

bruse.com.au



VALE PARK

6 Arundel Street



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Residence 1 and Residence 2



Residence 3

6 Arundel Street VALE PARK

3 STUNNING NEW DESIGNER HOMES WITH ARCHITECTURAL FLARE AND ABSOLUTE QUALITY. MAIN BEDROOM ON LOWER LEVEL.

THESE 3 HOMES ARE TORRENS TITLE HOMES WITH ONE FREE STANDING HOME.. THESE ARE A REMARKABLE OPPORTUNITY AND ARE VERY WELL PRICED FOR THE STYLE OF THE PROPERTY AND THE AMAZING LOCATION.

So close to all that Vale Park offers. Walkerville Shopping Centre, restaurants, coffee shops and really so close to the City Centre makes this an amazing opportunity for anyone to purchase now.

In our office we have a full display of these properties with regard to tiling, floor covering etc. and we can send you a full package of what we have on the homes which is really an in-depth specification of what is going to be built onsite.

These homes are just absolutely stunning. Designed by renowned Piteo Architects, these homes have the flare of architecture, they provide absolute qualities that will suit the lifestyle that many buyers want but rarely available.

- 3 meter high ceilings downstairs and 2.7m high ceilings upstairs
- Butler's pantry
- Ground floor master bedrooms
- Floor to ceiling tiling on all bathrooms
- North-facing rear
- Home automation - MyAir & MyPlace home automation
- Security Alarms
- Automatic Irrigation
- Large covered alfresco area

Do not hold back in inspecting these homes with us in our office or attend onsite, the slab has been laid, building has commenced. This is a great lifestyle opportunity.

Residence 3 (Corner home)

The lower level is a generous home offering main bedroom with walk-in robe and ensuite on the lower level, a generous open plan living, dining and stunning kitchen. Adjacent to this is also a wine storage area and a wonderful outdoor alfresco living area and direct access into the double lock up garage.

The lower level also includes a powder room and laundry facility.

The upper level of the home includes another living area which is superb in size and overlooks the front of the home and also there are 3 other bedroom and study, or 4th bedroom which all have large windows with magnificent views to the hills.

Each room is a good size and includes built-in robes.

Main bathroom is stunning, again everything throughout this property is absolutely amazing.

Residence 1 & 2

The other 2 homes offer similar accommodation to Residence 1, but with a generous entrance hallway that leads to an excellent family room, living room and a kitchen with a huge butler's pantry, separate w/c on the lower level, a very large ensuite with double basins to the main bedroom all on the lower level. This makes excellent lifestyle living.

The upper level of these 2 homes include a very generous upper level living room and a massive undercover balcony. The 2 other excellent bedrooms both with built-in robes and an excellent main bathroom with bath.

Both homes have a double lock up garage and ample garden space and an excellent alfresco undercover living area.

This is what we call lifestyle 2021 with architecturally designed designer looks. A beautiful designer style finish and certainly something that will be amazing to live in and enjoy a wonderful life in.

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Site Plan

6 Arundel Street, Vale Park



Residence 1

BRUSE
REAL ESTATE

6 Arundel Street, Vale Park



Price \$880,000

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.

Residence 2

BRUSE
REAL ESTATE

6 Arundel Street, Vale Park



Price \$880,000

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Residence 3

BRUSE
REAL ESTATE

6 Arundel Street, Vale Park



Price \$950,000

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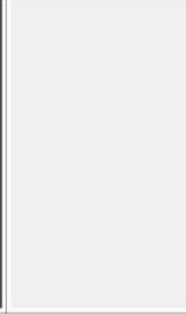
VALE PARK / ARCHITECTURAL SPECIFICATIONS (DARK SCHEME)



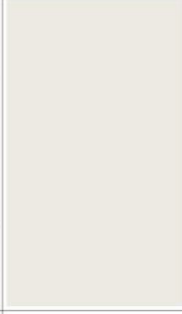
- REFERENCE denotes code used in the drawing notation
- INDICATIVE LOCATION is a general guide to locations only – refer to drawings for actual and specific locations
- Brand substitution on any product will be considered by the client but only if discussed and agreed prior to ordering or commencement of related works
- denotes items to be ordered ASAP due to lead times
- Order all A/C grilles, speakers, diffusers etc. the same colour as adjacent surface unless noted otherwise. If colour not available from supplier then paint to match, unless otherwise noted.
- All products to be supplied and installed in accordance with the manufacturer's recommendations.
- Confirm all pricing independently for tendering, estimating etc
- Amendments/ revisions highlighted in yellow

SURFACE FINISHES

ITEM	DESCRIPTION	LOCATION	SPEC	SIZE	COLOUR/FINISH	SUPPLIER	IMAGE
TB	Timber Flooring	Refer to plans	Laminate Engineered Timber Flooring Quick Step - Largo		Cambridge Oak Dark	Choices Flooring	
CP	Carpet	Bedrooms and WIR	Eternity - Delano Fibre: Solution Dyed Nylon		Palmer 005	Choices Flooring	
CT	Floor/Wall Tile	Laundry, Powder Room, Ensuite and Bathroom Feature Wall to Vanity only	Riverdale Grout: Ardex Magellan Grey 373	600x600mm	Shell Matt	National Tiles	
WT	Main Wall Tile	Powder Room, Ensuite and Bathroom	Pressed Edge Grout: Ardex Ultra White 390	600x300mm	White Matt	National Tiles	

INTERNAL FINISHES SCHEDULE

SB	Splashback	Laundry	Pressed Edge	100x300mm	White Matt	National Tiles	
SBM	Splashback	Kitchen	Grey Toughened Mirror			B&M Glass	
	Paint	Walls, Doors, Frames, Skirtings & Ceilings throughout	Dulux Wash & Wear		Lexicon Quarter SW1E1 Walls: Low sheen wash and wear Ceilings: Ceiling Flat	Dulux	
J1	Joinery	Kitchen Doors and Overhead Cupboards	2 Pack		Finish: Satin Colour: To match Dulux Glenbrook NZ2H4		
J2	Joinery	Kitchen Island and Laundry Overhead Cupboards	2 Pack		Finish: Satin Colour: Dulux Lexicon Quarter SW1E1		
J3	Joinery	Laundry Under-bench Joinery, Bathroom, Ensuite and Powder Room	Laminex		Finish: Natural Colour: Natural Walnut 068	Laminex	

ST	Benchtop	Kitchen	Caeserstone Concerto Range: Supernatural	20mm Thick	Turbine grey 6313 Finish: Polished	Caeserstone	
ST1	Benchtop	Laundry, Powder Room, Ensuite and Bathroom	Collection: Luxe	20mm Thick	Pure Cloud PC7 Finish: Gloss	Essastone by Laminex	
KP-01	Kick Board				Lexicon Quarter SW1E1 Walls: Low sheen wash and wear		

VALE PARK / ARCHITECTURAL SPECIFICATIONS (LIGHT SCHEME)

- REFERENCE denotes code used in the drawing notation
- INDICATIVE LOCATION is a general guide to locations only – refer to drawings for actual and specific locations
- Brand substitution on any product will be considered by the client but only if discussed and agreed prior to ordering or commencement of related works
- denotes items to be ordered ASAP due to lead times
- Order all A/C grilles, speakers, diffusers etc. the same colour as adjacent surface unless noted otherwise. If colour not available from supplier then paint to match, unless otherwise noted.
- All products to be supplied and installed in accordance with the manufacturer's recommendations.
- Confirm all pricing independently for tendering, estimating etc
- Amendments/ revisions highlighted in yellow

SURFACE FINISHES

ITEM	DESCRIPTION	LOCATION	SPEC	SIZE	COLOUR/FINISH	SUPPLIER	IMAGE
TB	Timber Flooring	Refer to plans	Laminate Engineered Timber Flooring Quick Step - Largo		Cambridge Oak Dark	Choices Flooring	
CP	Carpet	Bedrooms and WIR	Eternity - Delano Fibre: Solution Dyed Nylon		Hosta 011	Choices Flooring	
CT	Floor/Wall Tile	Laundry, Powder Room, Ensuite and Bathroom Feature Wall to Vanity only	Pietra Lavica Pumice Lappato Grout: Ardex Magellan Grey 373	600x600mm	Pumice Lappato	National Tiles	
WT	Main Wall Tile	Powder Room, Ensuite and Bathroom	Pressed Edge Grout: Ardex Ultra White 390	600x300mm	White Matt	National Tiles	

