

STRADBROKE ROAD

House No 20 - 27

**House
No
28 - 35**



MORIALTA ROAD

**House
No
12 - 19**

Entry via Swan Avenue



ROSTREVOR

12-35 Chapel Way



Bevan Bruse
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0419 809 852



Theon Bruse
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PLEASE NOTE

\$25,000 HOME BUILDERS GRANT

APPLIES TO HOMES 12 TO 19

357 Greenhill Road
Toorak Gardens SA 5065
RLA 181689

12-35 Chapel Way Rostrevor

Live in this wonderful estate of new homes. Surrounded by quality homes, parks and gardens.

EACH HOME IS BUILT ON THREE LEVELS WITH DOUBLE LENGTH GARAGE ON LOWER LEVEL.

PURCHASE NOW & SETTLE ON COMPLETION.

The middle floor of the homes have a balcony overlooking the central gardens. A large living area. Third w/c. Spectacular kitchen with high end quality fixtures and fittings and further through to the living and dining area. This area also includes a powder room.

The upper level of the homes have three spectacular bedrooms overlooking parks and gardens giving a feeling of space. The main bathroom, and ensuite to main bedrooms are all high quality designer style.

A laundry facility and entrance hallway just creating a ground floor service area.

Each of these homes have a ground floor garden area and a wonderful balcony. The garden outlook to the front is to a central court yard for visitors to park and surrounded by an attractive garden area. On each corner of the development there is an attractive garden sitting/play area.

These homes are certainly very desirable homes that offer amazing outlooks to parks and gardens. A great opportunity to buy high-end quality finish homes that give an element of luxury to homes in this sought after Rostrevor Estate.

Surrounded by other quality homes and a beautiful old Church which is now being made into a residence gives this a very exciting environment and so close to everything in the east of Adelaide.

It is so close to good schooling, good transport and the excellent shopping that Rostrevor offers.

A brilliant and exciting lifestyle awaits the buyers of these homes.

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

Site Plan

BRUSE
REAL ESTATE

**\$25,000 HOME BUILDERS GRANT
APPLIES TO HOMES 12 TO 19**



**House
No
12 - 19**

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**\$25,000 HOME BUILDERS GRANT
APPLIES TO HOMES 12 TO 19**

BRUSE
REAL ESTATE

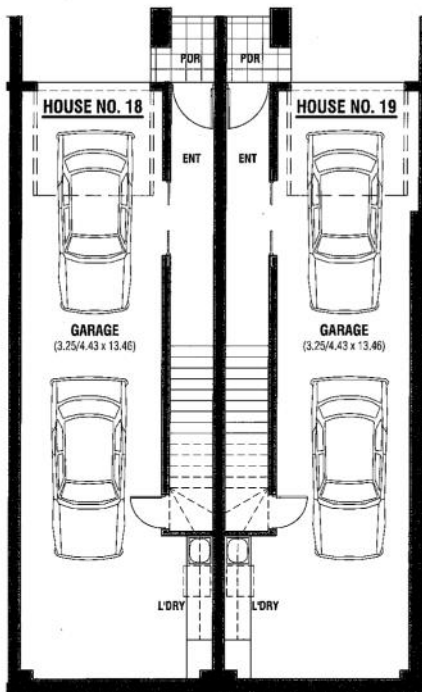


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Residences 12-19

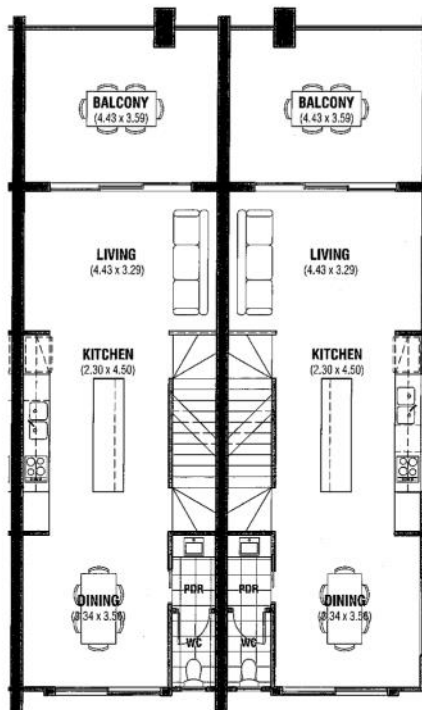
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REAL ESTATE

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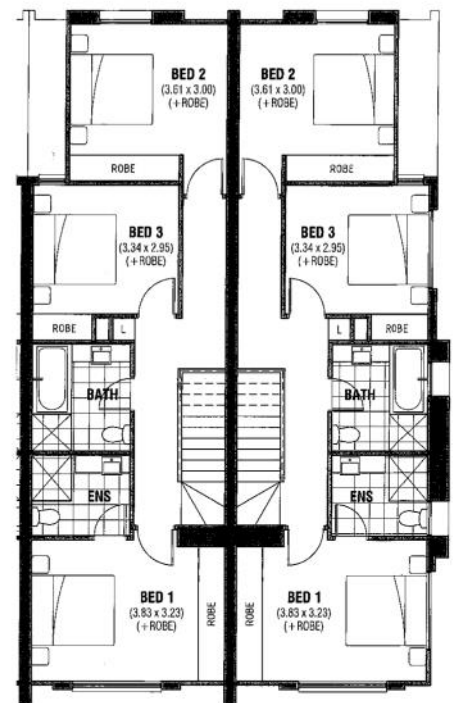
GROUND FLOOR PLAN

SCALE 1:100



FIRST FLOOR PLAN

SCALE 1:100



SECOND FLOOR PLAN

SCALE 1:100

Price \$595,000

AREAS (NO. 19)		AREAS (NO. 18)	
	sq.m		sq.m
GROUND FLOOR/GARAGE	67.00	GROUND FLOOR/GARAGE	65.14
FIRST FLOOR LIVING	55.22	FIRST FLOOR LIVING	55.09
SECOND FLOOR LIVING	71.97	SECOND FLOOR LIVING	69.45
BALCONY	17.34	BALCONY	17.13
PORCH	2.52	PORCH	2.52
TOTAL	213.15	TOTAL	210.33

