

brusenewhomes.com.au



TRANMERE

8 Shirley Avenue



Theon Bruse
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0419 816 470



Toby Shipway
toby.shipway@bruse.com.au
0413 600 919

357 Greenhill Road
Toorak Gardens SA 5065
RLA 181689

Residence 1

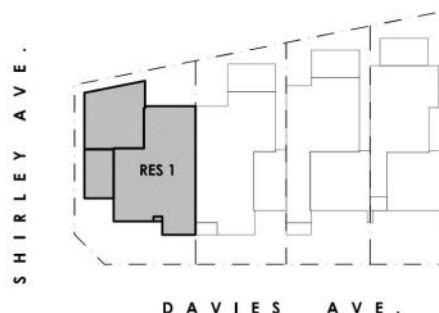
BRUSE
REAL ESTATE

RESIDENCE 1

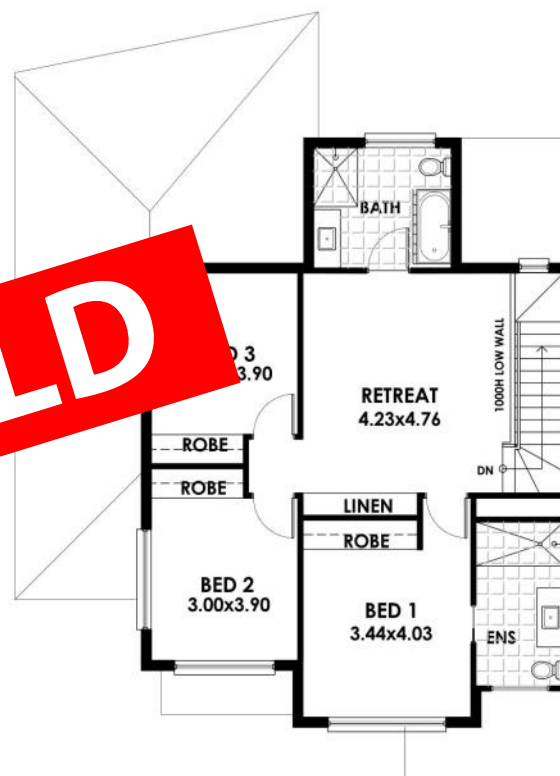
AREAS	m ²
LOWER LIVING	88.80
UPPER LIVING	85.80
GARAGE	37.50
ALFRESCO	12.80
PORCH	1.00

TOTAL 225.90

SITE AREA 236.0m²



GROUND FLOOR PLAN
SCALE 1:100 @ A3



FIRST FLOOR PLAN
SCALE 1:100 @ A3



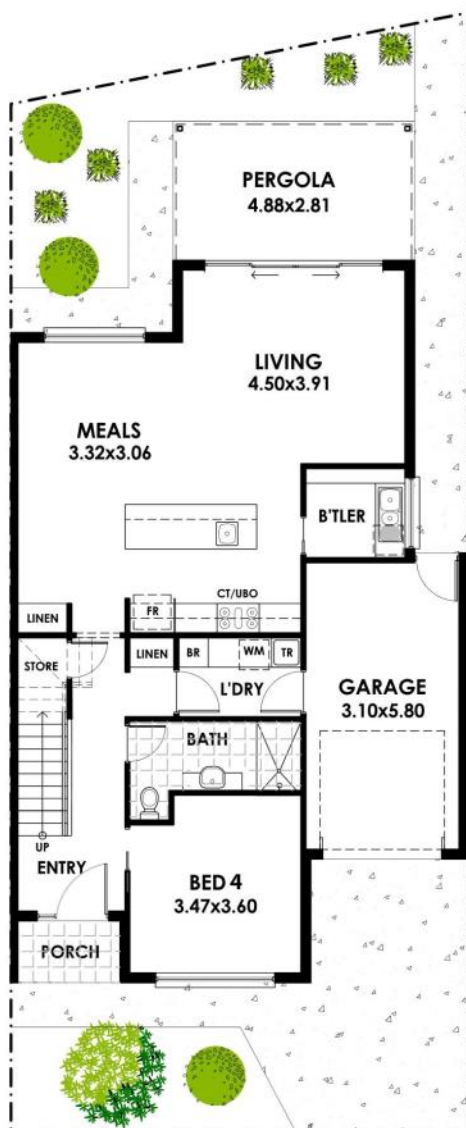
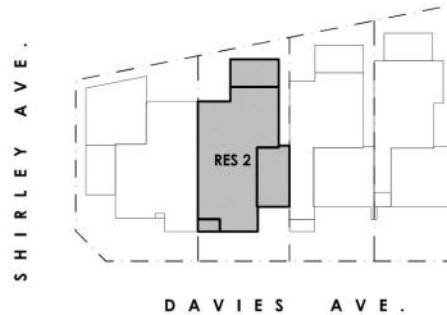
Price **\$720,000**