INTERNAL FINISHES SCHEDULE

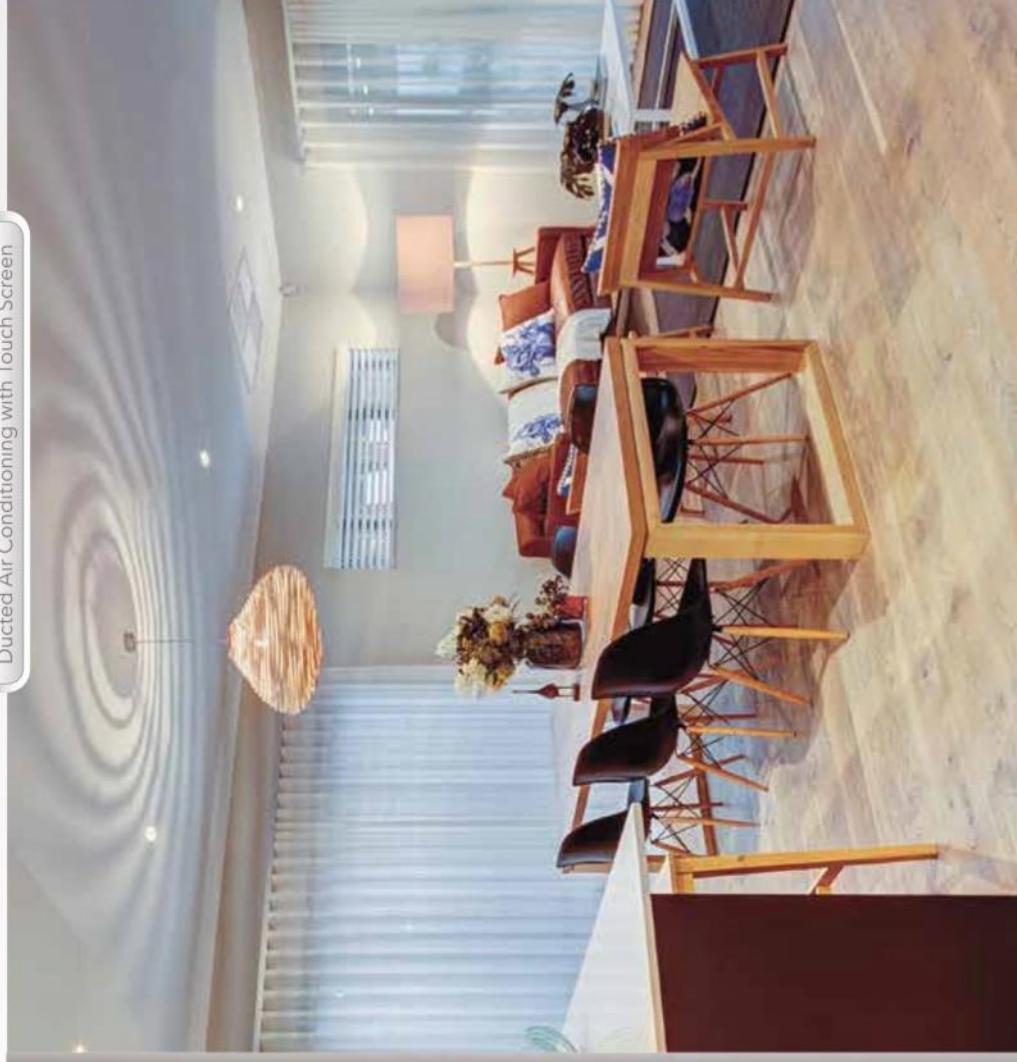
SB	Splashback	Laundry	Pressed Edge	100x300mm	White Matt	National Tiles	
SBM	Splashback	Kitchen	Grey Toughened Mirror			B&M Glass	
	Paint	Walls, Doors, Frames, Skirtings & Ceilings throughout	Dulux Wash & Wear		Natural White SW1F4 Walls: Low sheen wash and wear Ceilings: Ceiling Flat	Dulux	
	Paint	Walls to Wet Areas	Dulux Wash & Wear		Vivid White SW1G1 Walls: Low sheen wash and wear Ceilings: Ceiling Flat	Dulux	
J1	Joinery	Kitchen Doors and Overhead Cupboards	2 Pack		Finish: Satin Colour: To match Dulux Spanish Olive SG5E1		
J2	Joinery	Kitchen Island and Laundry Overhead Cupboards	2 Pack		Finish: Satin Colour: Dulux Natural White		

J3	Joinery	Laundry Underbench Joinery	Laminex			Finish: Natural Colour: Classic Oak 8537	Laminex	
ST	Benchtop	Kitchen	Caeserstone Concepto Range: Supernatural	20mm Thick		Cloudburst Concrete 4011 Finish: Polished	Caeserstone	
ST1	Benchtop	Laundry, Powder Room, Ensuite and Bathroom	SKU 985708	20mm Thick		Perla Venato PV1 Finish: Gloss	Essastone by Laminex	
KP-01	Kick Board					Natural White SW1F4 Walls: Low sheen wash and wear Ceilings: Ceiling Flat		

Life just got even more comfortable.



Ducted Air Conditioning with Touch Screen



How MyAir makes home the ultimate comfort zone.

Comfort is feeling totally in control - so MyAir gives you 10 zones and the power to adjust the airflow to every room. Comfort is being surrounded by people who make you laugh - so MyAir's control panel lets you Facebook, email and watch crazy cat videos on YouTube. Also, comfort is reliability, that's why MyAir's components are made in Australia.





HOME HUB SMART TABLET

The 8-inch colour touch screen does double duty as an Android home hub. When connected to the Internet, it lets you check the weather, the family calendar, email, play music, order groceries, monitor energy usage....



MYAIR SERIES 5 APP

Control the system from the comfort of your bed or couch. The MyAir Series 5 App allows most smartphones or tablets to become a wireless remote control. (Apple iOS7+ and Android V4+)



INDIVIDUAL ROOM AIRFLOW CONTROL OPTION



MOTION SENSORS OPTION

Keeps your energy bills more comfortable by automatically reducing the airflow to empty rooms. When you walk back in, airflow returns to your chosen setting.



AUSTRALIAN-MADE

Our quality components are locally designed and made to withstand harsh Australian conditions. You have the comfort of a 10-year warranty on ducting and mechanical components, and 5 years on electronics.



COMPATIBLE WITH ALL MAJOR BRANDS

MyAir Series 5 controls Samsung, Daikin, LG, Toshiba, Mitsubishi Electric, Carrier air-conditioners.

Take control with your home hub

MyAir Series 5's 8-inch colour touchscreen is designed to be a complete home hub.

The air-conditioning home screen displays the essentials: whether the system is on or off, set to heating or cooling, the set temperature and fan speed. However, with a touch of the Android icon, it switches to your other apps where you can check your email, play music, do the grocery shop, Google recipes, even Facebook while you cook.



The home screen gives you an overview of the air-conditioning status. Adjust the temperature from this screen, or tap through to zones to fine-tune the airflow to every room.



The touchscreen is permanently fixed to your wall, so it never needs recharging and it never goes missing in action! As everything from ordering school lunches to paying bills migrates online, having a dedicated tablet for the home makes everyday life a little more comfortable.

Your touch screen doubles as an Android home hub – permanently powered and always there when you need it.

Intuitive tech

Like all the best tablets, MyAir Series 5's touch screen is simple and intuitive to use. The entire system is designed to be technophobe-friendly. The home screen displays all your options – simply tap on what you want to do and follow the prompts. For example, when you tap on Zones every room in the house will be displayed. You can then increase or decrease the airflow to any room by tapping the + or - button next to it. Rooms with optional Individual Temperature Control sensors will display temperature while others display airflow %. We've even included a Help button in the unlikely event you need it.



One touch takes you to the zone controls, where you decide how much air goes where.

MyAir Series 5 App for additional control

If getting off the couch to adjust the air-con seems like too much effort, don't. MyAir Series 5 comes with its own app that effectively turns most smartphones or tablets in your house into a wireless remote control. The app works from anywhere your device has an internet connection (inside and outside

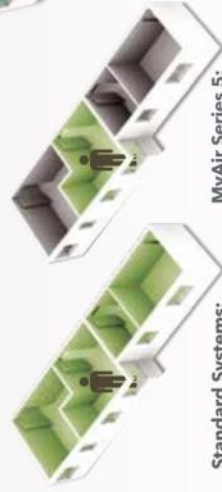
your home wifi area) on both Apple (iOS7+) and Android devices (v4.1+). Once MyAir is connected to a compatible home Wi-Fi network, you will also be able to access it remotely using your MyAir5 app from anywhere in the world.



10 zones keep energy bills comfortable

You don't have to be a maths whizz to figure out if the average home has 10 rooms, and the standard air-conditioning system has only 4 or 5 zones, you end up with multiple rooms in each zone. If four people are home, and everyone is using a different zone, you have to run the air-con to the whole house, even though only a few rooms are being used. That adds up to wasted energy.