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Site Plan

BRUSE
REAL ESTATE

STRADBROKE ROAD

House No 20 - 27



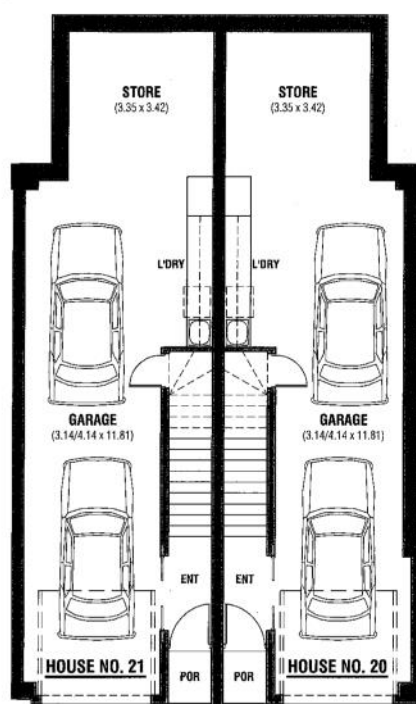
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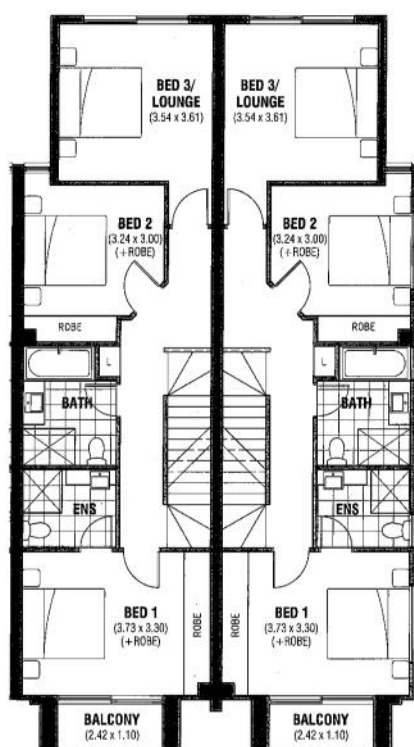
Residences 20-25

BRUSE
REAL ESTATE



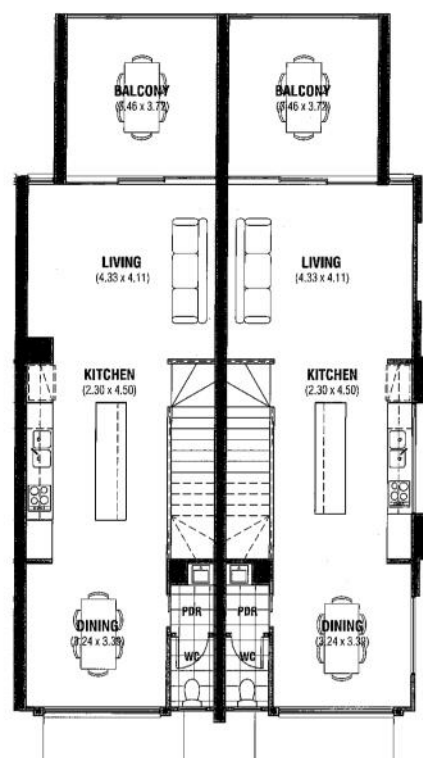
GROUND FLOOR PLAN

SCALE 1:100



FIRST FLOOR PLAN

SCALE 1:100



SECOND FLOOR PLAN

SCALE 1:100

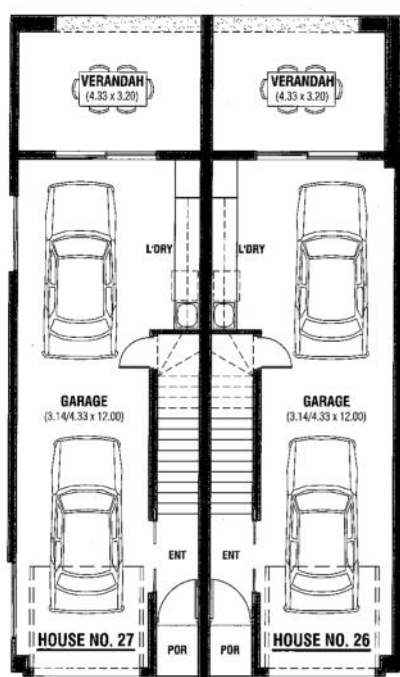
Price \$595,000-\$615,000

AREAS (NO. 21)	sq.m	AREAS (NO. 20)	sq.m
GROUND FLOOR/GARAGE	68.77	GROUND FLOOR/GARAGE	69.49
FIRST FLOOR LIVING	70.09	FIRST FLOOR LIVING	70.32
SECOND FLOOR LIVING	56.84	SECOND FLOOR LIVING	58.48
BALCONY (REAR)	14.38	BALCONY (REAR)	14.38
BALCONY (FRONT)	3.56	BALCONY (FRONT)	3.55
PORCH	1.36	PORCH	1.38
TOTAL	215.02	TOTAL	217.59

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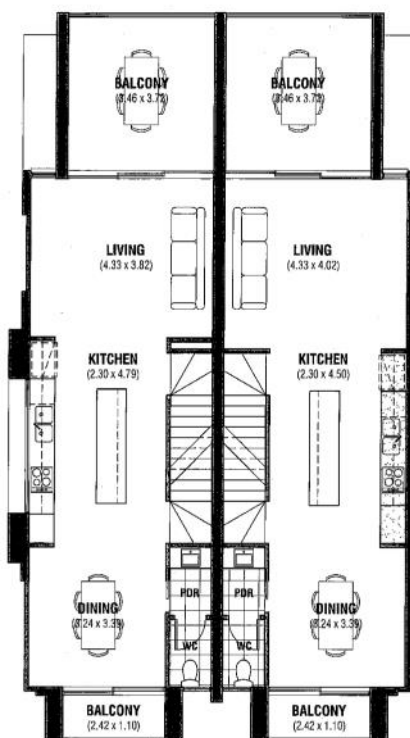
Residences 26 & 27

