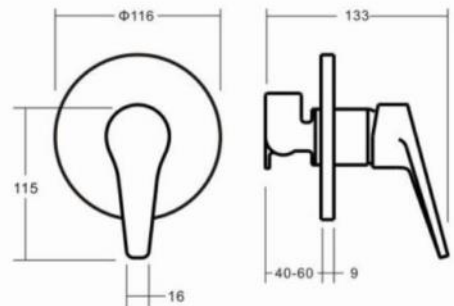
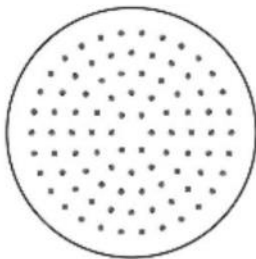
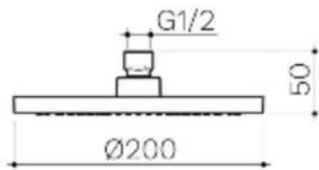
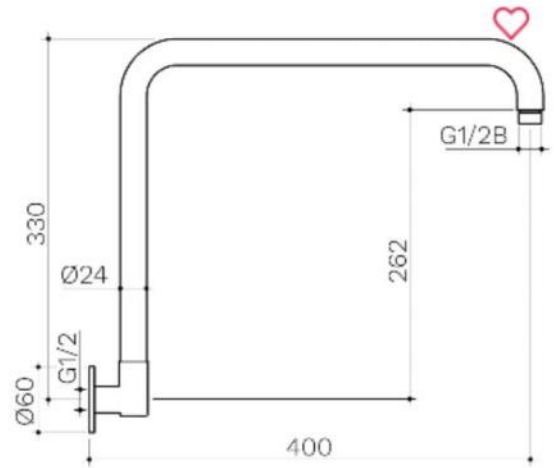
# BATHROOM

## SEIMA



NAME	DESCRIPTION/FINISH	LOCATION
Bath Mixer & Spout	Alder Soho wall mixer Matte Black 54395 and Soho bath spout 220mm Matte Black 98852	As indicated on drawings
Bath	Seima Select SBT-01, 1525mm long with overflow and tile flange.	As indicated on drawings

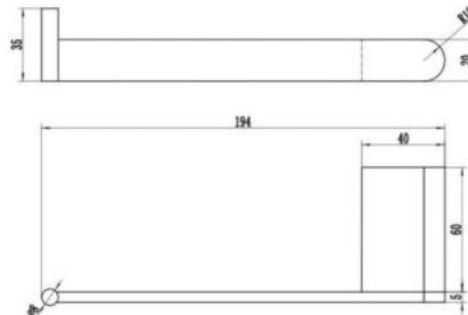
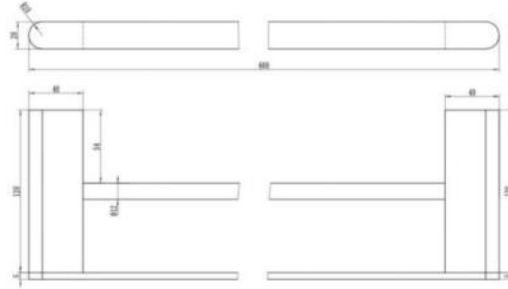
# alder tapware



NAME	DESCRIPTION/FINISH	LOCATION
Showerhead	Clark round overhead shower Matte Black CL10050.B3A & Upswept Wall Arm 400mm matte black	Shower alcove
Shower mixer	Alder Soho wall mixer Matte Black 54395	Shower alcove

## BATHROOM AND ENSUITE ACCESSORIES

### alder tapware



NAME	DESCRIPTION/FINISH	LOCATION
Towel rail	Alder Sachi double 600mm towel rail MB 31212	Main and Ensuite
Toilet roll holder	Alder Sachi toilet roll holder MB 31214L	Main and Ensuite



Builder: Eastern Building Group  
Address: Lot 2 Stadbrake Road,  
Suburb: Rostrevor, SA

Room: Kitchen Render

Page: 1 of 29

Client Name: Eastern Building Group

Client Signature:

DWG. By:

**Simon Lucas**

Date: 13/11/20

3D Renderers are a visual illustration only and cannot be regarded as actual representations of the colour's every effort is made to be as accurate as possible, but variation can and will occur



3D Renders are a visual illustration and should not be regarded as actual representations of the colour, finish or texture of the materials outlined in the specification. While every effort is made to ensure accuracy as possible, but variation can and will occur.

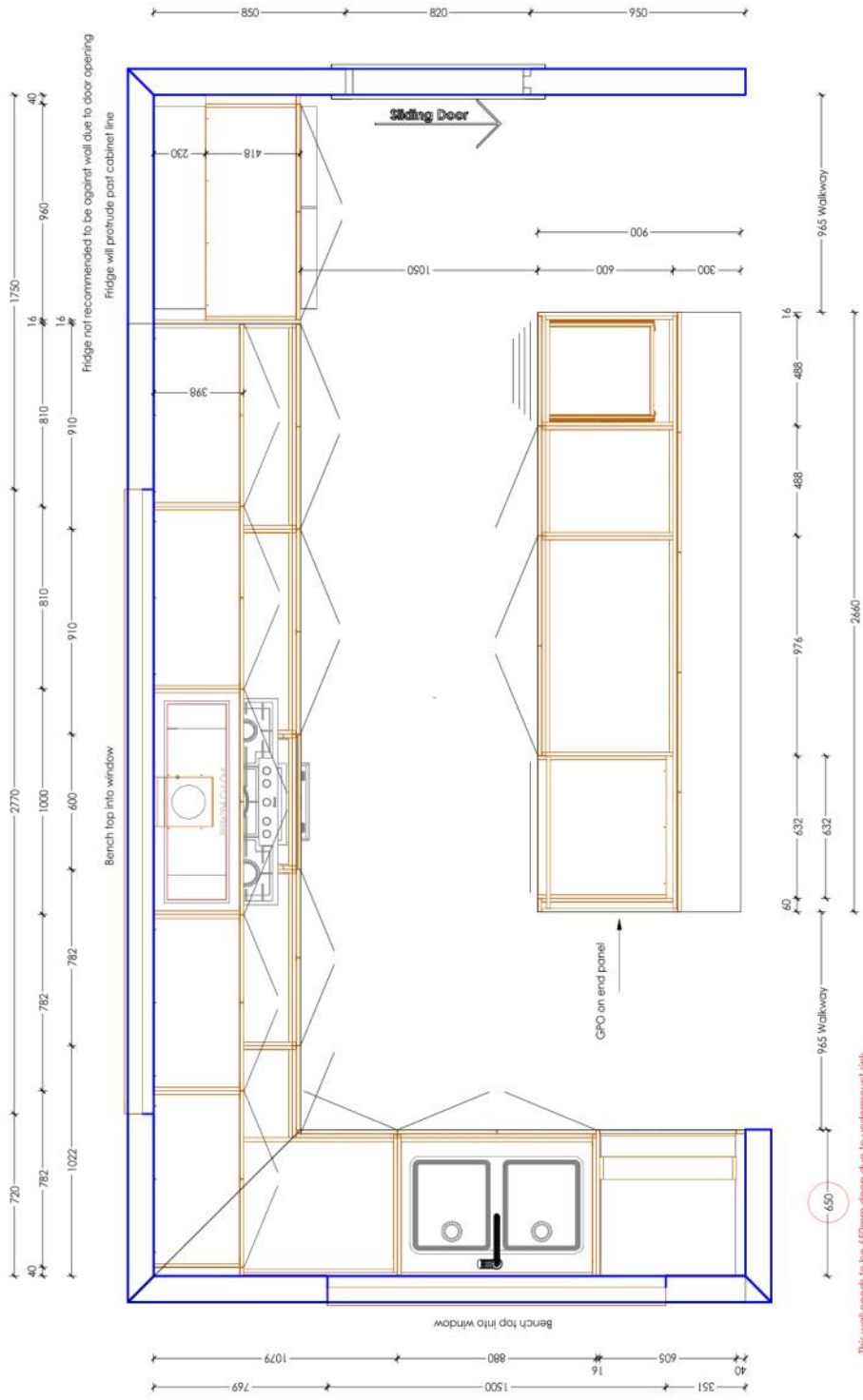
DWG. By:  
**Simon Lucas**  
 Date: 13/11/20

Client Name: Eastern Building Group  
 Client Signature:

Room: Kitchen Render 2  
 Page: 2 of 29

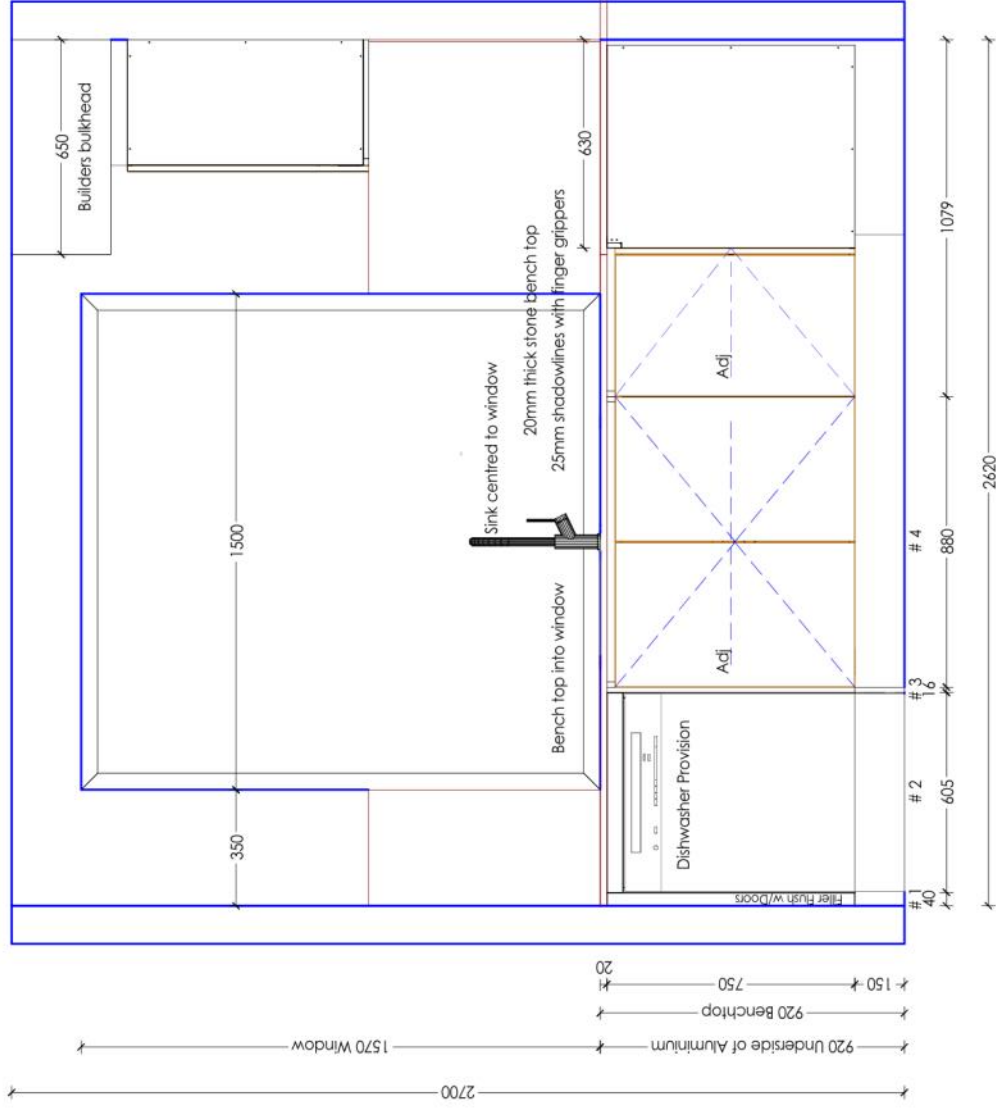
Builder: Eastern Building Group  
 Address: Lot 2 Stadbrake Road,  
 Suburb: Rostrevor, SA