MyAir Series 5 looks out for your comfort, and your electricity bill, by dividing your home up to 10 zones - one for every room. It allows you to heat or cool only the rooms you are using. More zones equals more control over energy usage.



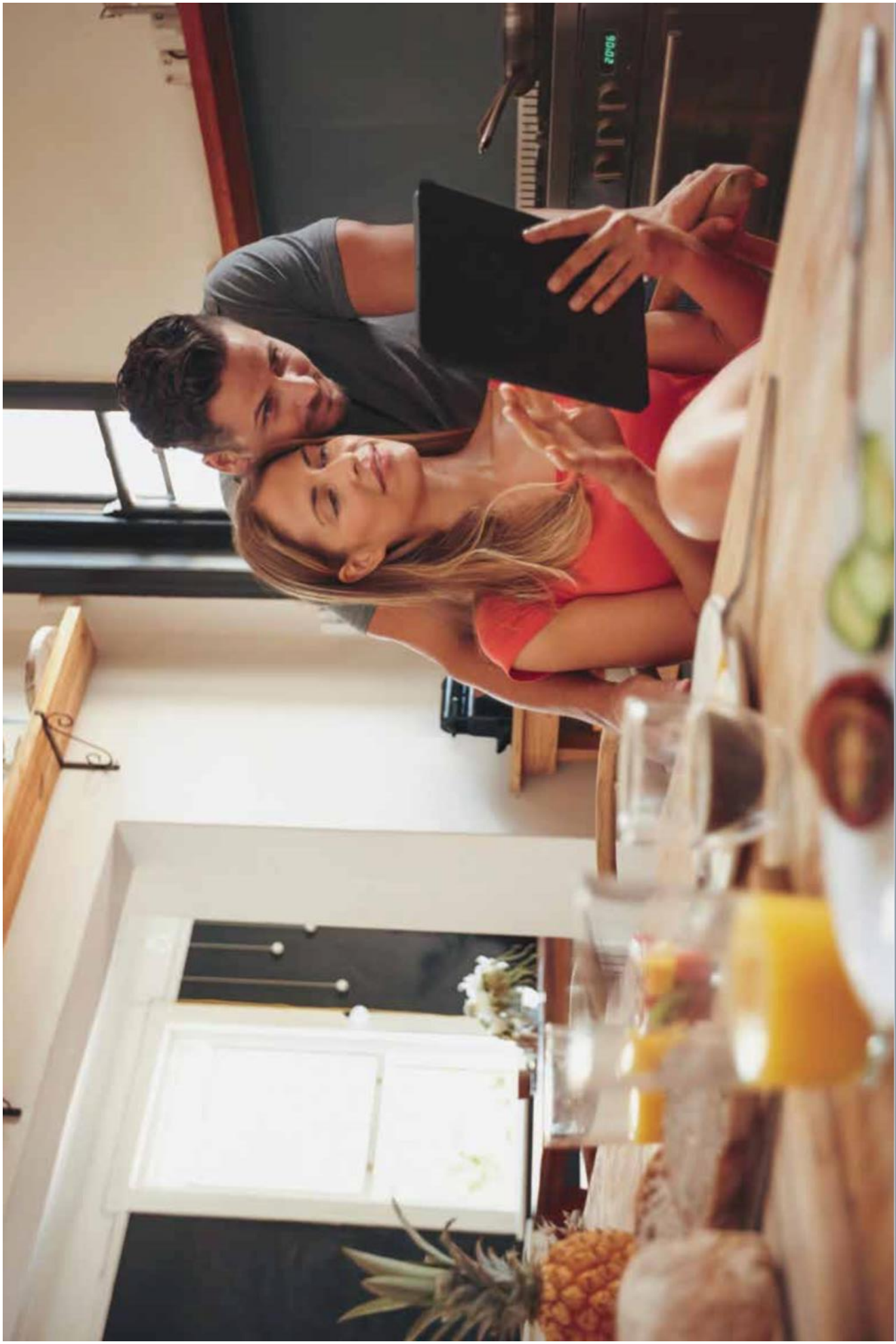
Standard Systems:

If all bedrooms are on one zone, all rooms must be air-conditioned, even when some are not in use.

MyAir Series 5:

When every room is zoned separately you only air-condition the rooms you are using.





Optional Individual Temperature Control

Not every room in your home is created equal. There can be huge temperature discrepancies between rooms, depending on their orientation to the sun and whether they are upstairs or downstairs. With standard systems, hot and cold spots are unavoidable as they only have one thermostat, with no option to adjust the airflow to each room.

With MyAir Series 5, you have the ability to manually send more air to the hotter rooms. However, if you'd prefer everything to be adjusted automatically, there's Individual Temperature Control (ITC). Each ITC sensor is like a thermostat, giving you individual room temperature control. They instruct the system to continually adjust the airflow to maintain your selected temperature.

We particularly recommend installing ITC in the hotter west facing or upstairs rooms to ensure they stay the temperature you want as the day heats up. ITC in the baby's room will give you peace of mind knowing your little one isn't getting overheated or chilled. Sensors can be installed in as many rooms as you like, either at the time of installation or later on.

As ITC sensors ensure you won't be over air-conditioning rooms, they have the added bonus of saving energy.



More choice with MyZone

On your touch screen, you'll notice one room has a dark grey thermometer symbol next to it. This indicates it has been selected as the MyZone, the room that acts as a thermostat for the system. MyZone can be any room with an ITC sensor, and it gives you more choice and control over how you run your air-conditioning.

For optimum comfort in summer, select the hottest room in your home as MyZone. This ensures every room with ITC will achieve the temperature you have set. The MyZone feature is optional.



Optional

Motion sensors automatically save more energy

Over the course of the day you'll probably rotate between a few rooms – naturally you'll want the heating or cooling running in all of them. To help you save energy without even trying, MyAir Series 5 optionally includes motion sensors in the rooms of your choice. When they signal a room has no motion for 10 minutes, the system automatically adjusts the rooms target temperature by + or - 1 degree. If the room still has no motion detected for another 10 minutes, the rooms target temperature is adjusted by a further + or - 1 degree. This small change is enough to reduce the room's energy usage by up to a hefty 20%. When you re-enter the room it will return to your original target temperature.



No Movement	Energy Saving	Temperature
10 minutes	10%	+1°
20 minutes	20%	+2°

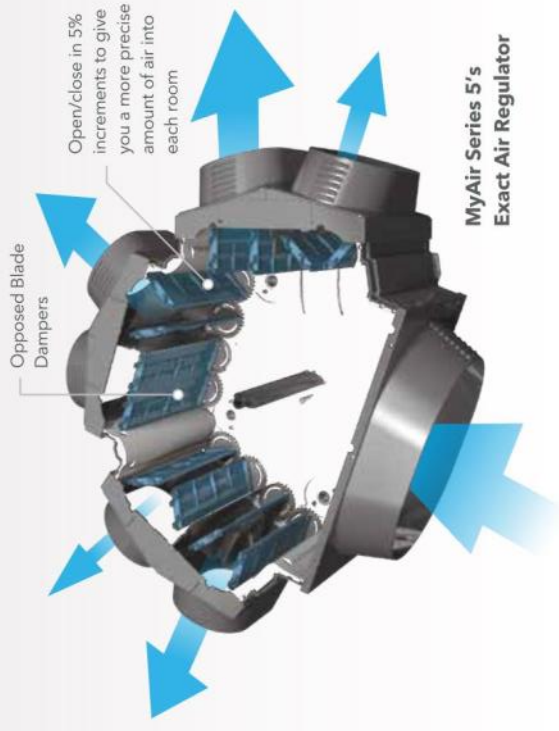
Blue temperature indicates cooling

The secret to MyAir's airflow management

As we couldn't achieve the level of airflow control we were after with conventional dampers, we designed our own: the Exact Air Regulator. Instead of a single scoop it has Opposed Blade Dampers (OBDs). Think of them as a series of double doors that can open and close in 5% increments. These OBDs are the reason MyAir is able to supply air far more

precisely. As the air goes where it is needed, you achieve your preferred temperature as energy efficiently as possible.

The Exact Air Regulator rewards you with smoother, quieter, more even airflow, and rewarded Advantage Air with an Australian Design Mark award for innovation.



The advantage of Australian-made

MyAir Series 5 is made by an Australian company based in Perth, Western Australia. Since 1990, we've been designing, manufacturing and distributing innovative ducted air-conditioning systems that handle Australia's extreme climate with ease. We take pride in creating and exporting a local product that is world class.

Our mission is to make your home as comfortable as possible. To achieve this, we embrace technology and invest heavily in research and development. Our ingenious engineers have developed numerous industry firsts and earned us a slew of patents, registered designs and design awards in the process.