BRUSE
REAL ESTATE



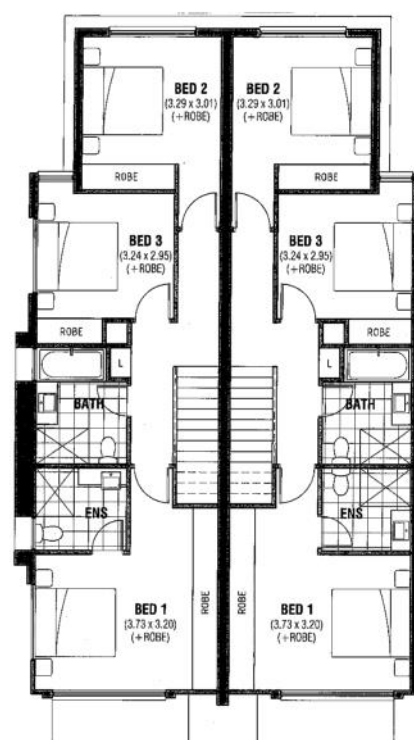
GROUND FLOOR PLAN

SCALE 1:100



FIRST FLOOR PLAN

SCALE 1:100



SECOND FLOOR PLAN

SCALE 1:100

Price \$595,000-\$615,000

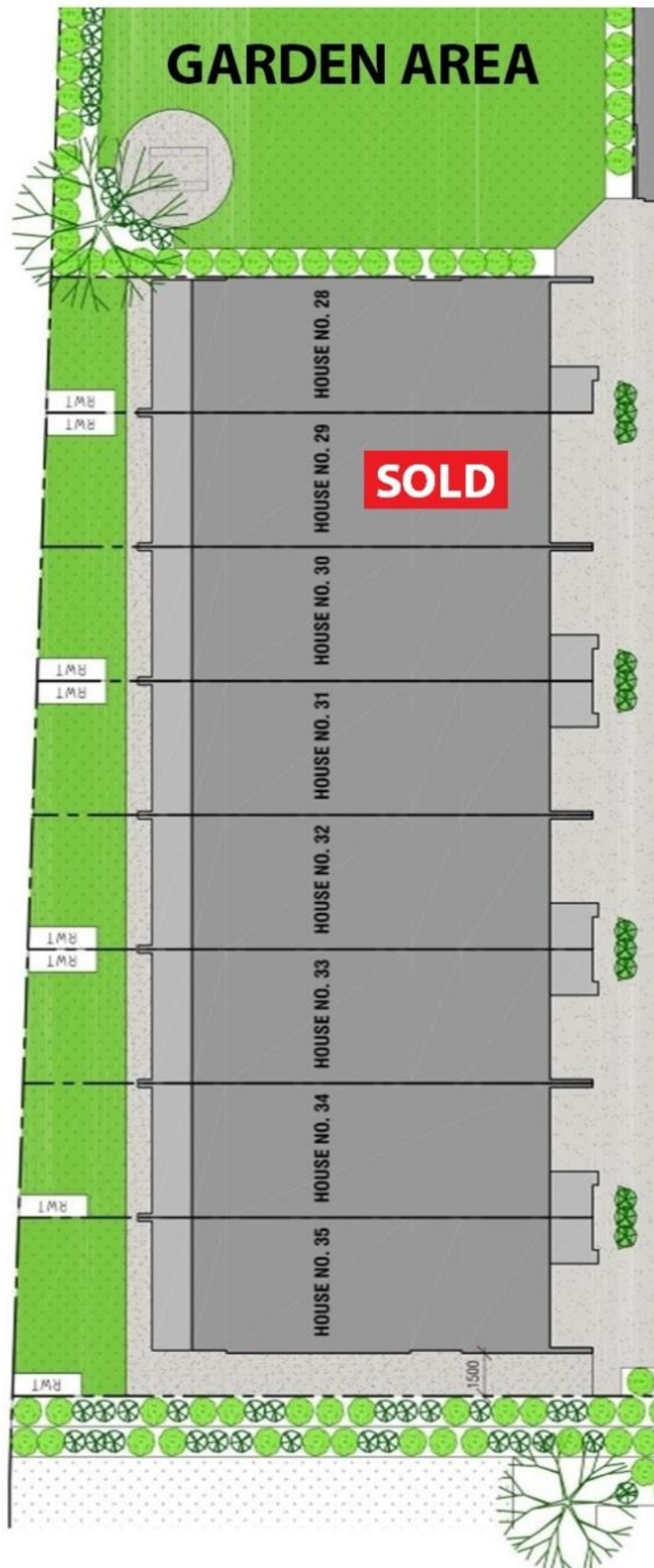
AREAS (NO. 27)		AREAS (NO. 26)	
GROUND FLOOR/GARAGE	55.79	GROUND FLOOR/GARAGE	55.55
FIRST FLOOR LIVING	58.75	FIRST FLOOR LIVING	56.87
SECOND FLOOR LIVING	71.98	SECOND FLOOR LIVING	69.20
VERANDAH	14.90	VERANDAH	14.72
BALCONY (REAR)	14.38	BALCONY (REAR)	14.38
BALCONY (FRONT)	3.58	BALCONY (FRONT)	3.56
PORCH	1.38	PORCH	1.38
TOTAL	219.84	TOTAL	215.66

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Site Plan

BRUSE
REAL ESTATE

House No 28 - 35

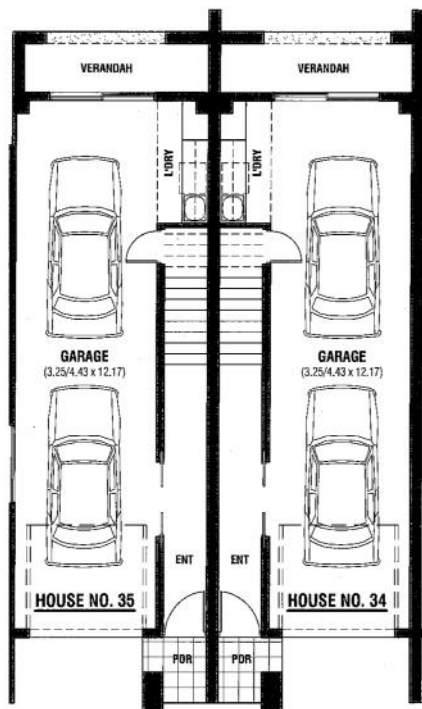


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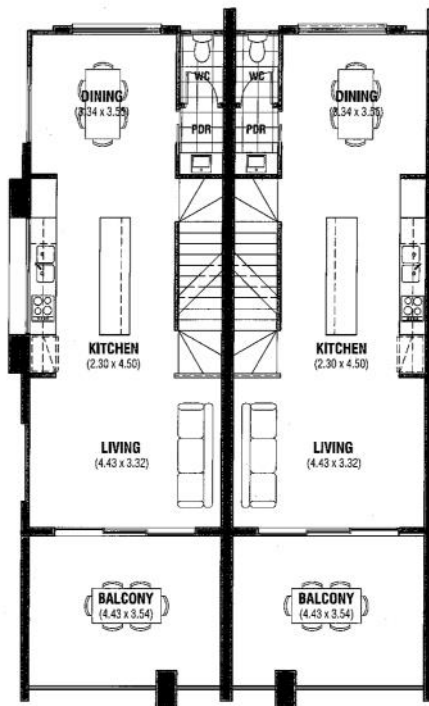
Residences 28-35

BRUSE
REAL ESTATE



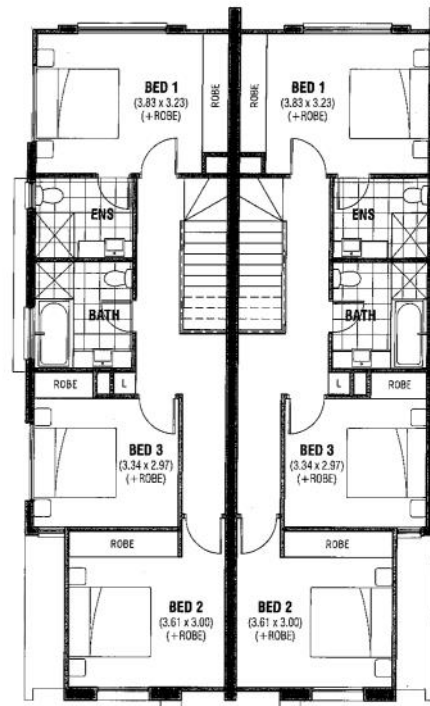
GROUND FLOOR PLAN

SCALE 1:100



FIRST FLOOR PLAN

SCALE 1:100



SECOND FLOOR PLAN

SCALE 1:100

Price \$595,000

AREAS (NO. 35)		AREAS (NO. 34)	
	sq.m		sq.m
GROUND FLOOR/GARAGE	59.66	GROUND FLOOR/GARAGE	59.19
FIRST FLOOR LIVING	56.05	FIRST FLOOR LIVING	55.18
SECOND FLOOR LIVING	69.68	SECOND FLOOR LIVING	69.55
VERANDAH	6.58	VERANDAH	6.72
PORCH	2.52	PORCH	2.52
BALCONY	17.14	BALCONY	16.93
TOTAL	212.23	TOTAL	210.09