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

RESIDENCE 2	
AREAS	m ²
LOWER LIVING	92.80
UPPER LIVING	83.00
GARAGE	19.90
ALFRESCO	13.70
PORCH	2.20
TOTAL	211.60
SITE AREA	200.0m ²



GROUND FLOOR PLAN
SCALE 1:100 @ A3



FIRST FLOOR PLAN
SCALE 1:100 @ A3



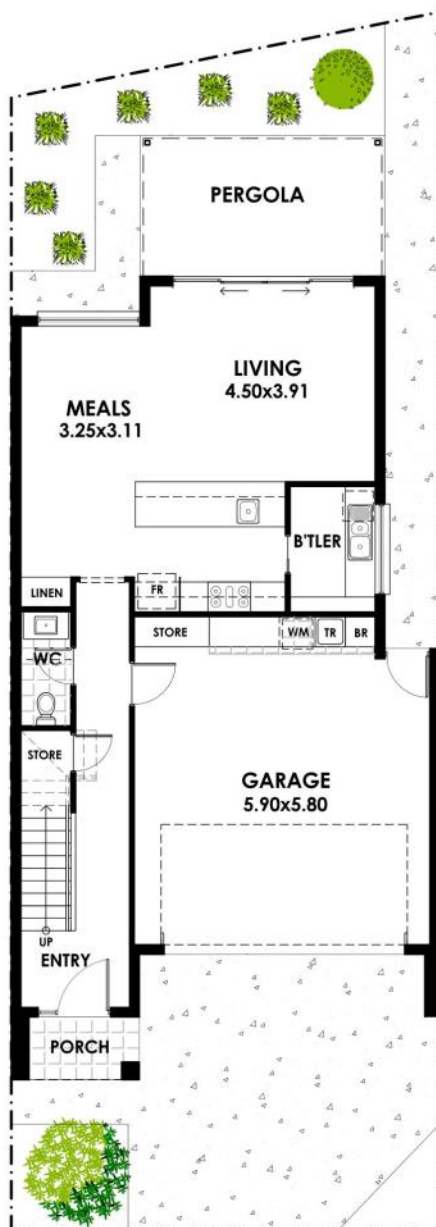
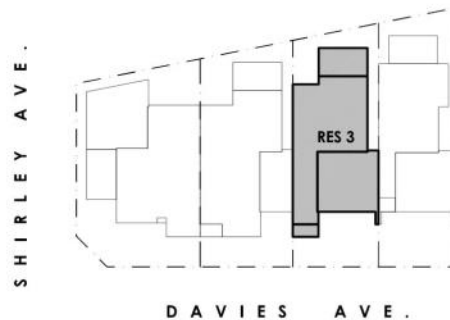
Price **\$675,000**

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Residence 3

BRUSE
REAL ESTATE

RESIDENCE 3	
AREAS	m ²
LOWER LIVING	72.60
UPPER LIVING	91.60
GARAGE	36.60
ALFRESCO	13.70
PORCH	2.50
TOTAL	217.00
SITE AREA	200.0m ²