You can also take comfort from the fact your MyAir system is built to last. We are committed to quality and make almost all of our components in Australia. We go out of our way to ensure you never lose your cool.

Peace of mind warranty

- 10-year warranty on all ducting and mechanical components.
- 5-year warranty on all electronic controls.

Activation code

MyAir Series 5 has an activation feature. A code may be required from your installer to activate your system within the first 21 days.

Remote Access

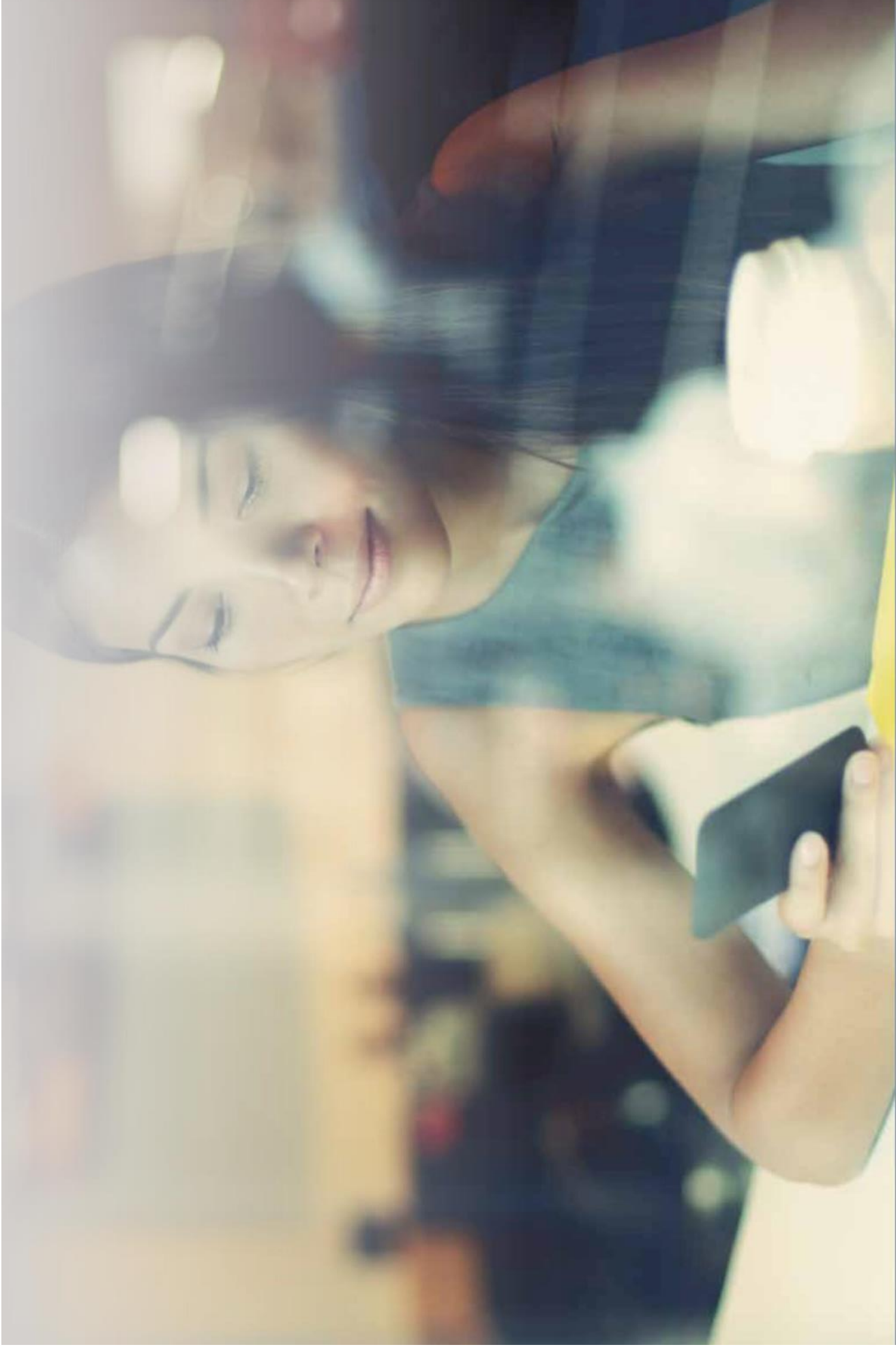
Remote access is available with MyAir Series 5 products, and utilises your Wifi equipped modem to operate. Your modem will require UDP and UPnP to be enabled as well as a strong wifi connection between the modem and your wall mounted touch screen panel.

Our recommended modem is the TP-Link AC1200 Archer D5. You can find a list of other compatible modems that have been tested on our website.

Remote Access works fine on most routers, there are some routers or applications that are not compatible. If your router is not listed and you experience issues with the operation of Remote Access, please contact your IT specialist for help with your modem settings, or alternatively try one of these modems.

- Android devices need to be running OS v4.1 or higher
- Apple devices need to be running iOS v7.0 or higher.







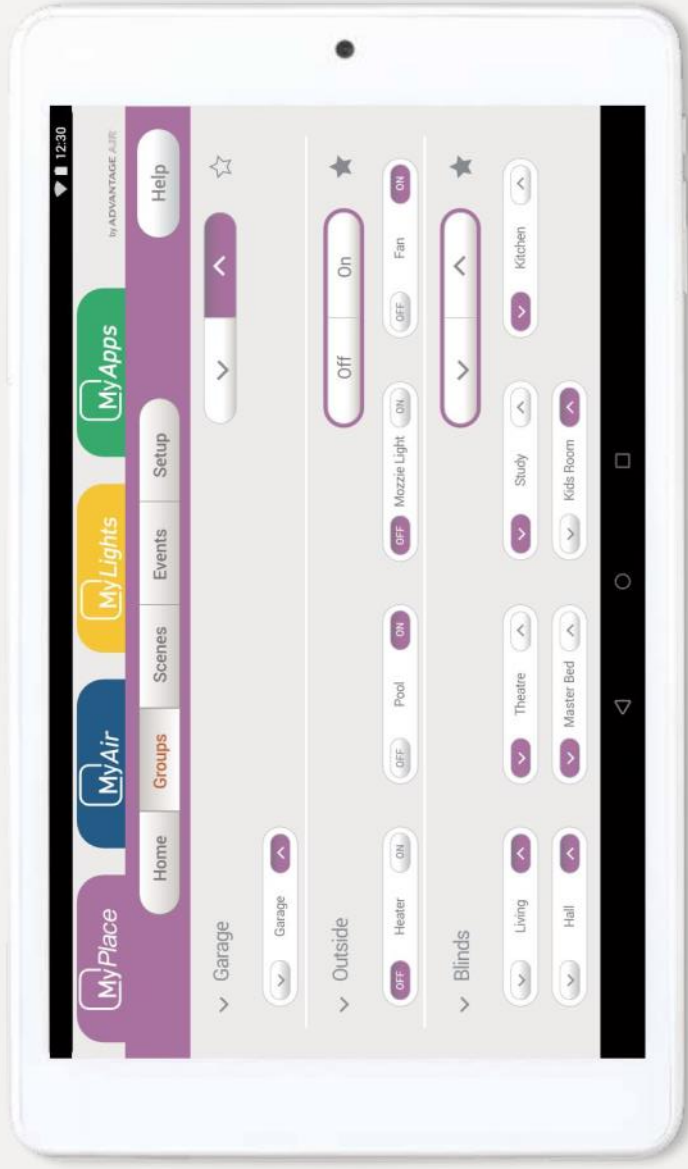
Control your place with

The useful smart home system



ADVANTAGE AIR®

MyPlace transforms your home into a smart home



CONTROL YOUR PLACE WITH MYPLACE

MyPlace makes smart home technology simple. A reliable, easy-to-use integrated system which gives you peace of mind when you're away from home and comfort while you're at home.



WORKS WITH EXISTING PRODUCTS

MyPlace makes smart technology affordable by working with existing items in your home, such as lights, fans, some motorised blinds and garage doors. It comes in modular form, allowing you to add more now or later.



MYPLACE IS YOUR HOME HUB

Your MyPlace Android touchscreen allows you to control your home through one simple integrated system, and day-to-day family life through one dedicated tablet. Being hardwired to the wall, it never needs recharging and never goes missing.



MYPLACE APP FOR ADDITIONAL CONTROL

With the MyPlace app, you can control your products from the couch, from work or from the other side of the world. It works with most smartphones and tablets and turns them into additional remote controls.



EASY TO INSTALL

There's no need for expensive specialist cabling. MyPlace connects to your existing wiring, making it easy for your electrician to install in new or existing homes.