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<p>REFER TO THE 10% CSR 100 SHOULDER WALL</p>	<p>EXTERNAL STAIR NOTE:</p> <p>ENSURE HANDRAILS AND TACTILE INDICATORS IN ACCORDANCE WITH AS4628.1 TO ALL EXTERNAL STAIRS ADJACENT TO DWELLINGS 16, 17 & 24 AND THE INTERMEDIATE STEPS FROM THE INTERSECTION OF MORIATA ROAD AND STRADBROOK ROAD</p>	<p>STORMWATER NOTE:</p> <p>REFER TO ENGINEER'S DRAINAGE PLAN FOR ALL LEVEL RETAINING WALLS & STORMWATER DRAINAGE DESIGN</p>
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**EASTERN
BUILDING
GROUP** PTY LTD

BUILDING SCHEDULE

Site Address: Chapel Estate, 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

- Timber Look Cladding: James Hardie AXON 133 Wood grain stained
- Matrix Blade Wall: James Hardie EASYTEX (Colourbond Monument)
- Concrete Look Cladding: James Hardie EXOTEC VERO
(not applicable to Lots 20-27/dwellings 9-16)
- Rendered Hebel

5. EXTERNAL DOORS & WINDOWS

- Residential Aluminium powder coated doors and windows (Colourbond Monument)
- 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 2nd FIX CARPENTRY

- 10mm Plasterboard to walls and ceilings
- 6mm Villaboard to walls in bathroom and ensuite
- 90mm CSR Alto cornice to Ground floor entry and kitchen/living/dining
- 90mm CSR Cove to remainder
- 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 Sheeting – Colorbond Monument
- Colorbond fascia - Colorbond Monument
- Colorbond gutters O.G. Profile
- 75mm diameter PVC painted downpipes
- Fixed skylights as per plans

8. INSULATION & ENERGY GLAZING

- As per Energy Efficiency Report

9. RENDERING & EXTERNAL PAINT

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

10. DOORS & DOOR HARDWARE

EXTERNAL

- Front Door: 2340mmH Humes XLR160 Linear with translucent glass
- 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. Cavity sliding mortice lock to ground floor garage, pull passage set to Powder room
- Paintable Steel Hinges, 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 Surmist

11. INTERNAL STAIRCASE & BALCONY BALUSTRADE

INTERNAL STAIRCASE DWELLINGS 1-10 & 17 – 24

Base:

- Ground Floor Flight: MDF base, treads, risers and cut stringers with 12mm timber laminate overlay for ground floor flight of stairs (no bullnose to treads).
- First Floor Flight: MDF base, treads, risers and cut stringers for carpet overlay

Balustrade:

- Plasterboard wall

Handrail: American Oak handrail with clear coat

INTERNAL STAIRCASE DWELLINGS 11-16

Base:

- For both flights of stairs: MDF base, treads, risers and cut stringers for carpet overlay (no bullnose to treads)

Balustrade:

- Plasterboard wall

Handrail:

- American Oak handrail with clear coat

BALCONY BALUSTRADE

- Powdercoated Colourbond Monument rectangular post and rail with horizontal cable wire as per elevations

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 The Sanitaryware Selection Section
- Gas connection from home to street
- Supply and connect gas hot plate & HWS service

13. APPLIANCES

- Oven: Bosch 60cm HBF113BROA
- Gas Cooktop: Bosch 70cm PCR7A5B90A
- Dishwasher: Bosch 60cm SMU50E75
- Rangehood: Electrolux ERI712SA build under rangehood ducted to ceiling space

14. ELECTRICAL

- LED Downlights to underside of upper level, porch, alfresco and balcony ceilings
- Florescent lights to ground floor (Garage and laundry)
- LED Downlights to staircase, kitchen, living, dining, Powder room
- Ceiling mount batten light point to WC
- Heat/light/fan to bathroom and ensuite
- Smoke Dedectors as per plan
- Ceiling Light batten with globe to each room and wall mounted light batten at side of external hinged door
- 2 TV points
- 1 x phone point
- 1 x internet/data point
- Single power points to services and Double power points as per plans
- 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
- 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)
- 2 door pantry cupboard
- Fridge provision
- Undercounter microwave provision with pot drawer underneath
- Dishwasher provision including plumbing, electrical, but no door
- Feature timber laminate to overhead cupboards (2 colours to pick from – light or dark scheme)

BATHROOM, ENSUITE, WC

- Stone tops: 20mm Silestone White Storm
- Feature timber laminate to vanity cupboards (2 colours to pick from – light or dark scheme)
- 25mm Shadowline with finger grippers
- Recessed & Tiled Kicker

LINEN

- Silk Finish laminate

LAUNDRY

- Silk Finish laminate to cupboards only
- Natural finish laminate benchtop
- Broom Cabinet
- Provision for undercounter washer and dryer
- 25mm Shadowline with finger grippers

BUILT IN ROBES

- Master Bedroom: Mirrored Doors with 1 x joinery tower with drawers and adjustable shelving, remainder shelf and rail
- Other bedrooms: Mirrored Doors with shelf and rail



17. FLOOR COVERINGS

TIMBER

- 8mm Timber laminate flooring to entry, kitchen, living dining
- 12mm Timber laminate overlay to ground floor staircase - dwellings 1-10 & 17 – 24 only
- Matching scotia
- underlay
- Option of 2 colour schemes to pick from (light colour scheme or dark colour scheme – refer to sample boxes)

CARPET

- Plush carpet to first floor staircase - dwellings 1-10 & 17 – 24
- Plush carpet to both sets of stairs – dwellings 11-16
- Underlay
- Option of 2 colour schemes to pick from (light colour scheme or dark colour scheme – refer to sample boxes)

18. TILING

- Feature subway tiles laid brickbond to kitchen (if applicable) powder room and laundry
- 2000mmH wall tiling to bathroom and ensuite. Skirting to powder room, WC and laundry
- 300x600 wall and floor tiles
- Option of 2 colour schemes to pick from (light colour scheme or dark colour scheme – refer to sample boxes)
- Terrazzo look tile to porch, balcony and alfresco
- Bright chrome tile trim to edges
- Quality ceramic wall & floor tiles

19. BATHROOM ACCESORIES

SHOWERSCREENS

- Integrity Semi-Framed Glass showerscreens Bright chrome finish

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
- Option of 2 colour schemes to pick from (light colour scheme or dark colour scheme – refer to sample boxes)
- 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 and estate