This wall needs to be 650mm deep due to undermount sink

	<b>Builder:</b> Eastern Building Group <b>Address:</b> Lot 2 Stadbroke Road, <b>Suburb:</b> Rostrevor, SA	<b>Room:</b> Kitchen Plan <b>Page:</b> 3 of 29	<b>Client Name:</b> Eastern Building Group <b>Client Signature:</b>	<b>DWG. By:</b> <b>Simon Lucas</b> <b>Date:</b> 13/11/20	<small>All dimensions are a visual illustration and are not to be regarded as actual representations of the cabinet's construction. The cabinet's construction will be as specified in the specifications, as accurate as possible, but variation can and will occur.</small>



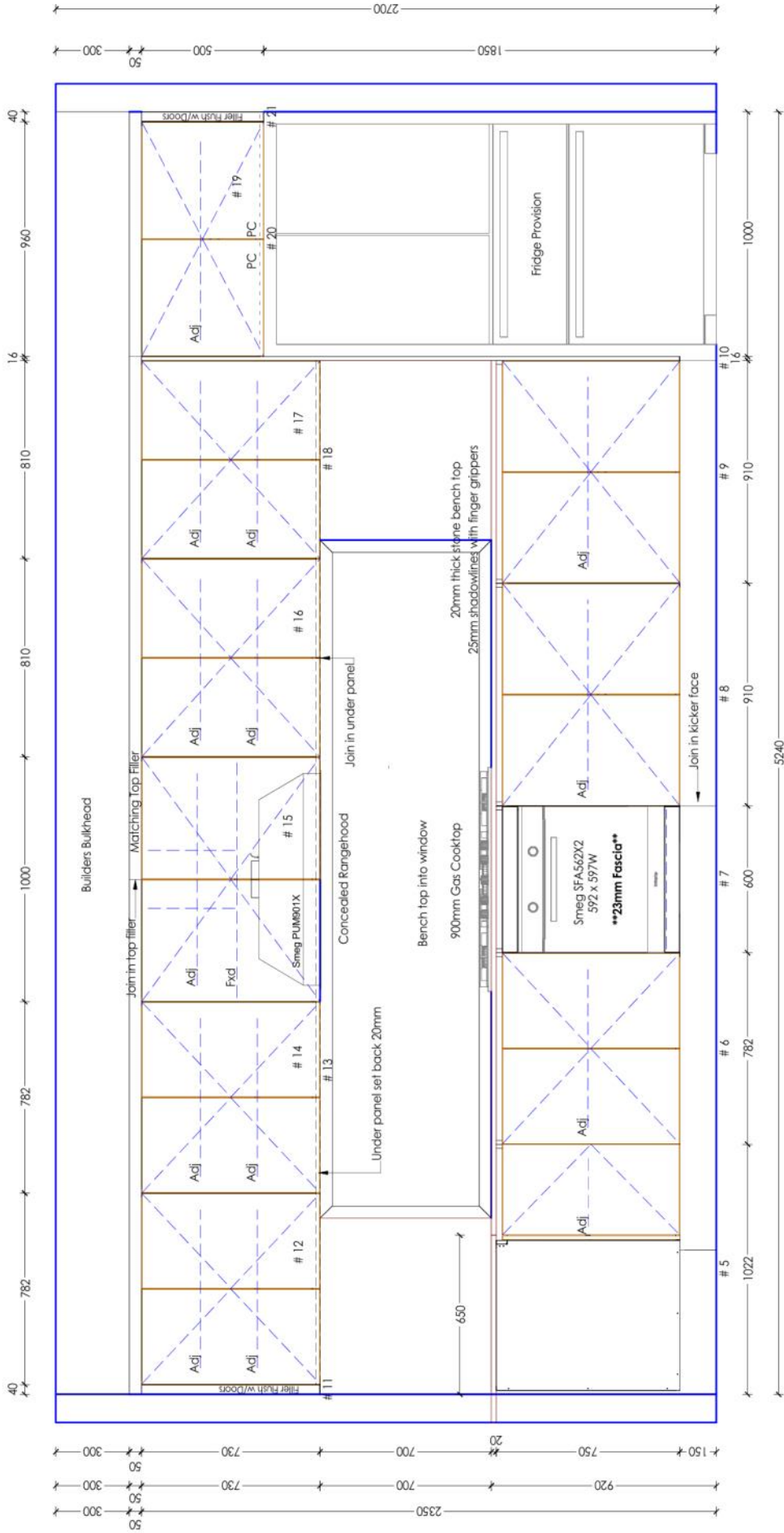
Builder: Eastern Building Group  
 Address: Lot 2 Stadbroke Road,  
 Suburb: Rostrevor, SA

Room: Kitchen Sink Elevation  
 Page: 4 of 29

Client Name: Eastern Building Group  
 Client Signature:

DWG. By:  
**Simon Lucas**  
 Date: 13/11/20

This elevation is a design illustration only and cannot be regarded as actual representations of the cabinet's appearance. While every attempt is made to be as accurate as possible, but variation can and will occur.



Fridge will protrude past cabinet line  
 Fridge not recommended to be against wall due to door opening

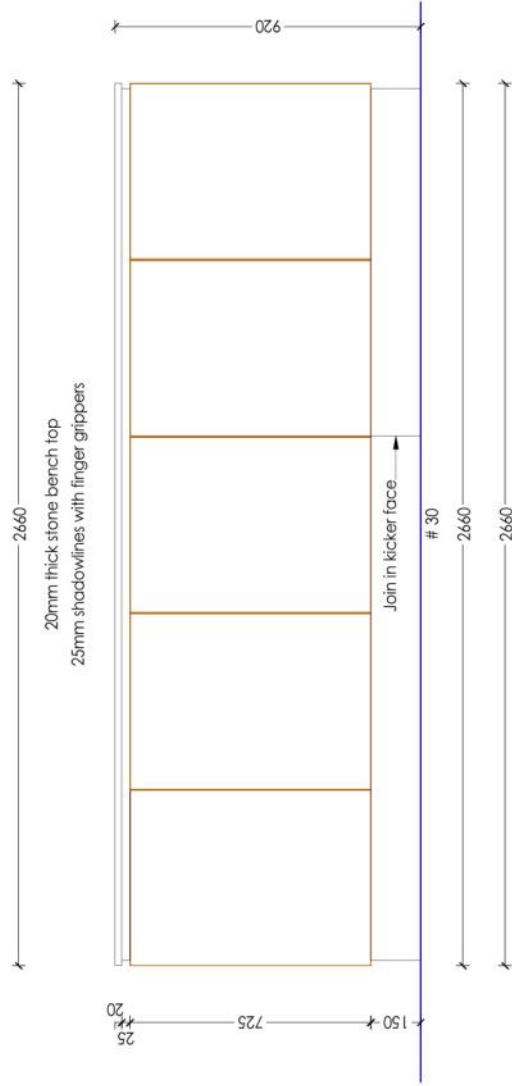
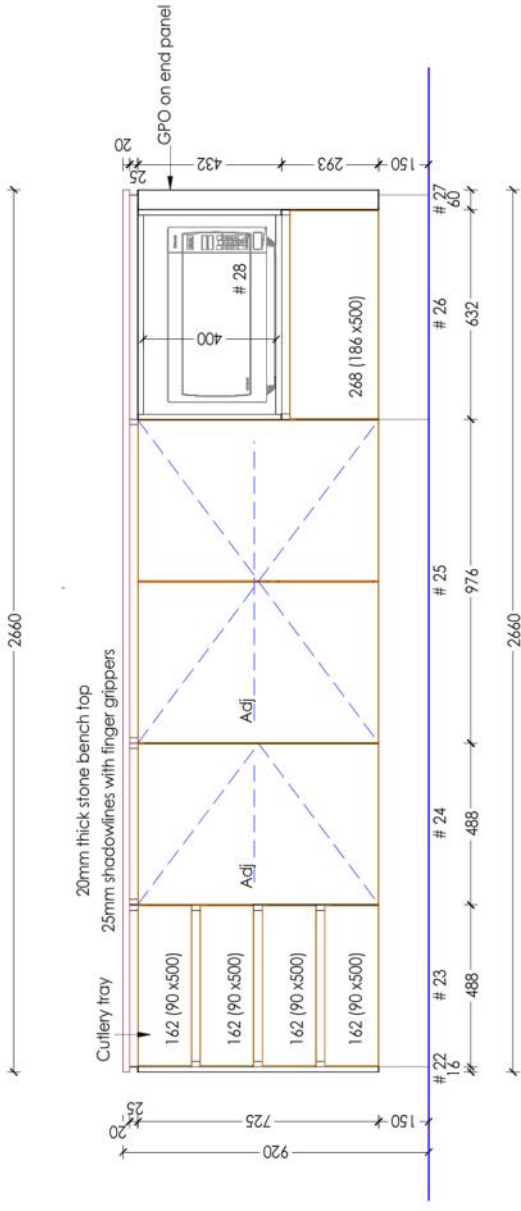


Builder: Eastern Building Group  
 Address: Lot 2 Stadbroke Road,  
 Suburb: Rostrevor, SA

Room: Kitchen Cooktop Elevation  
 Client Name: Eastern Building Group  
 Client Signature: \_\_\_\_\_  
 Page: 5 of 29