AUSTRALIAN MADE

MyPlace is made by Advantage Air – an Australian-owned company committed to designing and manufacturing in Australia, where possible. From R&D to after sales support, we're here to ensure you get the most out of your smart home system.



Home smart home

MyPlace uses technology to make home even sweeter. It's engineered to deliver real functionality that makes everyday life easier. Here are some of the useful ways it can make you more comfortable, safe and more secure.

With MyPlace, there are many products that can be controlled, so the choice is yours. Get in touch with us or visit our display centre for no pressure advice and to discuss what you would like to control. Bring in your house plans for a free, no obligation smart home design.



ADD MYGARAGE AND ALWAYS LOCK UP



When you're in a rush, it's easy to forget to close the garage door. If it's been left open, MyPlace sends a notification to your smart device. You can then use the MyPlace app to close it with one simple tap.

FEEL SECURE

Tap MyWelcome on the MyPlace app to turn on your lights before you get home.

COME HOME TO COMFORT

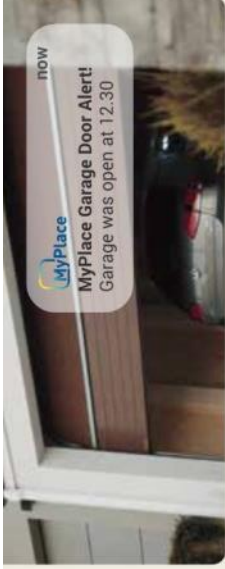
It takes time for air-conditioning to effectively cool or warm a house. By using MyPlace to turn it on before you get home, you always arrive home to your preferred temperature.

MAKE THE OUTDOORS EVEN GREATER

Entertaining alfresco? MyPlace helps you show off your place to its best. With the MyPlace app, you can use your phone to turn on the mozzie light, ceiling fan or outdoor lighting.

HOLIDAY INSURANCE

With MyPlace, your home always looks occupied. By controlling the lights and blinds, you can make it look like you're home, even when you're on the other side of the world.



MyMonitor

MyMonitor Control Module can sense changes in motion, temperature and light, giving you more control than ever over your home.

MyMonitor enhances your existing **MyAir** or **MyPlace** "Scenes" and "Events" features by adding new conditions, these are easily setup through the apps, with no special home automation programming needed.

MyMonitor will let you know when your family is home; so if you're running a little bit behind time you don't need to worry.

Or imagine your home giving you a warm welcome after work, with lights coming on, air-conditioning at the perfect temperature and your favourite music playing.

With the ability to set up to 20 "Events" the uses are limited only by your imagination.

Why MyPlace is smart thinking

FUTURE FOCUSED

Tomorrow's technology is still being invented. MyPlace has been engineered with the flexibility to add more products in the future with our modular design.

ADDS VALUE

Smart home technology is fast becoming a must-have. By installing MyPlace now, you get to enjoy the comfort and control of living in a smart home. And if you decide to sell, your home is even more appealing to buyers.

AFFORDABLE

We designed MyPlace to work with your existing wiring and control your existing products, making MyPlace an affordable smart home system that is an investment in your home.





Option to add MyAir

MYAIR

Our premium smart air-conditioning management system has 10 zones and the power to adjust the airflow to every room, so you decide how much air goes where. The MyAir smartphone app acts as a remote control for your air-conditioner, allowing you to control the system from anywhere in the world

INDIVIDUAL TEMPERATURE CONTROL (ITC):

Option for ITC, where each room can have its own temperature sensor which will instruct the system to continually adjust the airflow to maintain the selected temperature.

MAXIMUM COMFORT:

Add MyAir air-conditioning to your MyPlace system. As it is an Advantage Air product, it seamlessly integrates with MyPlace.



Our humans make MyPlace the smartest home system

MyPlace comes with a very helpful feature – humans. And not just ordinary humans, extraordinary humans.

Why do we call ourselves the humans of smart home systems?

Because our company is founded on the basis of employing exceptional people, who are then valued and respected by the company. In return, they treat you the same way – like a human. Our friendly, patient humans move at a pace you are

comfortable with and will help you until you are satisfied. Even if all we did was provide you with some helpful advice, we see that as a success.

We know it's only human to want help mastering new things, like smart home technology, so MyTeam are here to help you navigate through this. You can call on MyTeam as often as you need – before, during and after purchase.



Dan
MyTeam Member

“Mondays are my favourite day. I talk to people as humans and don’t leave until they are happy.”

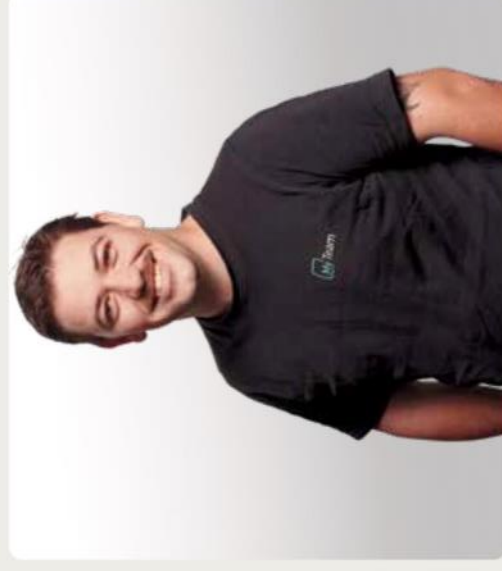
The advantage of Australian-made

MyPlace is designed by Advantage Air, a family-owned Australian company that started out designing and manufacturing innovative ducted air-conditioning. In the last 20 years we have focussed more specifically on smart electronic control systems, including MyPlace.

In this time we have earned a reputation for producing reliable, world-class products that make daily life easier and more comfortable. We take pride in designing and creating an Australian product that is world class. To achieve this, we embrace technology and invest heavily in research and development.

Our ingenious engineers have developed numerous industry firsts and earned us a number of patents, registered designs and design awards in the process. We are committed to quality and where possible, make our components in Australia.

Our consumer support centre is also based in Australia, so you'll always receive friendly, local support when you contact MyTeam.



Consumer support

At Advantage Air we are committed to the quality and user experience of our products, which is why we have our own consumer support centre. Whether it is to step you through an app update, assist with getting your MyPlace and your WiFi talking to each other, or just to go over how to get the most out of your system, we are here to help. You can take comfort in the fact that it is staffed internally, not outsourced, assuring the quality of advice and service you will receive.

Note: Although most apps and routers work with our touchscreens there will be some that are not compatible. Please let us know if you have issues so that we can assist where possible.

Peace of mind warranty

Advantage Air components are well known in the industry for their quality and durability. To prove our confidence, we provide a 2-year warranty on all electronic controls.

Wall mounted touchscreen

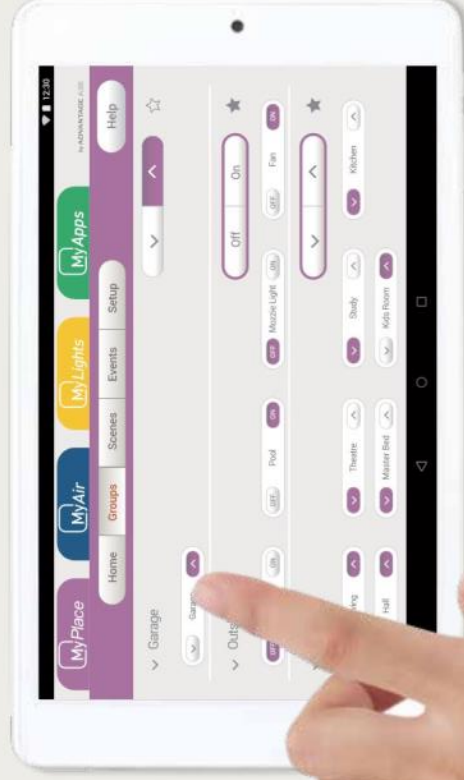
Advantage Air touchscreens are manufactured with a static Android version, therefore standard Android operating system updates are not available. Only critical Android updates will be allowed.

Compatibility

For details on compatible phones and devices please visit our website; www.advantageair.com.au/support

Activation code

MyPlace has an activation feature. A code may be required from your installer to activate your system after 21 days.