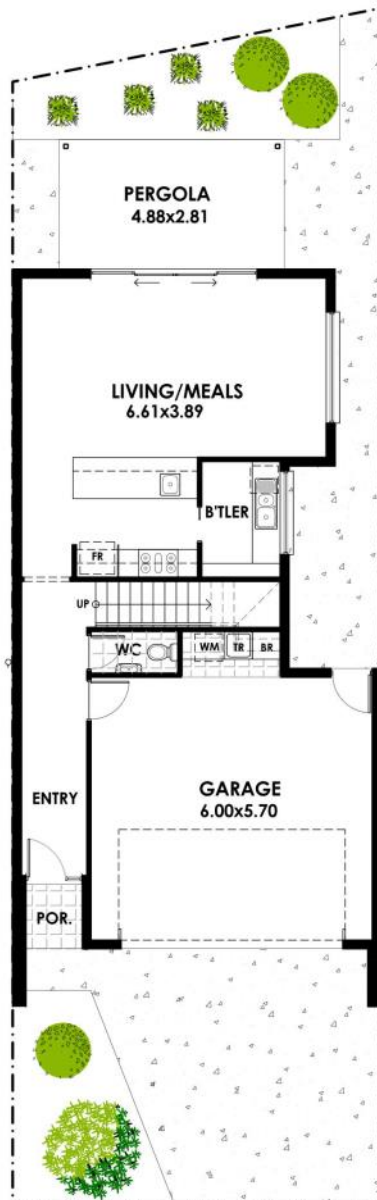
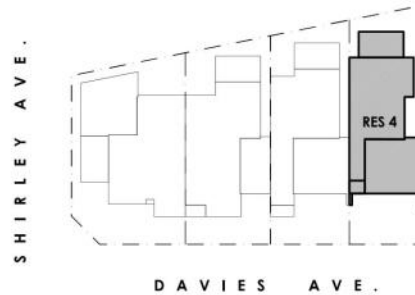
Price **\$695,000**

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Residence 4

BRUSE
REAL ESTATE

RESIDENCE 4	
AREAS	m ²
LOWER LIVING	67.30
UPPER LIVING	95.20
GARAGE	37.50
ALFRESCO	13.70
PORCH	2.00
TOTAL	215.70
SITE AREA	200.0m ²



GROUND FLOOR PLAN
SCALE 1:100 @ A3



FIRST FLOOR PLAN
SCALE 1:100 @ A3



Price **\$680,000**

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Inclusions Booklet

Dw 1 & 3, 8 Shirley Ave, Tranmere



497 North East Road, Hillcrest SA 5086

08 8266 0011

info@loftybg.com.au

BLD: 271 885

Kitchen



Rangehood



SMEG PUM901X



Cooktop



SMEG CIR93AXS3



Sink



EVERHARD 73179 (top - to butler's) -
undermount

EVERHARD 73178 (bottom - to kitchen) -
undermount



Dishwasher



BOSCH
Invented for life

Bosch SMU50E75AU



Oven



SMEG SFA562X2



Sink Mixer

fienza

Fienza 224105B LINCOLN Swivel Sink Mixer

Laundry



Trough



Abey PR45C

	Sink Mixer Fienza 211.105 fienza
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Wet Areas

	Bath (to main bathroom only) Decina Alpha AP1525W-OF DECINA BATHROOMWARE
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	Bath Spout (to main bathroom only) Fienza 225116B fienza®
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	Showerhead Phoenix VS6510-10 PHOENIX TAPWARE, SHOWERS & ACCESSORIES
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**Shower
& Bath Wall Mixer**

C L Δ R K

Clark CL10029.BB



Basin

C L Δ R K

Clark CL40011.W1 with black pop up waste

*mixer not included



Basin Mixer

C L Δ R K

Clark CL10007.BB5A



Toilet Suite

 **seima** bathroom
kitchen
laundry

Seima - Scara STO-13 -BE



Toilet Roll Holder

 **PHOENIX**
BATHWARE, KITCHENWARE & ACCESSORIES

Phoenix RA892MB



Double Towel Rail

 **PHOENIX**
BATHWARE, KITCHENWARE & ACCESSORIES

Phoenix RA812MB

Hot Water Unit



Rinnai B26N50

Rinnai

Inclusions/Specifications

- 2.7m ceilings throughout
- 2.4m feature entry door
- LED downlights in living area and kitchen
 - TV and phone points
 - Energy rating assessment
- Built-in-robos to bedrooms - as per plans
 - Rinnai B26 Hot Water System
- 20mm Essastone benchtops and Laminex cabinetry in kitchen and bathrooms
 - Designer tapware and sanitaryware
- Premium rectified tiles in wet areas - floor to ceiling tiling to bathroom and ensuite
 - Quality Laminate benchtops and cabinetry in laundry
 - Dual Control ducted reverse-cycle air-conditioning
 - Alarm System
 - Quality carpets to bedrooms, stairs and upstairs
 - Quality gloss rectified tiles to living/dining area
 - Fully landscaped and quality plants
 - Irrigation system
 - New fencing - where required
- Aggregate concrete to driveway and front paths and paving to rear paths
 - Rainwater tank and pump – connected to closest WC
 - Window locks to all windows
 - Flyscreens to all window openings
 - 25 year structural guarantee
 - 3 months maintenance period
 - Termite treatment to AS3660