DWG. By: **Simon Lucas**  
 Date: 13/11/20

All elements are a visual  
 illustration and not to be  
 reproduced or used as actual  
 representations of the colours,  
 materials or finishes, as  
 outlined in the specifications,  
 as accurate as possible, but  
 variations can and will occur





Builder: Eastern Building Group  
Address: Lot 2 Stadbroke Road,  
Suburb: Rostrevor, SA

Room: WIP Renders

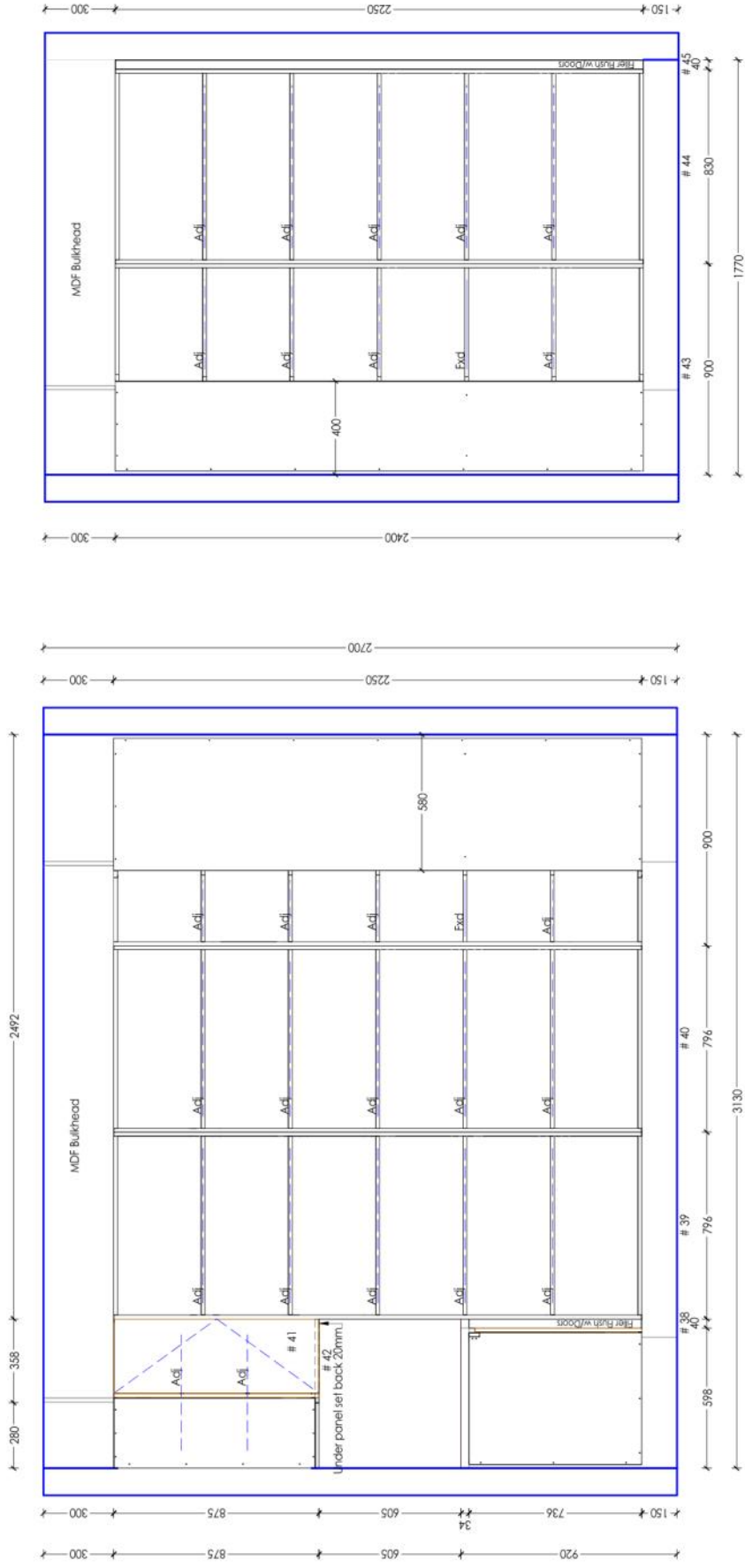
Client Name: Eastern Building Group

DWG. By:  
**Simon Lucas**  
Date: 13/11/20

All sections are to view the illustrations, and are not to be regarded as actual representations of the colour or finish. The illustrations are for information only and are not to be regarded as accurate as possible, but variation can and will occur.

Client Signature:





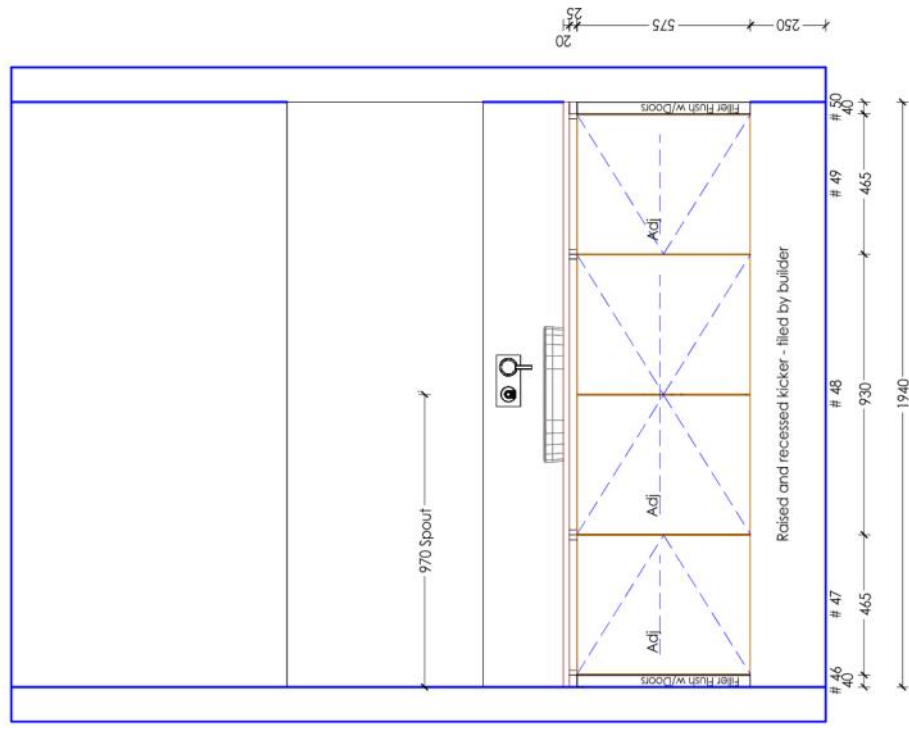
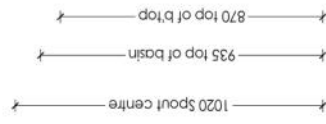
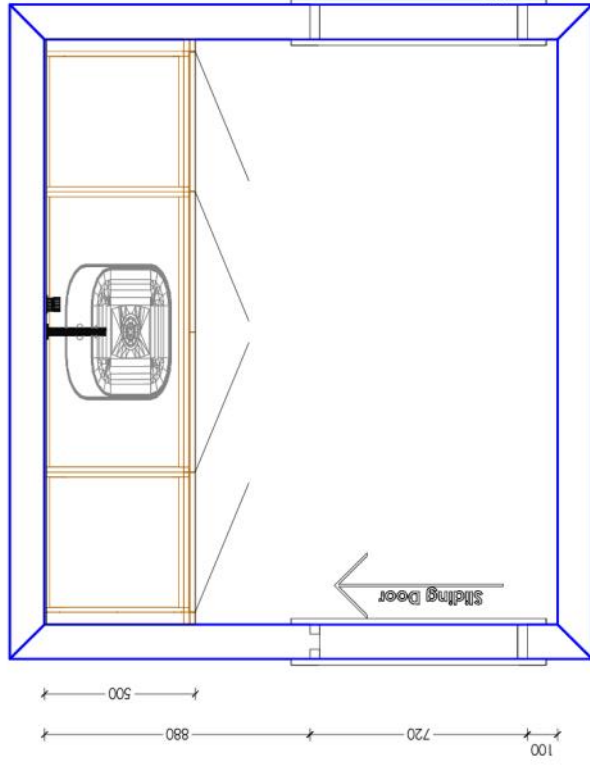
Builder: Eastern Building Group  
 Address: Lot 2 Stadbroke Road,  
 Suburb: Rostrevor, SA

Room: WIP Elevations 2 & 3  
 Page: 9 of 29

Client Name: Eastern Building Group  
 Client Signature:

DWG. By:  
**Simon Lucas**  
 Date: 13/11/20

All dimensions are in millimeters.  
 Illustrations are for information only and cannot be regarded as actual representations of the cabinet's construction. While every effort is made to be as accurate as possible, but variations can and do occur.



Builder: Eastern Building Group  
 Address: Lot 2 Stadbroke Road,  
 Suburb: Rostrevor, SA

Room: U/S Powder Vanity

Page: 10 of 29

Client Name: Eastern Building Group  
 Client Signature:

DWG. By:  
**Simon Lucas**  
 Date: 13/11/20

All standards are a visual  
 representation of the actual  
 product. The colour and  
 finish of the product may  
 vary slightly from the  
 representation shown. All  
 dimensions are in millimetres  
 and are rounded to the  
 nearest millimetre. All  
 dimensions are approximate  
 and may vary without  
 notice. Accuracy is not  
 guaranteed. Accuracy can  
 vary and will occur.