EXTERIOR FINISHES SCHEDULE

2 WALLACE STREET VALE PARK / EXTERIOR FINISHES / DWELLING 01 & 02



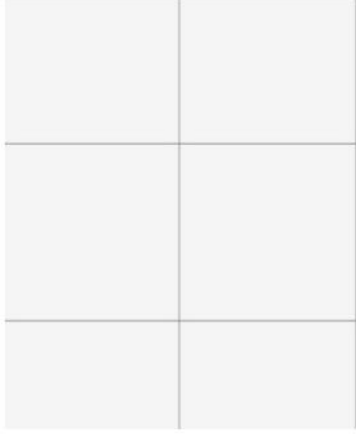
AXON CLADDING (AX)

Product: James Hardie Axon Cladding
Colour: Dulux Natural White



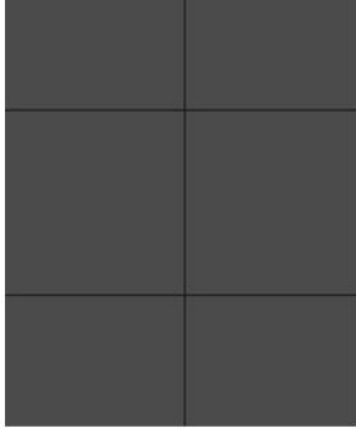
FACE BRICK (FB)

Supplier: PGH bricks
Product: Dry Pressed Architectural
Colour: Silver Shadow
Mortar: Off White



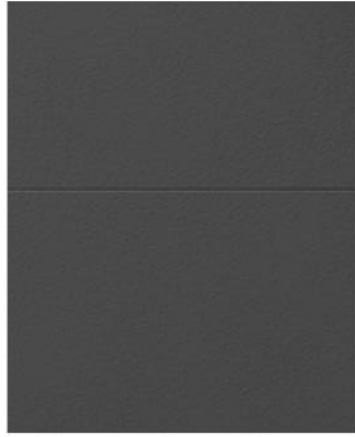
EASYLAP PANEL (EL)

Product: James Hardie EasyLap Panel
Colour: Dulux Natural White



EASYLAP PANEL (EL-1)

Product: James Hardie EasyLap Panel
Colour: Dulux Monument



EASYTEX PANEL (ET)

Product: James Hardie EasyTex Wall Cladding
Colour: Dulux Monument



PANEL LIFT DOOR

Supplier: b&d home safe home
Product: Panellift Icon
Colour: Maple

NOTE: ALL COLOURS TO BE TESTED ON
SITE PRIOR TO FINAL PAINT SELECTIONS

NOTE: ALL PRODUCTS AS SPECIFIED OR
EQUAL APPROVED

date
DEC 2020

project
PROPOSED SEMI-DETACHED TOWNHOUSE DEVELOPMENT

client
TREV LUM

171 Gilles street, Adelaide, SA 5000
piteoarchitects.com.au
+61 8 8225 6056

PITEOARCHITECTS

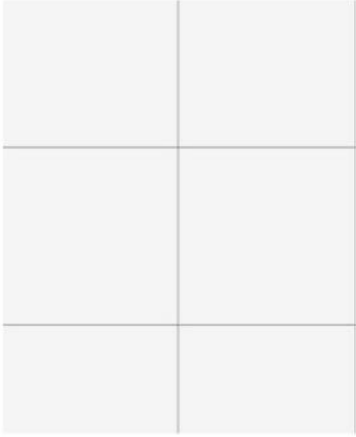
EXTERIOR FINISHES SCHEDULE

2 WALLACE STREET VALE PARK / EXTERIOR FINISHES / DWELLING 03



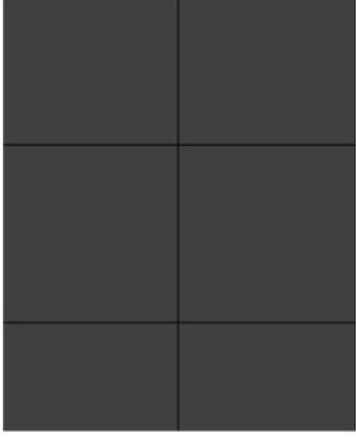
FACE BRICK (FB)

Product: PGH Bricks Connoisseur
Colour: Liquirice
Mortar: Off White



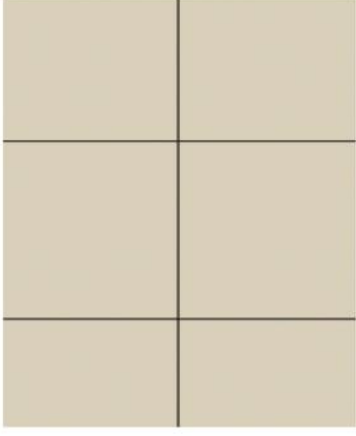
EASYLAP PANEL (EL)

Product: James Hardie EasyLap Panel
Colour: Dulux Natural White



EASYLAP PANEL (EL-1)

Product: James Hardie EasyLap Panel
Colour: Dulux Natural White



EASYLAP PANEL (EL-2)

Product: James Hardie EasyLap Panel
Colour: Dulux Hog Bristle



EASYTEX WALL CLADDING (ET)

Product: James Hardie EasyTex Wall Cladding
Colour: Dulux Hog Bristle



PANEL LIFT DOOR

Supplier: b&d home safe home
Product: Panelift Icon
Colour: Wenge

NOTE: ALL COLOURS TO BE TESTED ON SITE PRIOR TO FINAL PAINT SELECTIONS

NOTE: ALL PRODUCTS AS SPECIFIED OR EQUAL APPROVED

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PROPOSED SEMI-DETACHED TOWNHOUSE DEVELOPMENT

client
TREV LIM

171 Gilles Street, Adelaide, SA 5000
piteoarchitects.com.au
+61 8 8225 6056

PITEOARCHITECTS

CIR66XS3
60CM CLASSIC GAS COOKTOP



EAN 8017709109998

Dimensions	585mmW x 45mmH x 500mmD
Finish	Stainless steel
Installation	Built-in
Capacity	4 Burner Front left (wok) 1.5 mj/hr Rear left 5.9 mj/hr Front right 4.8 mj/hr Rear right 5.9 mj/hr Total 31.6 mj/hr max
Ignition	Automatic electronic
Gas Connection	Set for natural gas - regulator supplied Adaptable for ULPG - no regulator required
Power	220-240 V 50/60Hz 10A
Safety	Flame failure device
Supplied Accessories	1 x set of cast iron trivets 1 x wok stand 1 x moka stand
Optional Accessories	No
Warranty	Two years parts and labour

ULTRA-RAPID TRIPLE BURNER

Conveniently and ergonomically positioned front-left, this versatile burner, while being designed for perfect wok cooking, also suits the larger stock pots, saucepans and griddles.

SIMMER CONTROL

All burners, including the ultra-rapid triple burner can be adjusted down to a very low, safe flame for the gentlest of low heat simmers.

AUXILIARY BURNER

Also ideally situated, this small multi-purpose burner is accessorised with a pot rest to accommodate even the smallest of utensils such as a coffee percolator or one-cup espresso maker. Simply depress and turn the control knob of the desired cooking zone for flame ignition.

ELECTRONIC IGNITION

The cooktop is connected with a power cord of 1.3 metre length to be plugged into a GPO located according to installation needs below the benchline. This supplies a continuous stored charge to spark the gas supply to the individual burner of your choice. Simply depress and turn the control of the desired cooking zone for flame ignition.

LOW MAINTENANCE

The seamless hob design allows for easy wipe-over cleaning. The control knobs are removable for cleaning access. Trivets, burner assemblies and wok stand can be washed in warm soapy water.