FENCING

- Colorbond fencing to all rear backyards and driveway boundaries to rear only



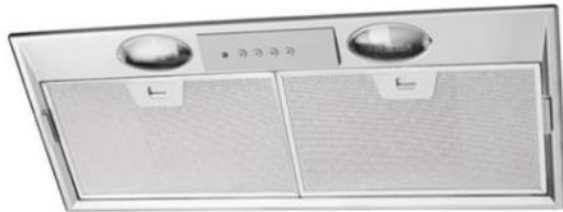
APPLIANCES



BOSCH



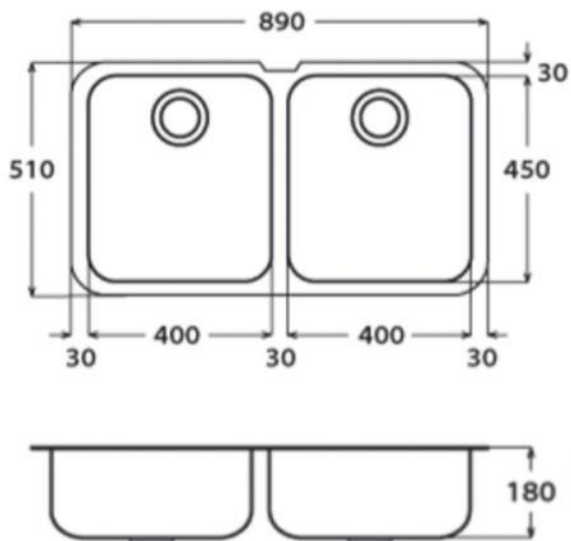
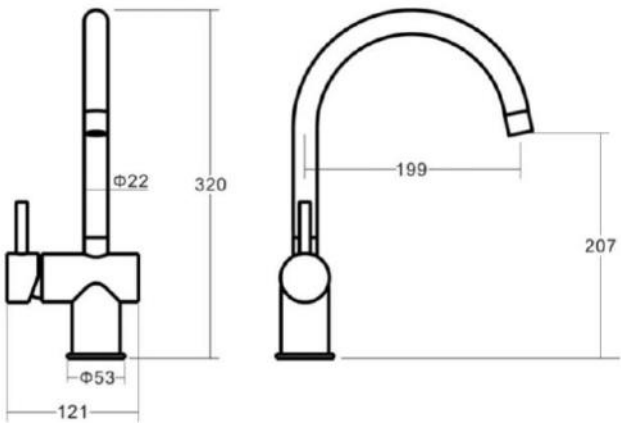
Electrolux



NAME	DESCRIPTION/FINISH	LOCATION
Oven	Bosch 60cm HBF113BROA	Kitchen
Gas Cooktop	Bosch 70cm PCR7A5B90A	Kitchen
Rangehood	Electrolux ERI712SA build under rangehood ducted to ceiling space	Kitchen
Dishwasher	Bosch 60cm SMU50E75	Kitchen

KITCHEN

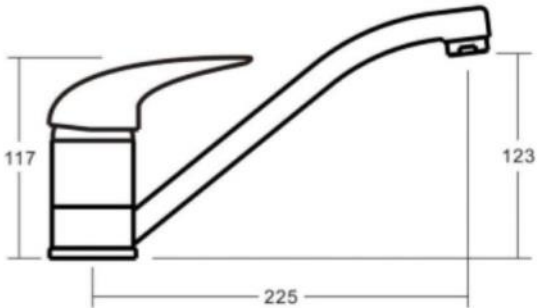
alder tapware



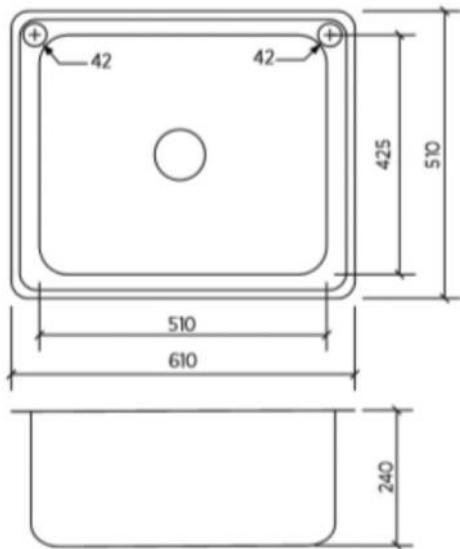
NAME	DESCRIPTION/FINISH	LOCATION
Sink	SMEG UM4545 Double Bowl Undermount	Kitchen as indicated on drawings
Sink Mixer	Alder Wish Sink Mixer Brushed Nickel	As indicated on drawings

LAUNDRY

alder tapware



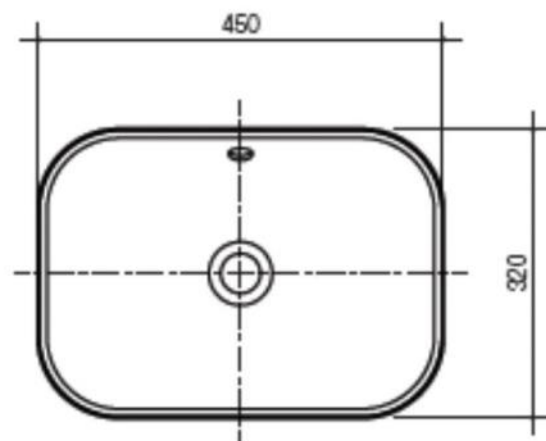
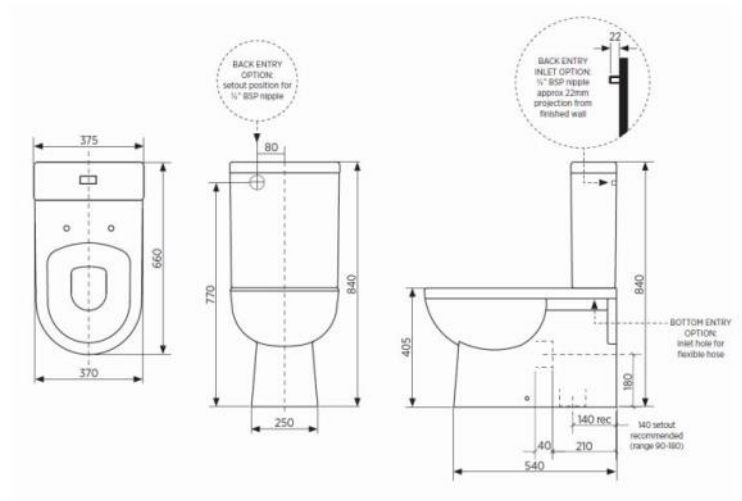
SEIMA



NAME	DESCRIPTION/FINISH	LOCATION
Mixer	Alder Milano Sink Mixer 84190	Trough
Trough	45L Inset trough with overflow	As indicated on drawings
Laundry W/Machine Tapware	Under bench, hot and cold stop cocks.	