Builder: Eastern Building Group  
Address: Lot 2 Stadbroke Road,  
Suburb: Rostrevor, SA

Room: Ensuite Render

Page: 11 of 29

Client Name: Eastern Building Group

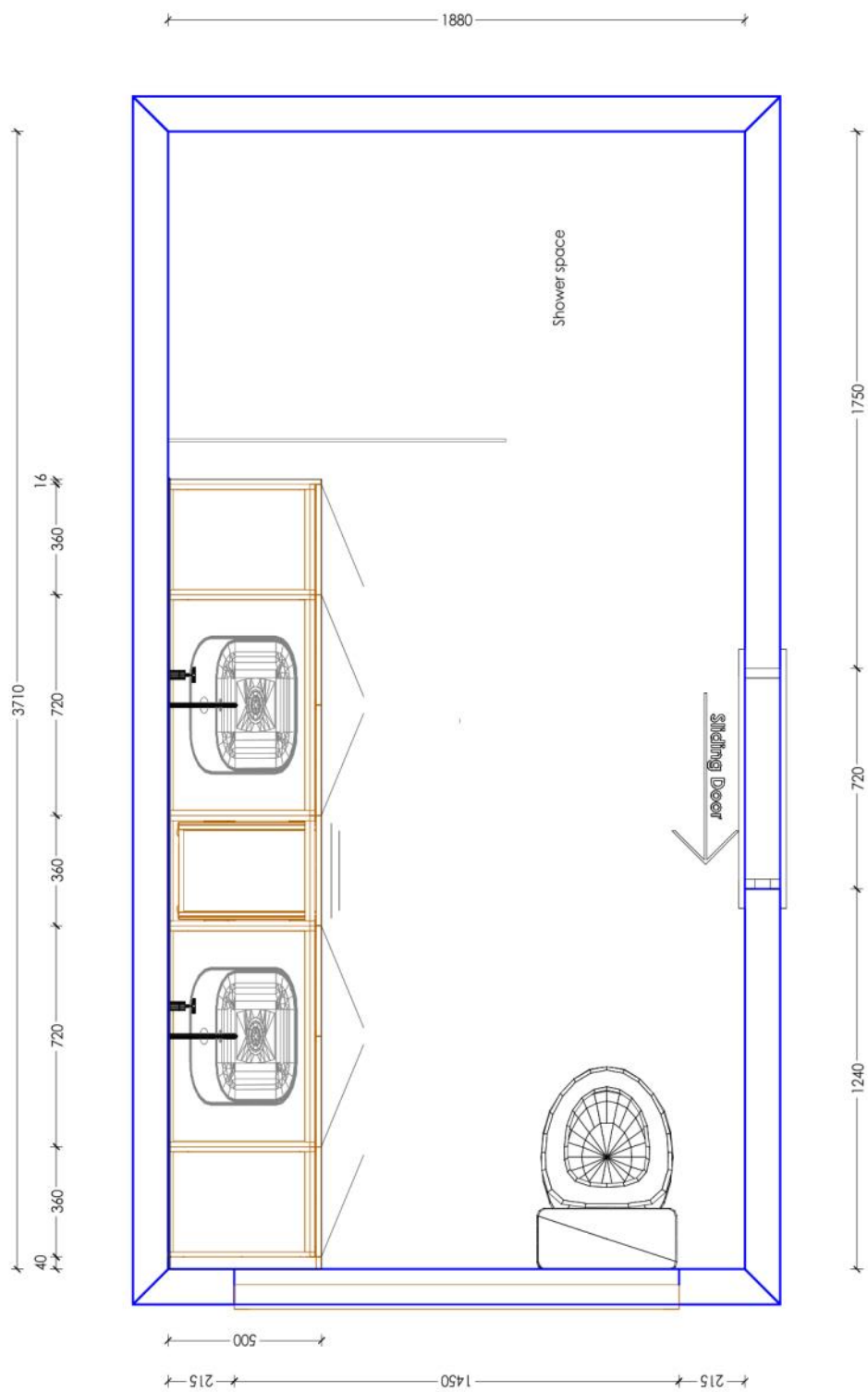
Client Signature:

DWG. By:

**Simon Lucas**

Date: 13/11/20

3D Renders are a visual illustration and should not be regarded as actual representations of the colour's outlined in the specification, as accurate as possible, but variation can and will occur



**Builder:** Eastern Building Group  
**Address:** Lot 2 Stadbroke Road,  
**Suburb:** Rostrevor, SA

**Room: U/S Ensuite Plan**

**Client Name:** Eastern Building Group

**Client Signature:**

**DWG. By:**  
**Simon Lucas**

**Date:** 13/11/20

All renderings are to read  
 illustrations and should be  
 regarded as actual  
 representations of the colour,  
 outline and texture of the  
 materials to be used. While  
 every effort is made to make  
 the renderings as accurate as  
 possible, some colour  
 variation can and will occur.





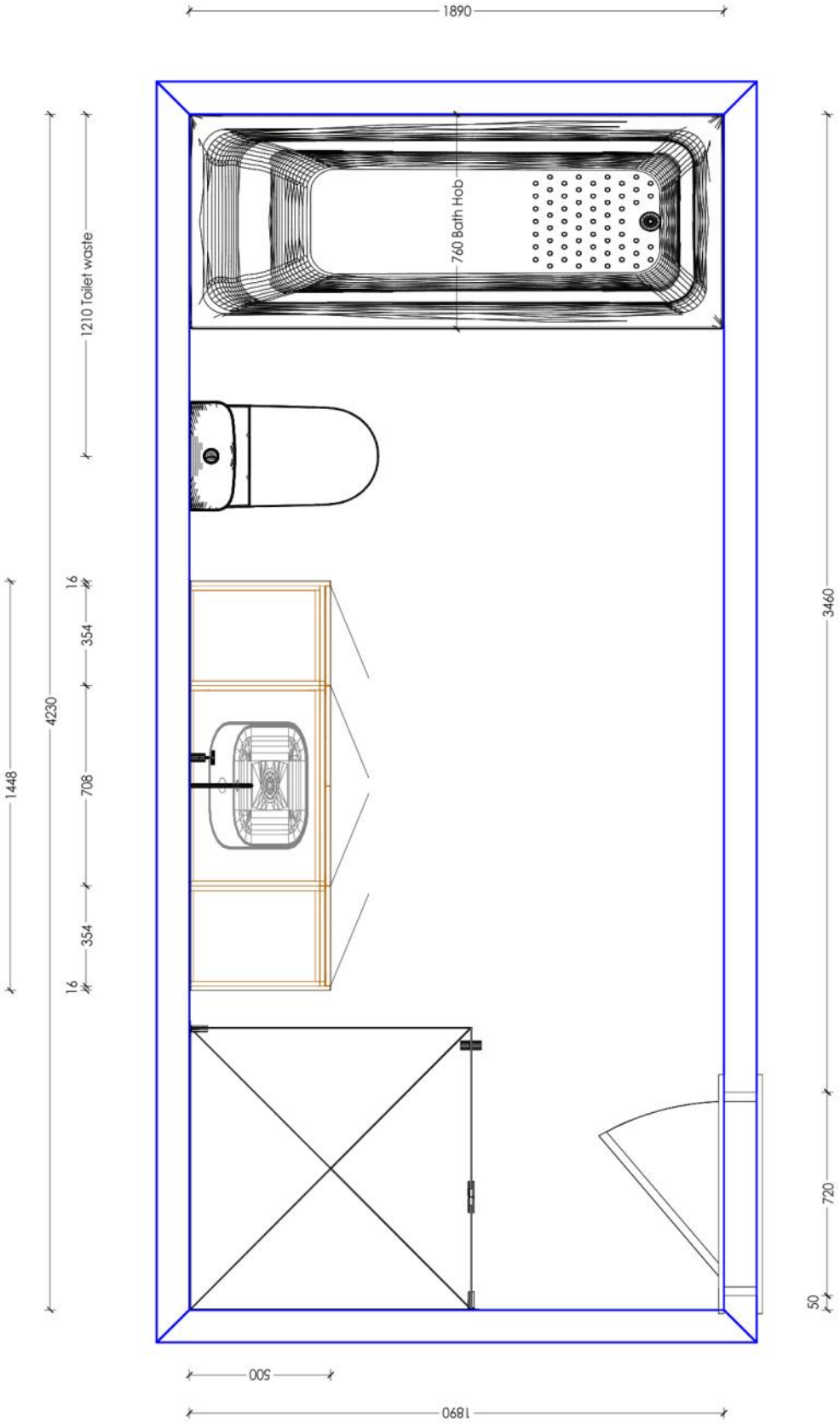
Builder: Eastern Building Group  
Address: Lot 2 Stadbroke Road,  
Suburb: Rostrevor, SA

Room: D/S Bath Vanity Render  
Page: 14 of 29

Client Name: Eastern Building Group  
Client Signature:

DWG. By:  
**Simon Lucas**  
Date: 13/11/20

All finishes are a visual illustration only, and cannot be regarded as actual representations of the colour's appearance. Every attempt is made to be as accurate as possible, but variation can and will occur.



All render are a visual illustration and may not be regarded as actual representations of the colour, outlined in the specification, as accurate as possible, but variation can and will occur.

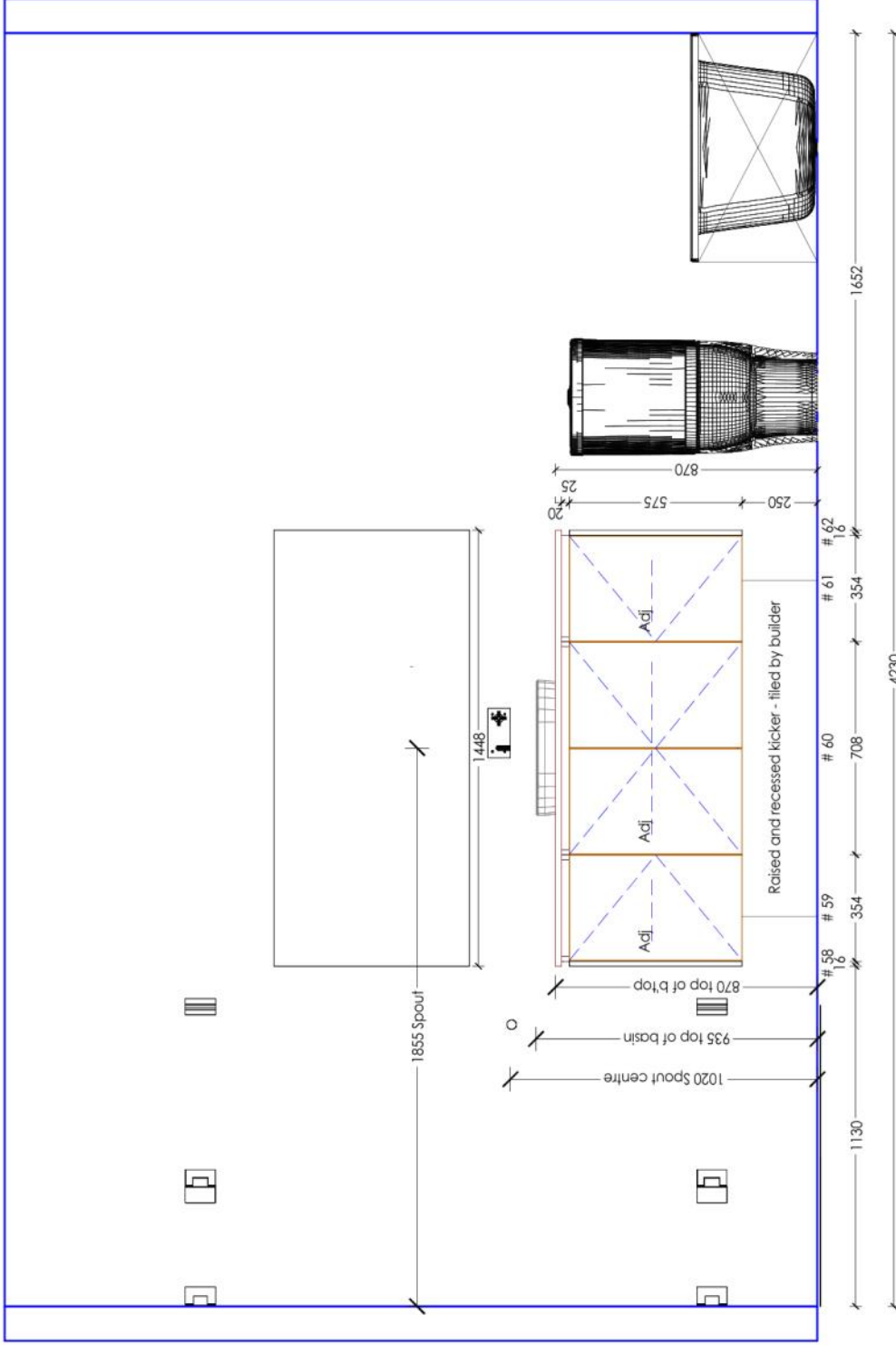
DWG. By:  
**Simon Lucas**  
Date: 13/11/20