INSTALLATION

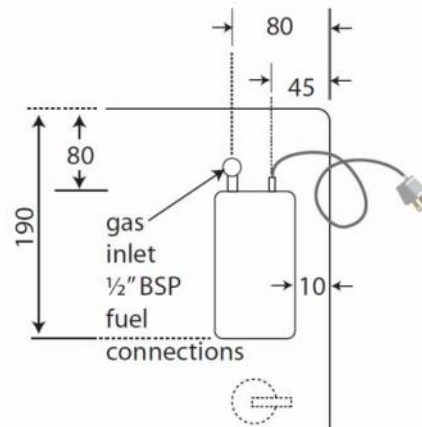
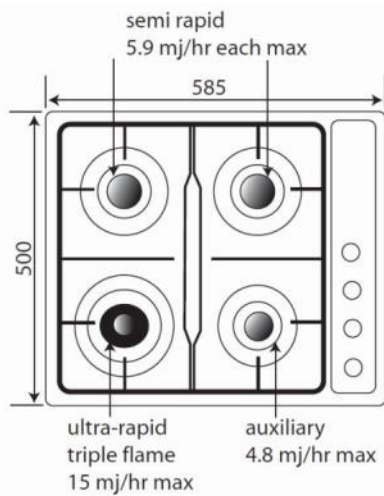
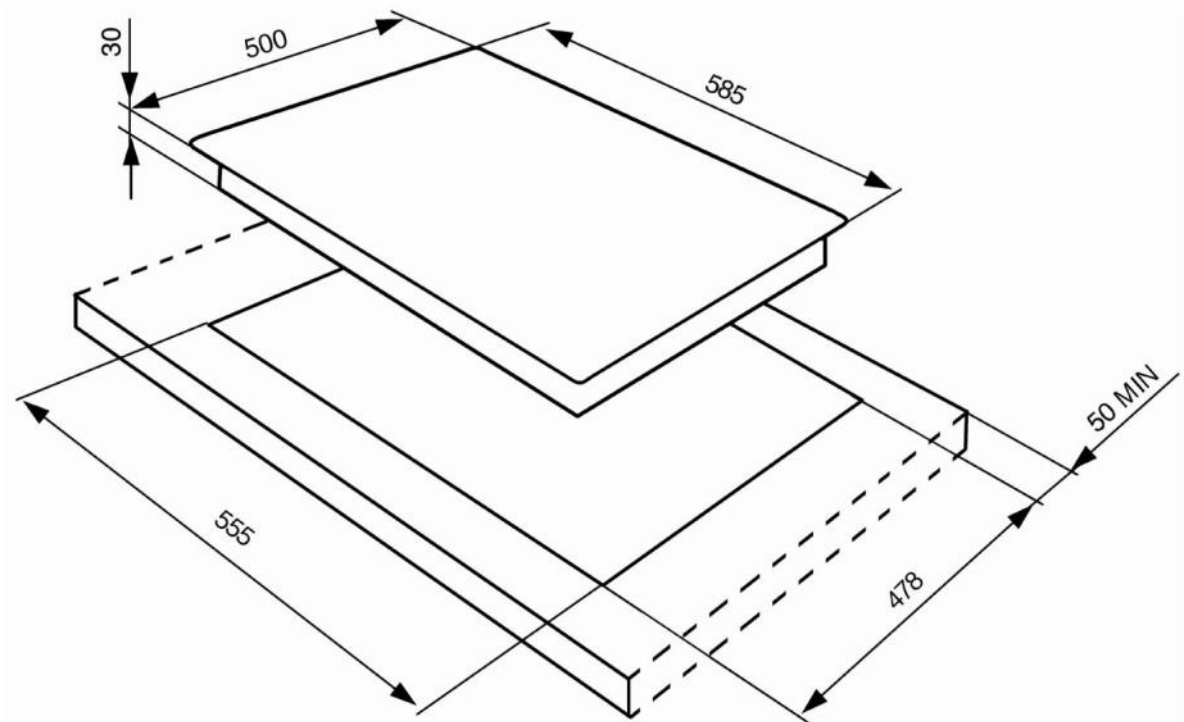
With only a 30mm displacement into the benchtop, the cooktop allows for easy installation underbench of either oven, cupboards or drawers.

FLAME FAILURE

A flame failure device, FFD, with rapid ignition is fitted to each burner. The FFD ensures that should a flame be extinguished accidentally — the gas supply to the specific burner(s) is stopped. For absolute safety, the burner(s) can only be reignited by physically resetting the control knob(s) to the OFF position and then following normal ignition procedure.

ID180502

CIR66XS3
60CM CLASSIC GAS COOKTOP



PLEASE NOTE: drawings are not to scale. They are to assist only.
WARNING: technical specifications and product sizes can be varied by the manufacturer without notice.
Cutouts for appliances should only be by physical product measurements. The above information is indicative only.

ID180502

DWA6214S2 SMEG SILVER FREESTANDING DISHWASHER



EAN 8017709278816

Size	598mmW x 600mmD x 848mmH
Capacity	14 Place settings
Finish	Silver
Display	LED Lights
Programs	5
End of cycle indicator	Acoustic signal
Baskets	2 Levels
Wash system	Orbital wash system
Water softener	No
Temperatures	45°, 50°, 55°, 65°, 70°C
Features	Upper basket height adjustment FlexiTabs Self balancing hinges
Water connection	Hot or cold Water Connection (60°C Max)
Timer	3-6-9-Hours, with automatic soak
Filtration	Stainless steel 5 stage filter
Drying	Natural condenser drying
Safety	Total Acquastop Child safety system (door lock)
Noise	49dBA
Water usage	11.3 Liters
Power	1800 W 220-240V 50Hz 10A
Warranty	Two years parts and labour

ORBITAL WASH SYSTEM

Smeg's orbital wash system has a major spray arm and satellite spray arm which spins ten times for every single revolution of the major spray arm to ensure water is thoroughly distributed in-between every piece in the wash for exceptional results.



CHILD SAFETY LOCK

A must for families with young children, Smeg has developed an electronic system for locking the dishwasher controls. Children can press the buttons without interrupting the wash program

ACTIVE ACQUASTOP

Active Acquastop electronically determines when and how much water to let into the dishwasher, automatically controlling the water feed at the tap. It's a major advantage of a Smeg dishwasher, because there is no water in the hose and therefore no building water pressure, where problems most often occur. Active Acquastop is one of five distinctive water safety and flood prevention features in all Smeg dishwashers.

5-STAGE FILTRATION SYSTEM

The ultimate dishwasher filtration system maintains a high quality wash by trapping food, thus preventing it from entering the wash system.

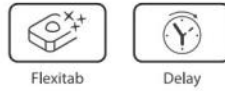
DELAY TIMER

Every Smeg dishwasher has a delay start option, which allows you to operate the machine during periods of off-peak or lower energy tariffs. The combination of excellent water and energy savings combined with time of use can ensure much lower running costs.

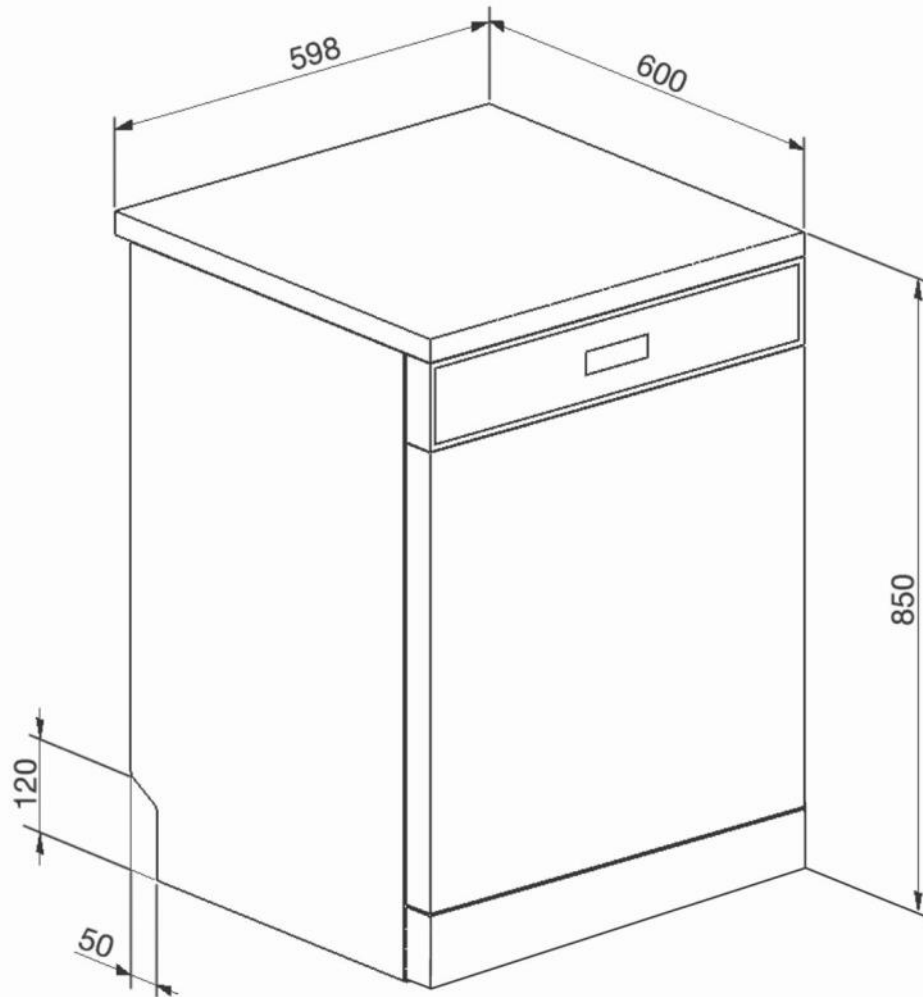
COMMERCIAL EXCLUSIVE

DISHWASHERS

Functions



Programs



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SFA562X2 60CM THERMOSEAL OVEN



EAN 8017709250607

Dimensions	597mmW x 571mmD x 592mmH
Finish	Fingerprint proof stainless steel Eclipse high visibility black glass
Total functions	9
Display	Text on panel
Capacity	79L
Cooking levels	5
Thermostat	30 - 250°C
Installation	Flush, underbench or wallmount
Programmability	Countdown Timer
Cleaning	Vapour Clean
Lighting	1 x 40W halogen
Supplied accessories	1 x Chrome grill insert 1 x 40mm baking tray 2 x chrome shelves
Optional accessories	PRTX - Pizza stone PPR2 - Gourmet Cooking Stone PALPZ - Single-handle pizza paddle 3850B/510 - Baking Dish GT1P-2 - Partial telescopic guides GT1P-2 - Total telescopic guides
Safety	Cool door technology, thermal protection system
Power	220-240V, 50/60Hz 3000W 15A Connection
Warranty	Two years parts and labour



THERMOSEAL

The seal of Smeg's quality, technical excellence and taste: succulent roasts, crisp pastry and impressive baking is achieved in Smeg's unique, perfectly controlled cooking environment. Thermoseal maintains the perfect atmospheric balance in the cavity for optimum cooking conditions.