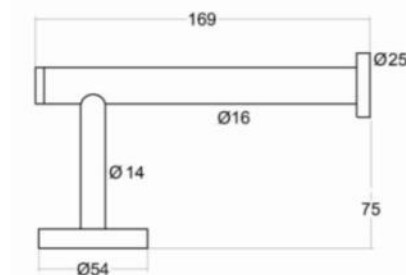
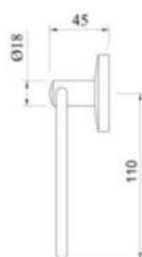
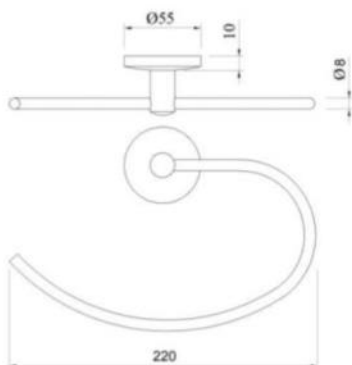
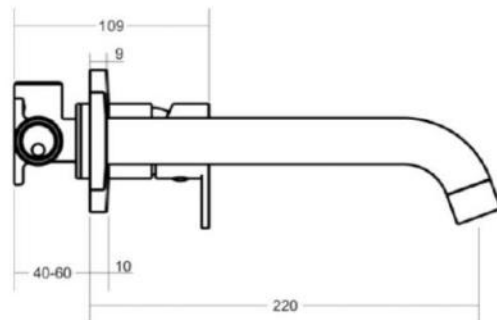
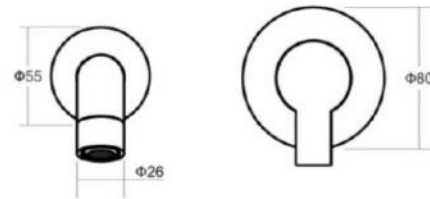
POWDER ROOM & WC

SEIMA



NAME	DESCRIPTION/FINISH	LOCATION
Toilet Suite	Seima Scara back to wall toilet suite **back inlet** STO-13-BE	As indicated on drawings
Basin	Caroma Luna inset basin (with no tap landing) 899105W	As indicated on drawings

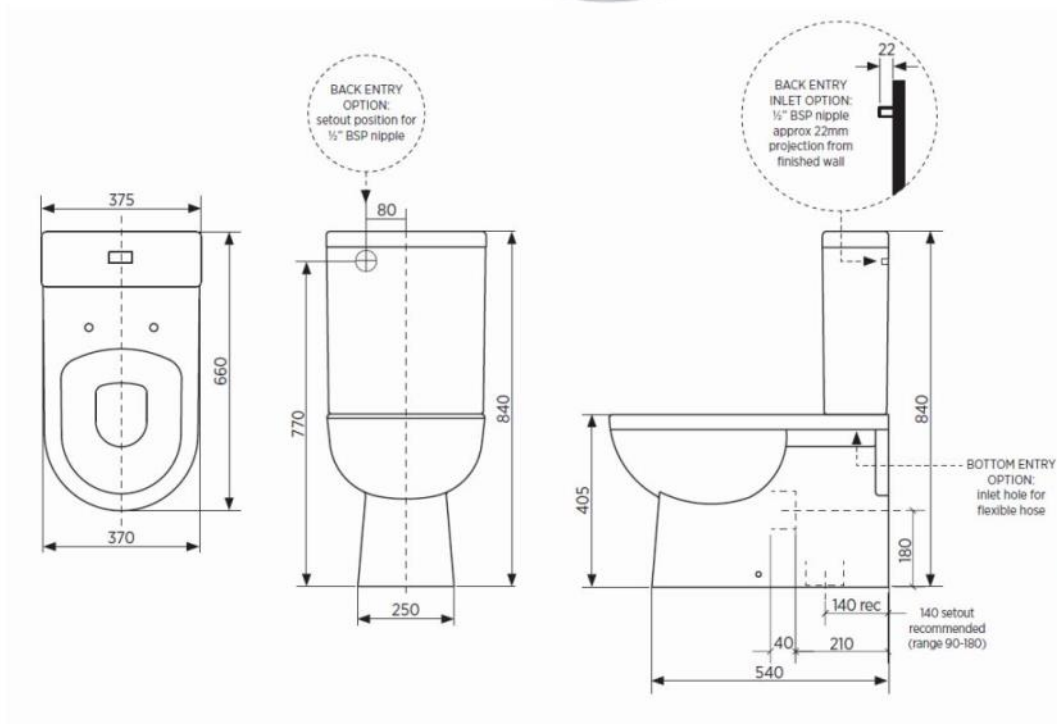
alder tapware



NAME	DESCRIPTION/FINISH	LOCATION
Mixer	Alder Samm Wall basin set 220mm no backplate Brushed Nickel 31734	As indicated on drawings
Toilet Roll Holder	Wish Brushed Nickel 40722	As indicated on drawings
Hand Towel Ring	Wish Brushed nickel 40723	As indicated on drawings

BATHROOM AND ENSUITE

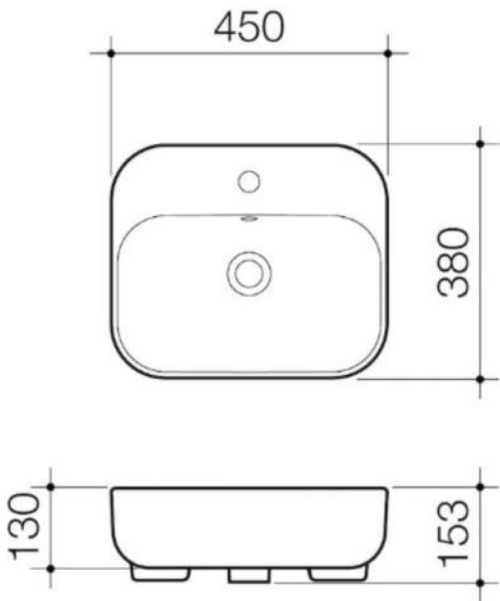
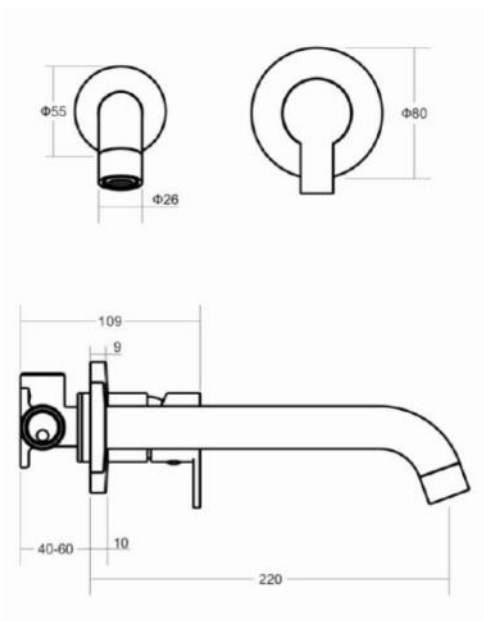
SEIMA



NAME	DESCRIPTION/FINISH	LOCATION
Toilet Suite	Seima Scara back to wall toilet suite **back inlet** STO-13-BE	As indicated on drawings