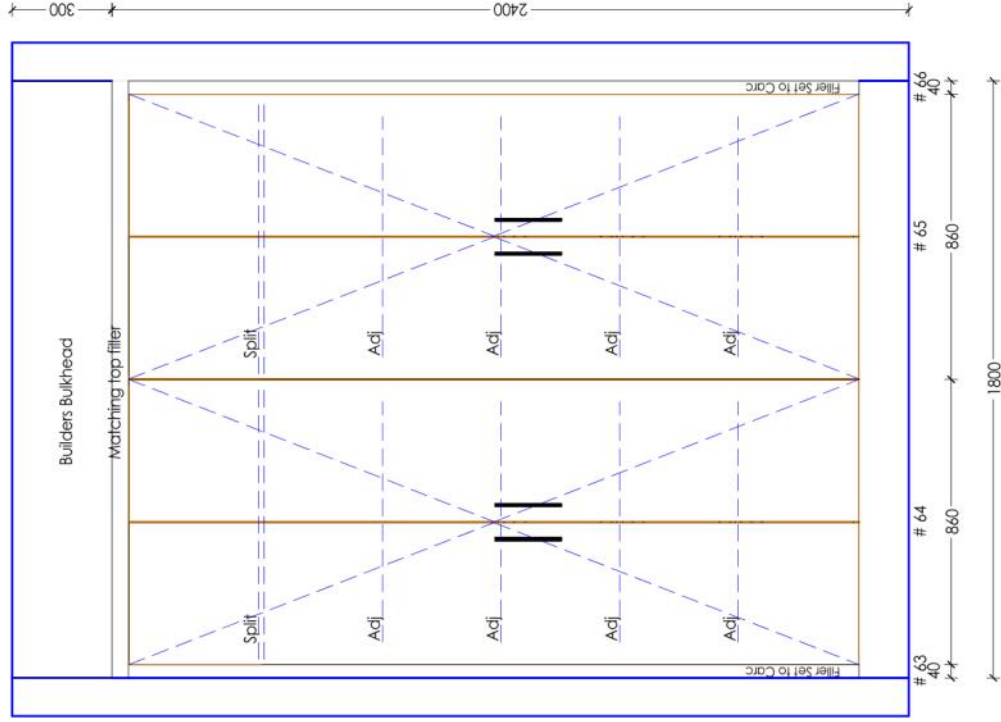
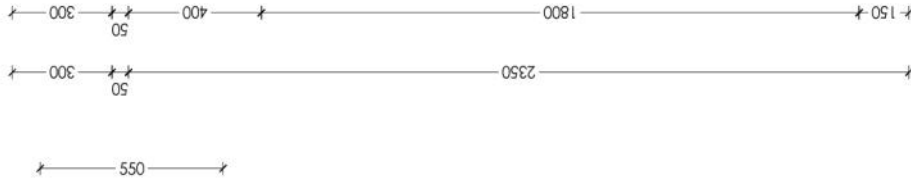
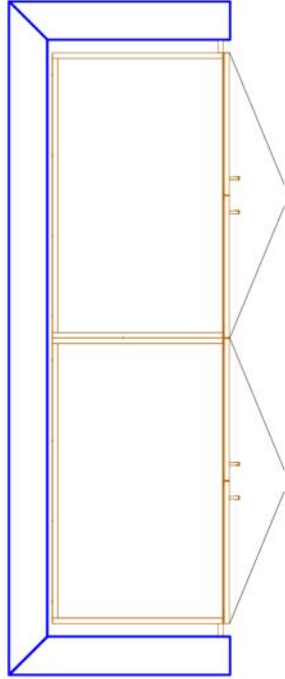
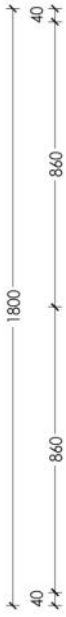
Client Name: Eastern Building Group  
Client Signature:

Room: D/S Bath Vanity Plan  
Page: 15 of 29

Builder: Eastern Building Group  
Address: Lot 2 Stadbroke Road,  
Suburb: Rostrevor, SA









Builder: Eastern Building Group  
Address: Lot 2 Stadbroke Road,  
Suburb: Rostrevor, SA

Room: Laundry Render

Page: 18 of 29

Client Name: Eastern Building Group

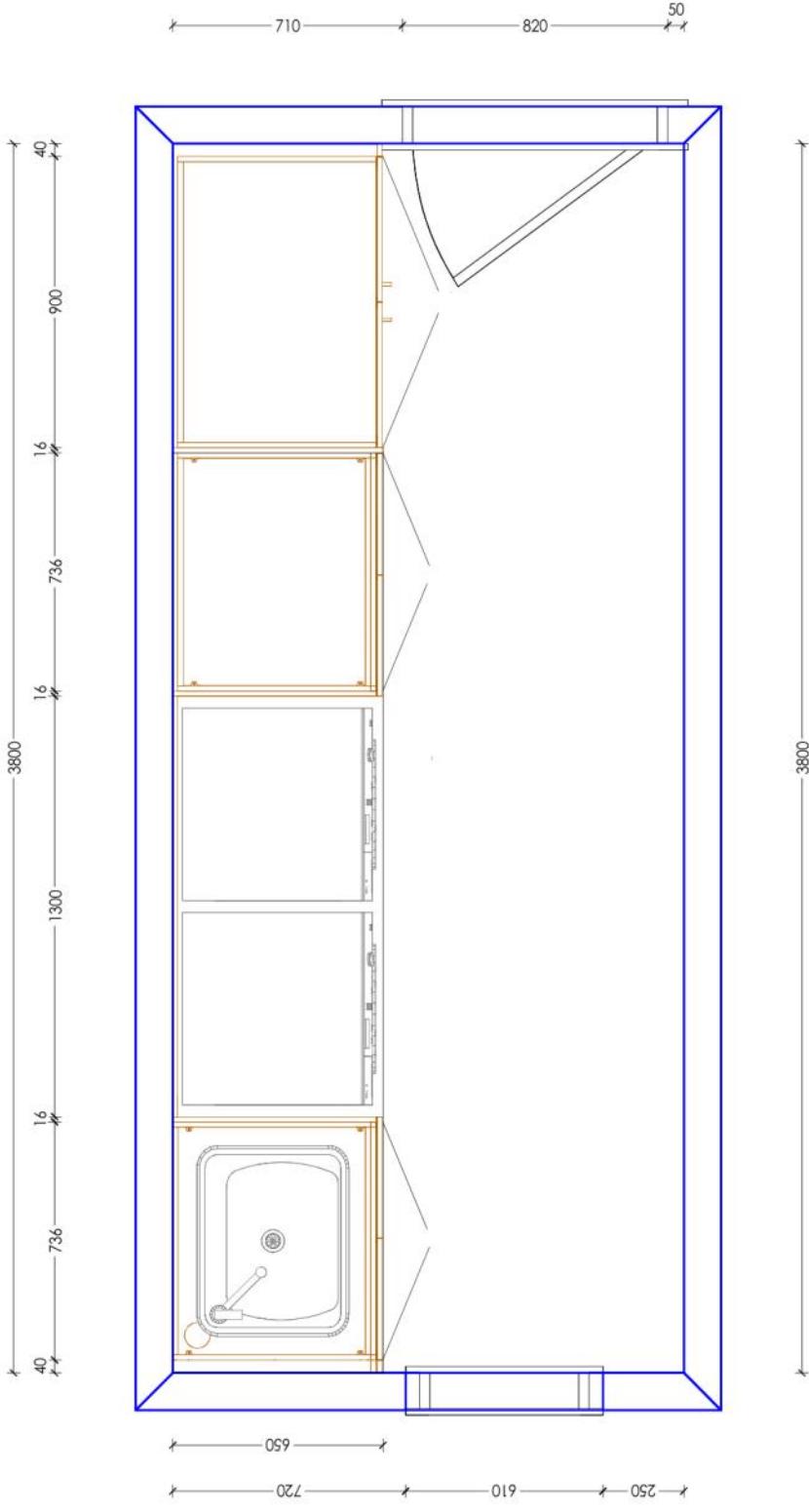
Client Signature:

DWG. By:

**Simon Lucas**

Date: 13/11/20

3D Renders are a visual  
illustration of what  
may be expected as actual  
representations of the colour's  
outlined in the specification,  
however, it is not possible to  
accurate as possible, but  
variation can and will occur