VAPOUR CLEAN

Smeg's Ever Clean enamel's tough surface has a glassy finish, so a simple spray of water and detergent around the cavity in conjunction with the Vapour Clean option will generate heat and steam to soften any grease for a wipe-clean result.



EVER CLEAN ENAMEL

The superior quality of Smeg's patented Ever Clean enamel, which is highly durable and easy to clean, is the result of nearly 70 years of enameling expertise; ensuring long-life performance of every Smeg oven.



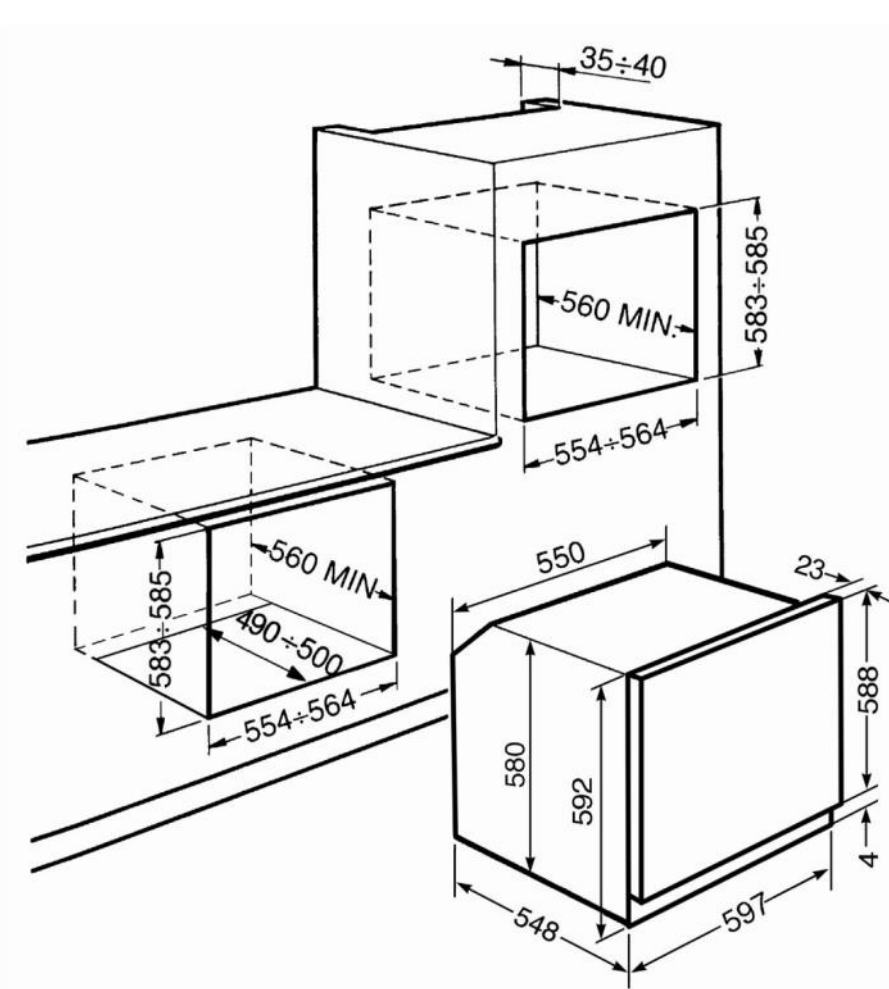
COOL DOOR TECHNOLOGY

Smeg's Cool Door system is a combination of technologies which is driven by a 22 blade tangential fan and includes a heat exchange baffle system. It draws cool air up through the panes of heat-reflective glass in the door, making it safe to the touch even when the oven is at pyrolytic temperatures of around 500°C.

ID180502

SFA562X2
60CM THERMOSEAL OVEN

FUNCTIONS:



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ID180502

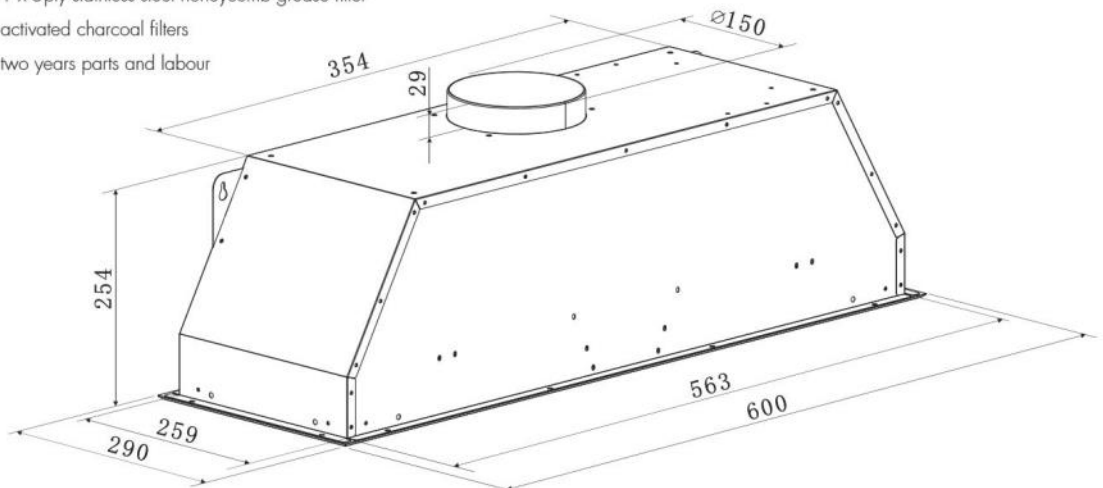
PUM601X

smeg 60cm concealed undermount rangehood



EAN 9345025001474

dimensions	600mmW x 290mmD x 254mmH
finish	satin stainless steel
installation	concealed within cupboards or island bulkhead
motor	190 watt centrifugal, twin impellers, double-sided air uptake
capacity	700m ³ /hr airflow (IEC 61591)
air extraction	duct direct to atmosphere or recirculate to kitchen, 150mm ducting required
noise rating	51-61 dBA (IEC 60704-3)
extraction	<ul style="list-style-type: none"> • direct duct to atmosphere, 150mm ducting required • recirculate to kitchen, 150mm diameter ducting required
illumination	2 x 3w LED (GU10)
speeds	3 speed, electronic control
filtration	1 x 5ply stainless steel honeycomb grease filter
option	activated charcoal filters
warranty	two years parts and labour



PLEASE NOTE: drawings are not to scale. They are to assist only.

WARNING: technical specifications and product sizes can be varied by the manufacturer without notice. Cutouts for appliances should only be by physical product measurements. The above information is indicative only.

ID160205

Disclaimer: If any item or selection from the sanitary ware, appliances and air conditioners are unavailable or for construction constraints, may be exchanged by the developer for an item of similar brand, aesthetics and model.

VALE PARK / LIGHT SCHEME

1. Timber flooring
2. Carpet to bedrooms and WIR
3. Wet area floor tile / Feature wall to vanity
4. Powder room and bathroom main wall tile
5. Kitchen splashback
6. Laundry splashback
7. Laundry, Powder Room, Ensuite, Bathroom benchtop
8. Kitchen benchtop
9. Wall paint
10. Kitchen island joinery / Laundry overhead cupboards
11. Laundry underbench joinery
12. Kitchen doors and overhead cupboards



VALE PARK / DARK SCHEME

1. Timber flooring
2. Carpet to bedrooms and WIR
3. Wet area floor tile / Feature wall to vanity
4. Powder room and bathroom main wall tile
5. Kitchen splashback
6. Laundry splashback
7. Laundry, Powder Room, Ensuite, Bathroom benchtop
8. Kitchen benchtop
9. Wall point
10. Kitchen island joinery / Laundry overhead cupboards
11. Laundry underbench joinery
12. Kitchen doors and overhead cupboards





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

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
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

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.



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.