Inclusions Booklet

Dw 2 & 4, 8 Shirley Ave, Tranmere



497 North East Road, Hillcrest SA 5086

08 8266 0011

info@loftybg.com.au

BLD: 271 885

Kitchen



Rangehood



SMEG PUM901X



Cooktop



SMEG CIR93AXS3



Sink



EVERHARD 73179 (top - to butler's) -
undermount

EVERHARD 73178 (bottom - to kitchen) -
undermount



Dishwasher



BOSCH
Invented for life

Bosch SMU50E75AU



Oven



SMEG SFA562X2



Sink Mixer

alder tapware

Alder 79490

Laundry



Trough



Abey PR45C



Sink Mixer

fienza

Fienza 211.105

Wet Areas

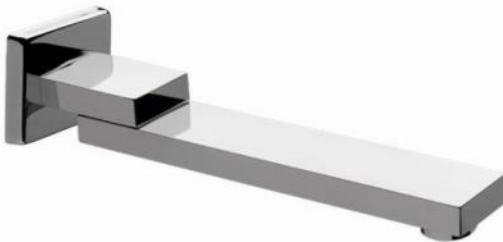


Bath

(to main bathroom only)

DECINA
BATHROOMWARE

Decina Alpha AP1525W-OF



Bath Spout

(to main bathroom only)

alder tapware

Alder 98812



Showerhead

alder tapware

Alder 98752



**Shower
& Bath Wall Mixer**

alder tapware

Alder 79390



Basin

 **Argent**

Argent FC17TUL01

***mixer not included**



Basin Mixer

alder tapware

Alder 79090



Toilet Suite



Seima - Scara STO-13 -BE



Toilet Roll Holder



Phoenix RS892CHR



Double Towel Rail & Hook



Phoenix RS813CHR double towel rail

Hot Water Unit



Rinnai B26N50

Rinnai

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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.

Bruse Real Estate

For 3 Generations 1957 - >>>

The directors of **BRUSE Real Estate**, Bevan and Theon Bruse, are proud to say that the **Bruse** name has been associated with real estate for three generations. Sydney Bruse operated as a real estate agent for many years in the Payneham and Marryatville districts of South Australia. His son Bevan, grandson Theon, and Bevan's wife Jill have kept the name alive in the real estate industry.



Real estate is well established in the **Bruse** family. They are enthusiastic and extremely passionate about the industry. Bevan originally joined his father in real estate at the young age of 20. Bevan joined Brock Partners when the company commenced some 25 years ago. Theon joined Bevan at Brock Partners 18 years ago until they opened a franchise in the Eastern suburbs.

Bevan and Theon Bruse decided to open the "**Bruse**" agency, a boutique agency suitable to their select clients to offer them a service that they believe is ahead of the rest. Bevan's wife Jill is now part of the **Bruse** agency in a business management capacity.

The **Bruse** office is active in **selling property** and **property management**. The **Bruse** office is wonderfully positioned on Greenhill Road, at Toorak Gardens just opposite all the banks and Burnside Village. This prominent position has excellent car parking at the rear of the building, making it easier for buyers, sellers, landlords, tenants and other clients to call into the office. It is also extremely close to the city and business centre.

The interior of the office is very bright, light and airy with modern designer décor. The **Bruse** staff enjoy the environment and the social life of working close to one of Adelaide's premium shopping centres, Burnside Village, and the excellent local restaurants and amenities.

BRUSE Real Estate welcomes you to call into their office whenever you pass by.

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Ph: 8431 8181 F: 8431 8893
Abn: 34 122 770 068
Rla: 181689
www.bruse.com.au