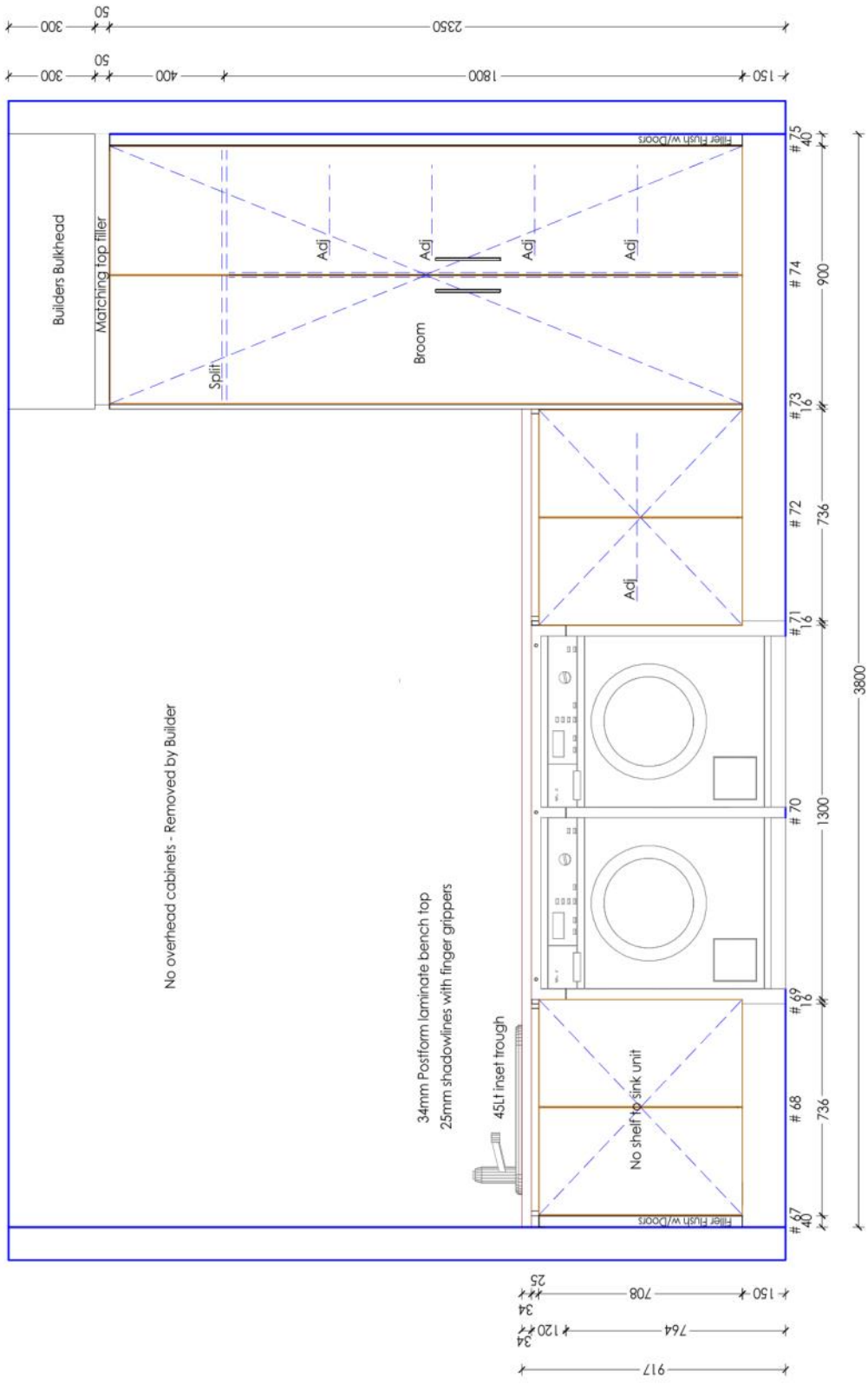
Builder: Eastern Building Group  
 Address: Lot 2 Stadbroke Road,  
 Suburb: Rostrevor, SA

Room: Laundry Plan  
 Page: 19 of 29

Client Name: Eastern Building Group  
 Client Signature:

DWG. By:  
**Simon Lucas**  
 Date: 13/11/20

All finishes are a visual illustration only and will be reproduced as actual representations of the colours, materials and textures as specified in the specifications, as far as possible, but variation can and will occur.



**Builder:** Eastern Building Group  
**Address:** Lot 2 Stadbroke Road,  
**Suburb:** Rostrevor, SA

**Room:** Laundry Elevation  
 Page: 20 of 29

**Client Name:** Eastern Building Group  
 Client Signature:

**DWG. By:**  
**Simon Lucas**  
**Date:** 13/11/20

All elevations are a visual illustration only and should be regarded as actual representations of the colour, finish and materials. The actual appearance may vary slightly from the illustration due to lighting, camera angle and other factors. Accuracy is not guaranteed and we accept no liability for any variation that may occur.



**Builder:** Eastern Building Group  
**Address:** Lot 2 Stadbrake Road,  
**Suburb:** Rostrevor, SA

**Room:** WIR Render

Page: 21 of 29

**Client Name:** Eastern Building Group

**Client Signature:**

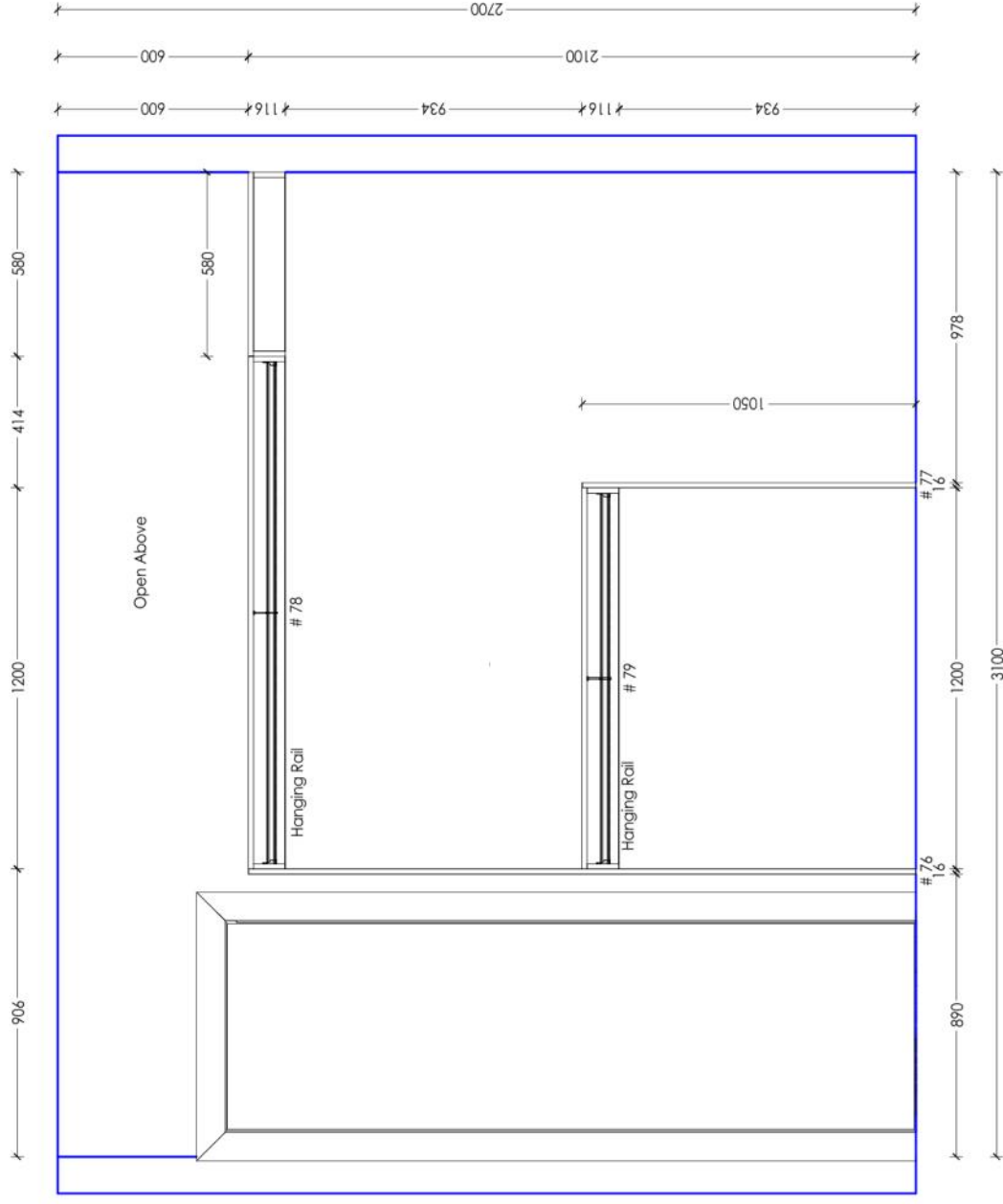
**DWG. By:**

**Simon Lucas**

**Date:** 13/11/20

3D Renders are a visual  
 illustration of the design  
 and are not to be  
 regarded as actual  
 representations of the colour's  
 outlined in the specifications.  
 While every effort is made to  
 be as accurate as possible, but  
 variation can and will occur





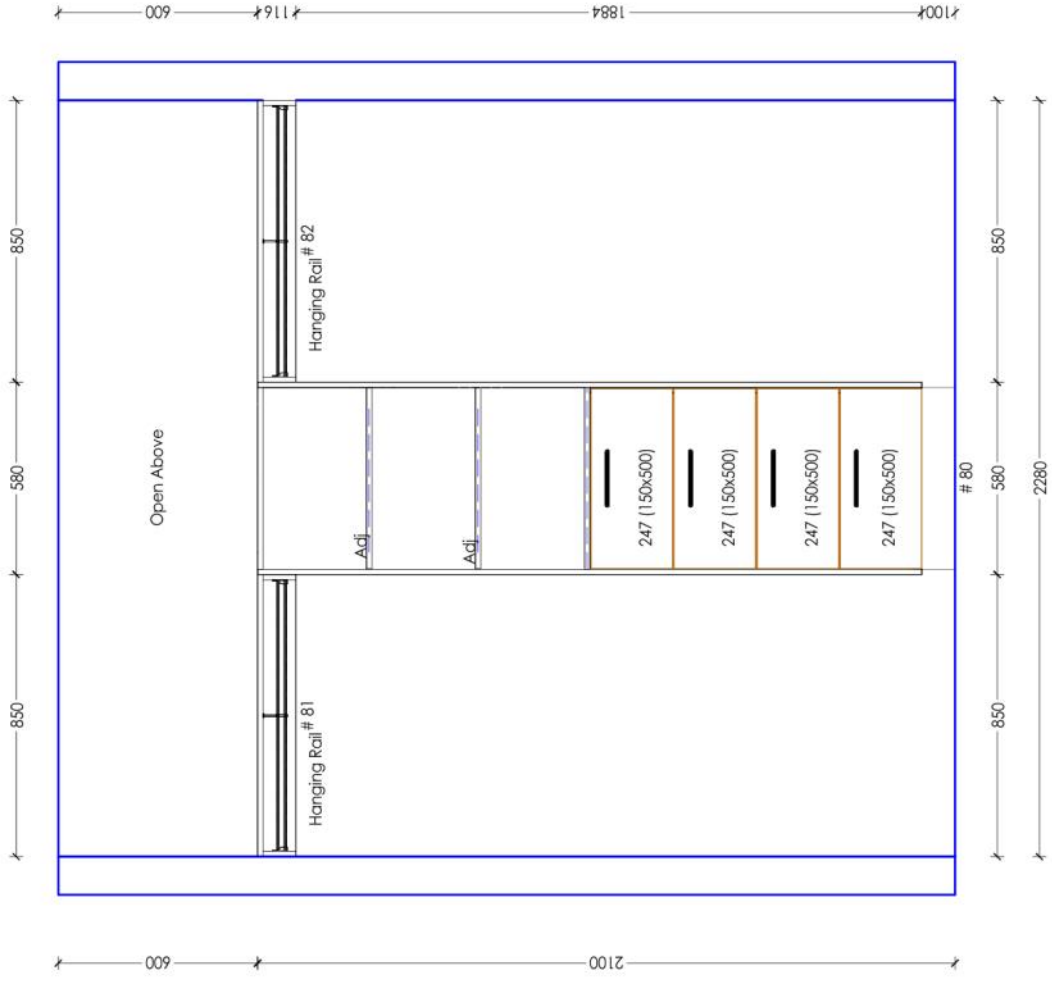
Builder: Eastern Building Group  
Address: Lot 2 Stadbrake Road,  
Suburb: Rostrevor, SA

Room: Bed 1 WIR Elevation 1  
Page: 23 of 29

Client Name: Eastern Building Group  
Client Signature:

DWG. By:  
**Simon Lucas**  
Date: 13/11/20

All finishes are to visual  
illustration and should be  
regarded as actual  
representations of the colour,  
outlined in the specifications.  
Where possible, the finishes  
are to be accurate as possible, but  
variation can and will occur



All figures are a visual illustration only and do not represent the actual dimensions of the cabinet. The actual dimensions of the cabinet will be determined by the manufacturer. As a result, there may be some variation in the actual dimensions of the cabinet.

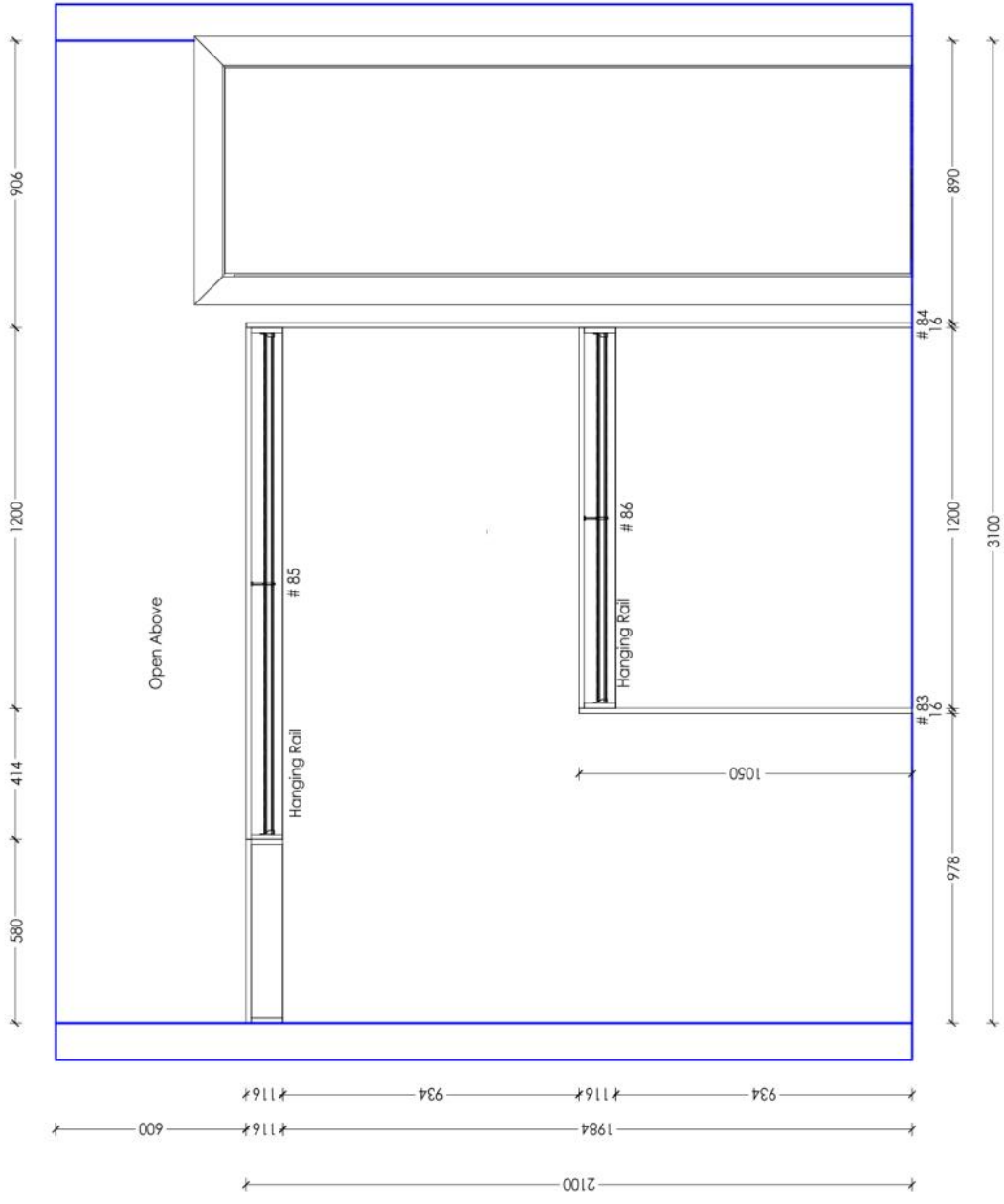
DWG. By:  
**Simon Lucas**  
Date: 13/11/20

Client Name: Eastern Building Group  
Client Signature:

Room: Bed 1 WIR Elevation 2  
Page: 24 of 29

Builder: Eastern Building Group  
Address: Lot 2 Stadbroke Road,  
Suburb: Rostrevor, SA





Builder: Eastern Building Group  
 Address: Lot 2 Stadbroke Road,  
 Suburb: Rostrevor, SA

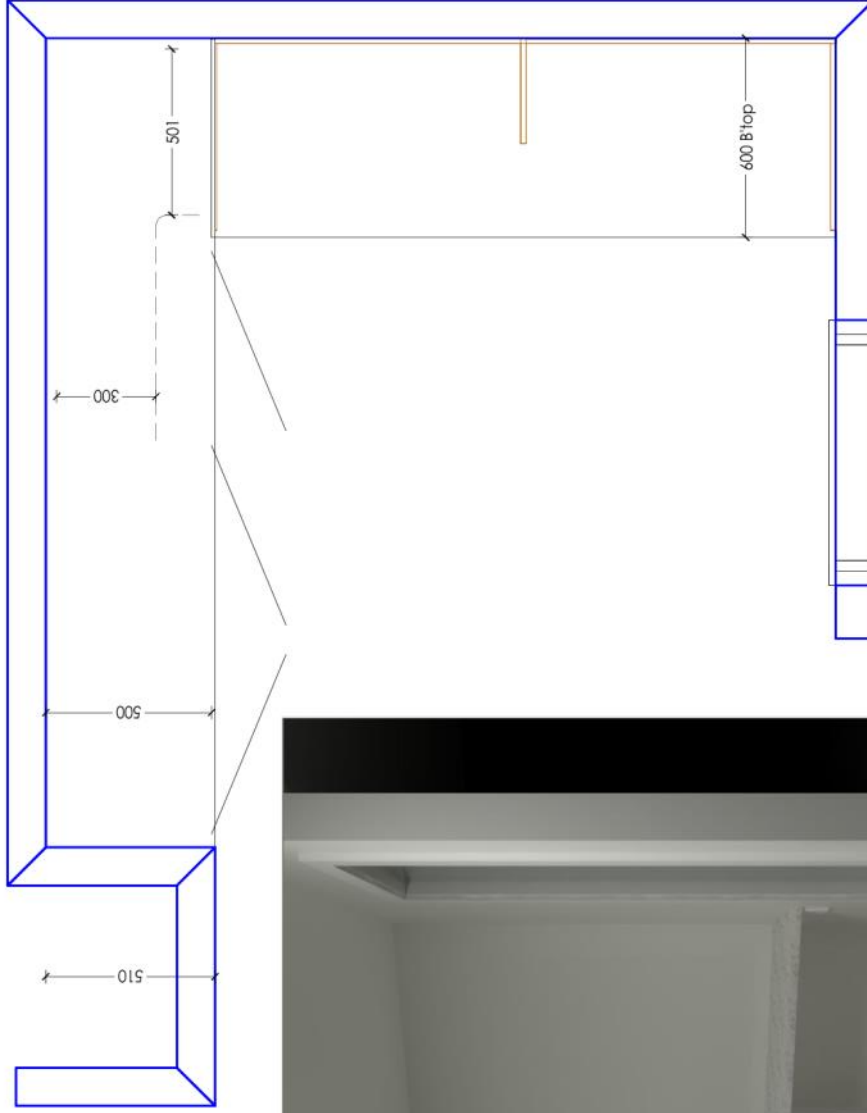
Room: Bed 1 WIR Elevations 3  
 Page: 25 of 29

Client Name: Eastern Building Group  
 Client Signature:

DWG. By:  
**Simon Lucas**  
 Date: 13/11/20

All elevations are a visual illustration and should not be regarded as actual representations of the colour, finish or material. The actual appearance may vary due to lighting, viewing angle and other factors. The information is provided as accurate as possible, but variation can and will occur.

40  
2440  
1172  
1228



Builder: Eastern Building Group  
Address: Lot 2 Stadbroke Road,  
Suburb: Rostrevor, SA

Room: Study Nook Plan

Page: 26 of 29

Client Name: Eastern Building Group

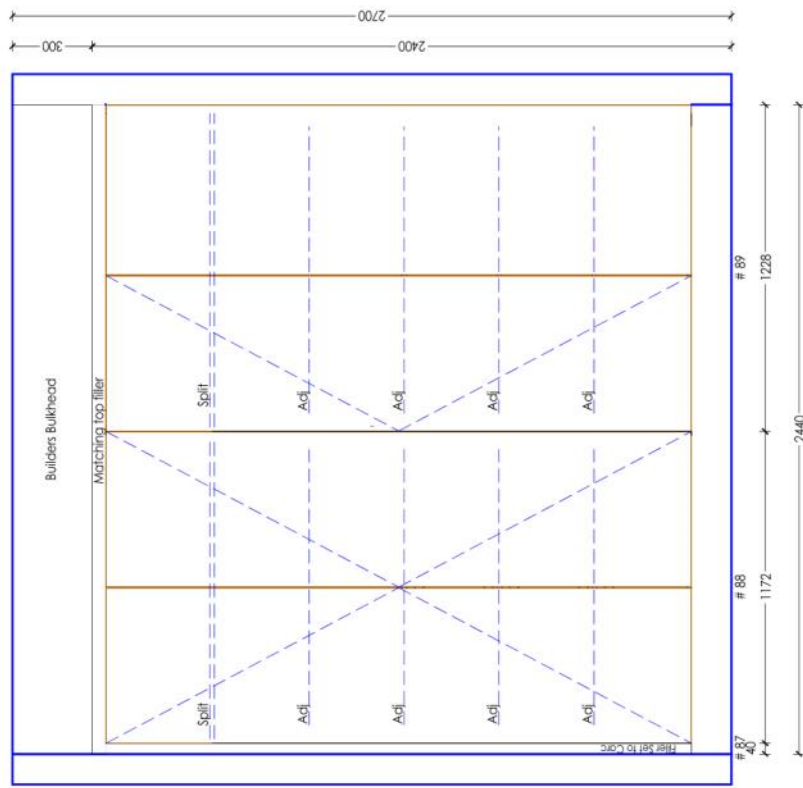
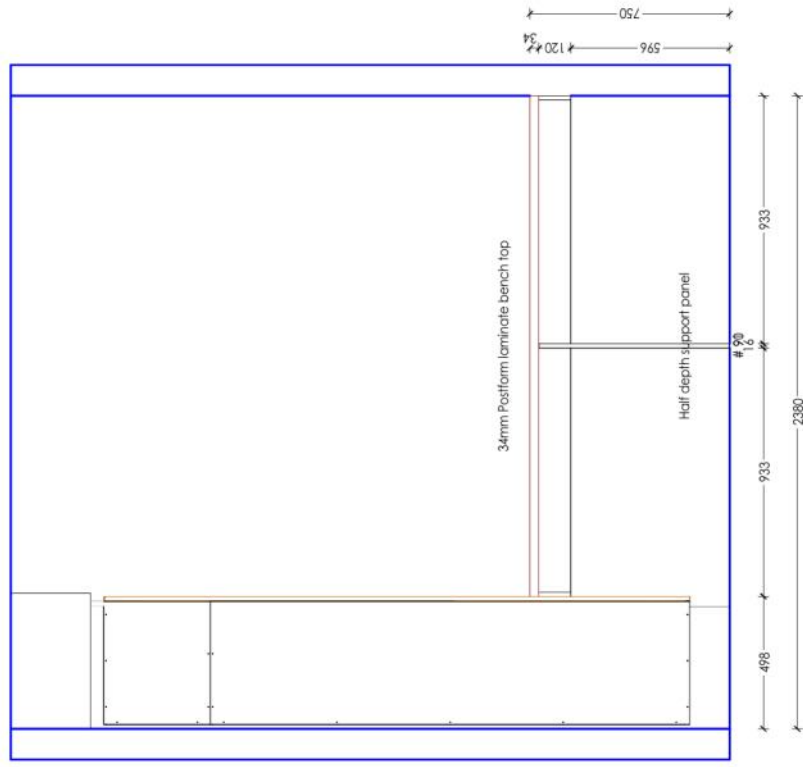
Client Signature:

DWG. By:

Simon Lucas

Date: 13/11/20

All standards are a visual representation of the actual building. The colour, texture and finish of the building may vary from the representation as shown. The representation is for information only and is not intended to be used as a contract document. The representation is not intended to be used as a contract document. The representation is not intended to be used as a contract document.



Builder: Eastern Building Group  
 Address: Lot 2 Stadbroke Road,  
 Suburb: Rostrevor, SA

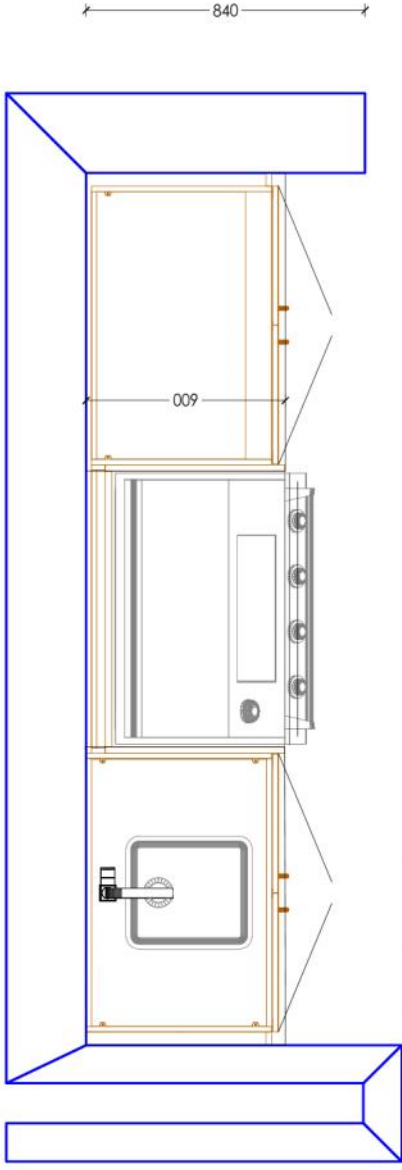
Room: Study Nook Elevations  
 Page: 27 of 29

Client Name: Eastern Building Group  
 Client Signature:

DWG. By: **Simon Lucas**  
 Date: 13/11/20

3D Elevations are a visual  
 representation of the  
 design. They are not to be  
 regarded as actual  
 representations of the colour's  
 outlined in the specifications,  
 as the actual colour and  
 texture of the materials may  
 vary from the 3D rendering.  
 Variation can only occur

40 840 870 840 40  
 2630



**Builder:** Eastern Building Group  
**Address:** Lot 2 Stadbroke Road,  
**Suburb:** Rostrevor, SA

**Room:** Alfresco Plan

Page: 28 of 29

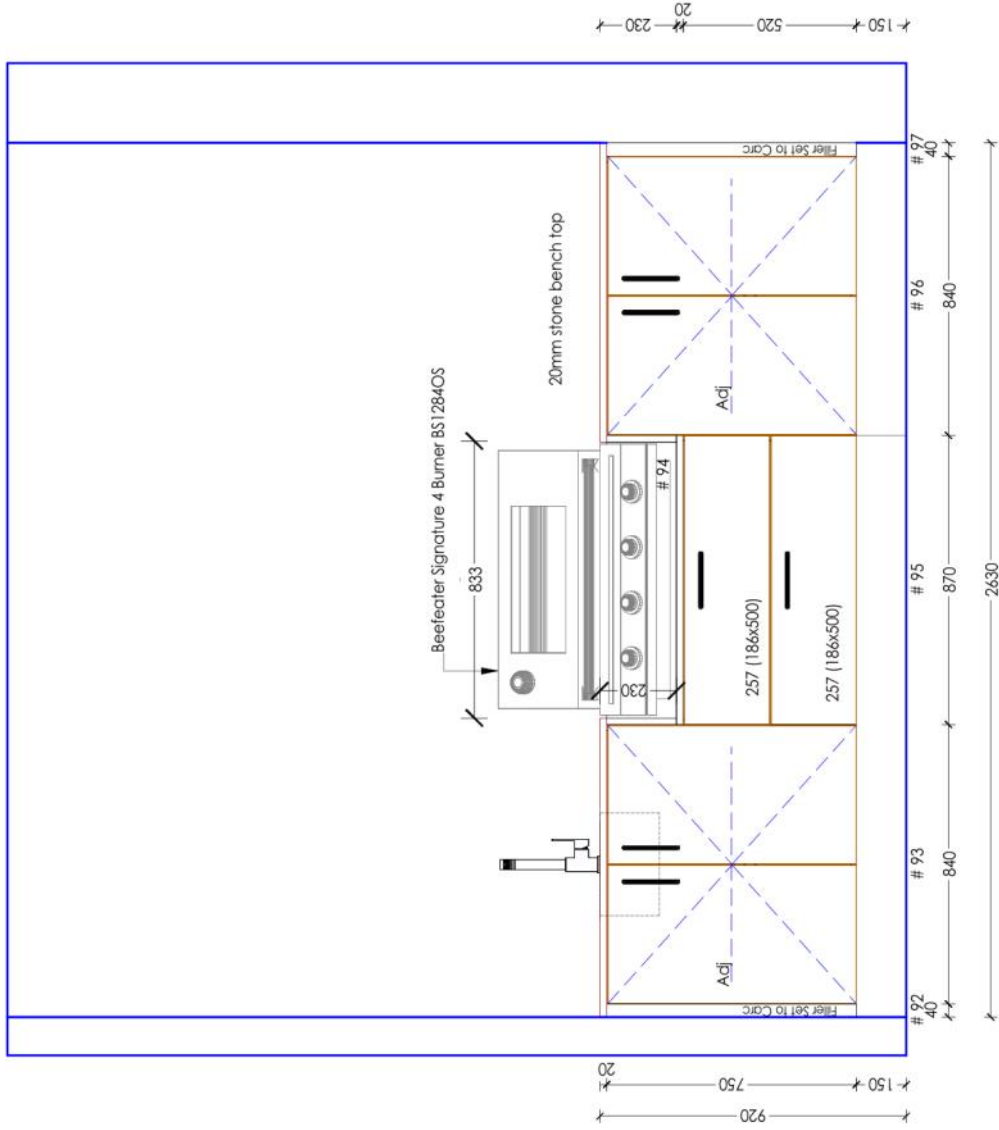
Client Name: Eastern Building Group

Client Signature:

DWG. By:  
**Simon Lucas**

Date: 13/11/20

All renders are a visual illustration and should not be regarded as actual representations of the cabinet's outlined in the specifications. Every effort will be made to ensure accuracy as possible, but variation can and will occur.



Builder: Eastern Building Group  
 Address: Lot 2 Stadbroke Road,  
 Suburb: Rostrevor, SA

Room: BBQ Elevation

Client Name: Eastern Building Group  
 Client Signature:

DWG. By:  
**Simon Lucas**  
 Date: 13/11/20

All dimensions are a visual illustration and not to be regarded as actual representations of the colours or materials specified in the specifications, as far as possible, but variation can and will occur.





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:** [bevan.bruse@bruse.com.au](mailto:bevan.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):** **Bevan Bruse**  
[bevan.bruse@bruse.com.au](mailto:bevan.bruse@bruse.com.au)  
0419 809 852

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](http://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](http://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.

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.



357 Greenhill Rd Toorak Gardens  
Ph: 8431 8181 F: 8431 8893  
Abn: 34 122 770 068  
Rla: 181689  
[www.bruse.com.au](http://www.bruse.com.au)