BATHROOM AND ENSUITE

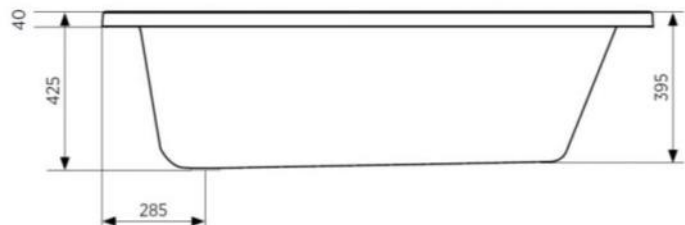
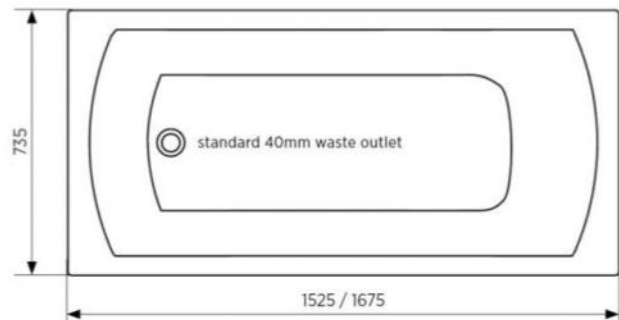
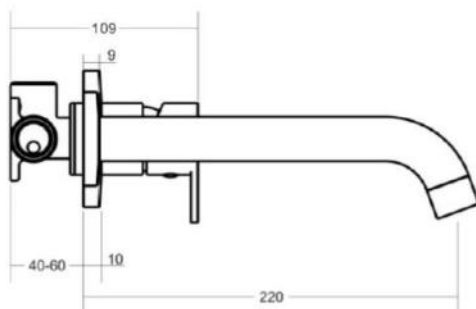
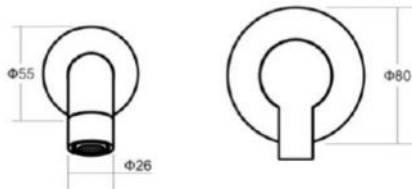
SEIMA



NAME	DESCRIPTION/FINISH	LOCATION
Basin	Caroma Luna Semi Recessed Basin w/Overflow 873605W	As indicated on drawings
Basin Mixer	Alder Sann Wall basin set 220mm no backplate Brushed Nickel 31734	As indicated on drawings

BATHROOM AND ENSUITE

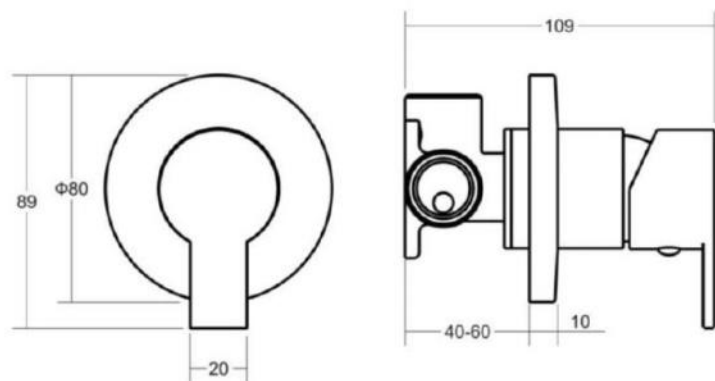
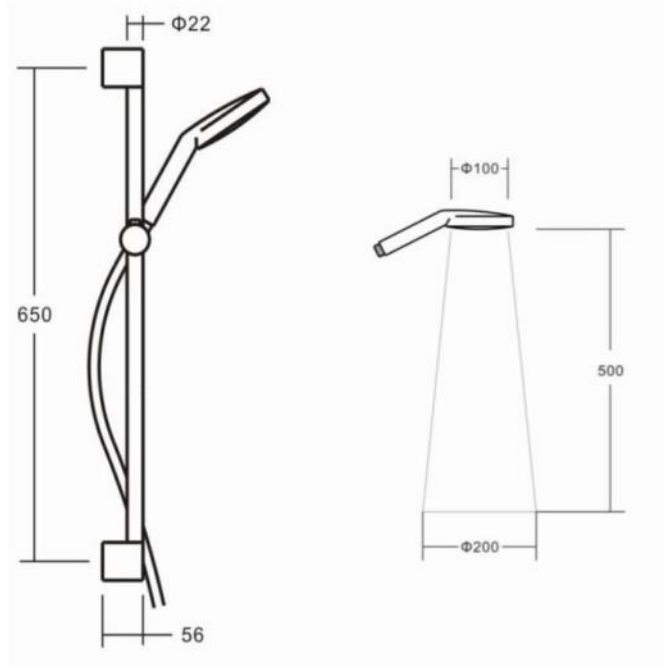
SEIMA



NAME	DESCRIPTION/FINISH	LOCATION
Bath Mixer & Spout	Alder Sann bath set 220mm no backplate Brushed Nickel 31734	As indicated on drawings
Bath	Seima Select SBT-01, 1525mm long with overflow and tile flange.	As indicated on drawings

BATHROOM AND ENSUITE

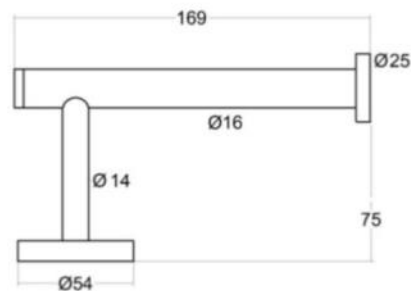
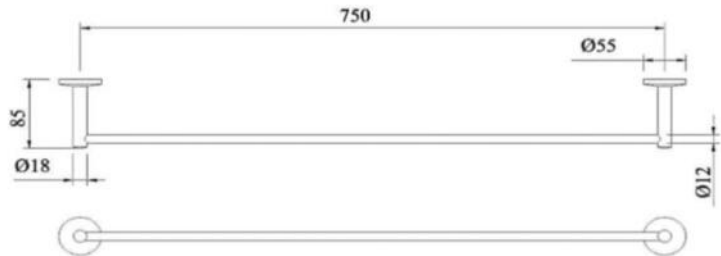
alder tapware



NAME	DESCRIPTION/FINISH	LOCATION
Showerhead	Alder Fresco rail shower HS375 brushed nickel 98286	Shower alcove
Shower mixer	Alder Samm shower mixer round Brushed nickel 31754	Shower alcove

BATHROOM AND ENSUITE ACCESSORIES

alder tapware



NAME	DESCRIPTION/FINISH	LOCATION
Towel rail	Wish single towel rail 750mm Brushed Nickel 40720	Main and Ensuite
Toilet roll holder	Wish toilet roll holder Brushed Nickel 40722	WC, Main, Ensuite



Builder: Eastern Building Group

Address: Dwelling 9, Lot 15 Morialta Rd

Suburb: Rostrevor, SA

Room: Kitchen (FF) Plan

Page: 4 of 12

Client Name: Eastern Building Group

Client Signature:

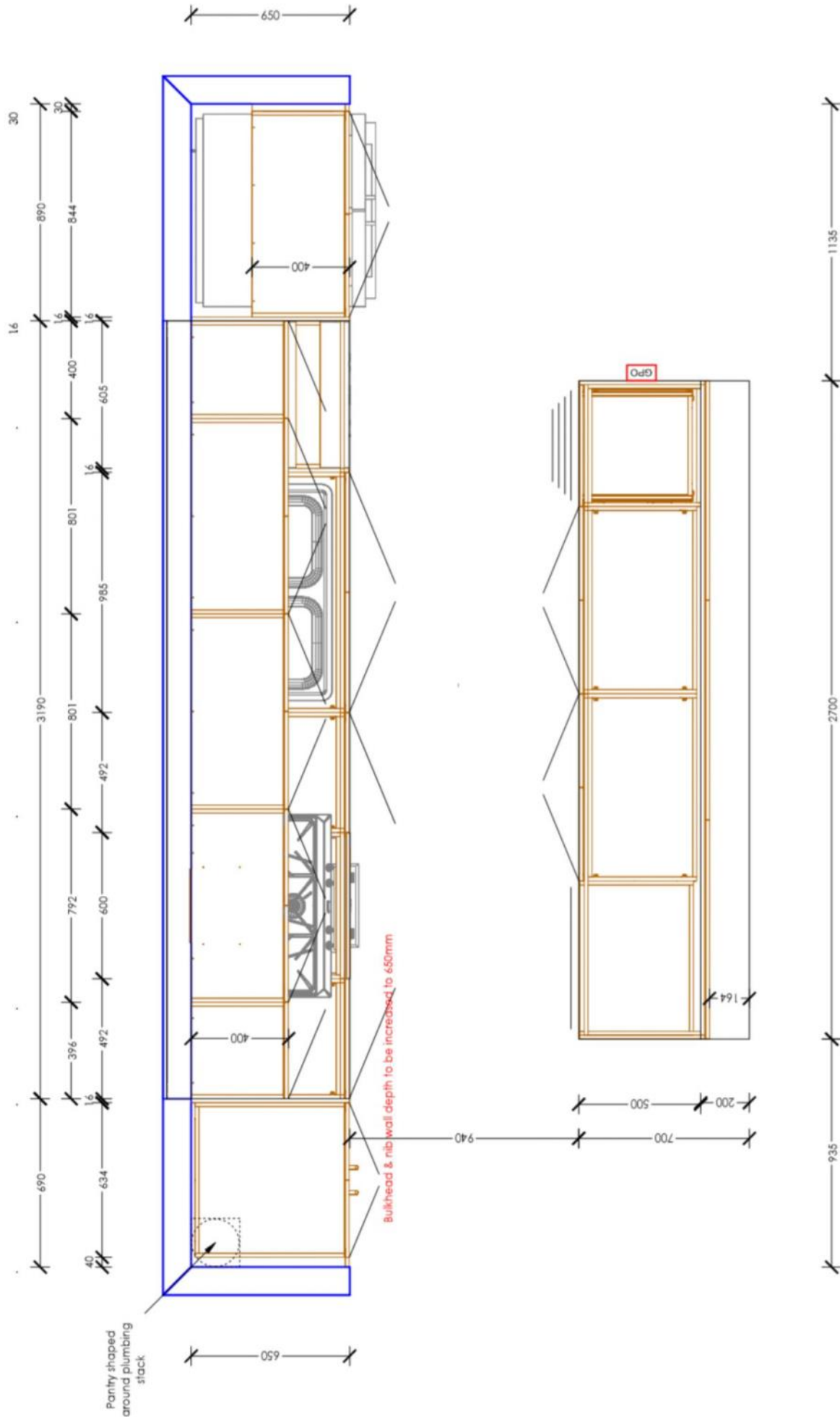
DWG. By:

Sophie

Date: 09/06/20

All drawings are a visual representation only, and cannot be used for construction purposes. The client is responsible for ensuring that the design is suitable for the site and that all necessary approvals are obtained. The client is advised that the design is a preliminary design and is subject to change without notice. The client is advised that the design is not to be used for any other purpose without the written consent of the designer.





Builder: Eastern Building Group
Address: Dwelling 9, Lot 15 Morialta Rd
Suburb: Rostrevor, SA

Room: Kitchen (FF) Plan

Page: 4 of 12

Client Name: Eastern Building Group

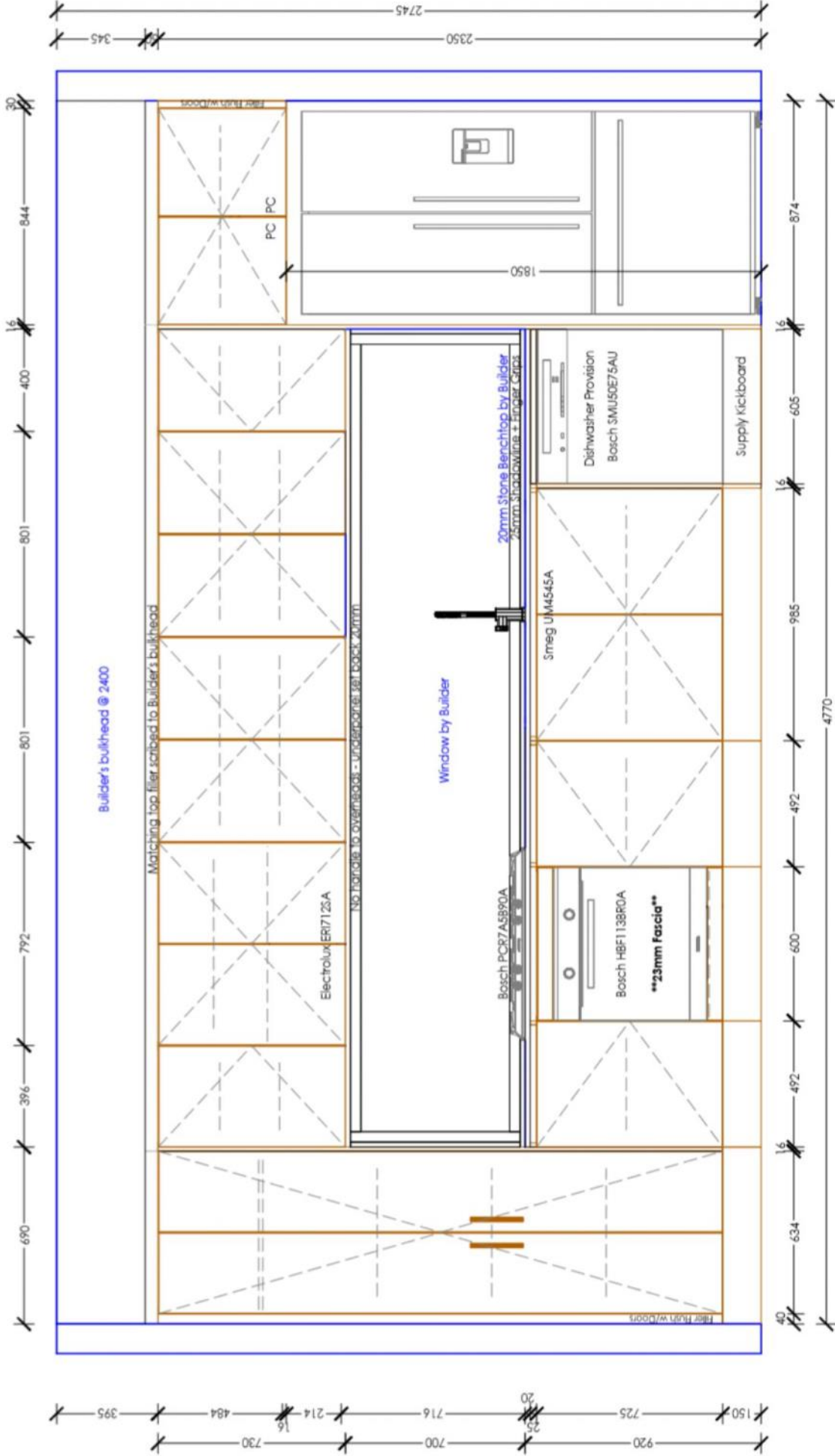
Client Signature:

DWG. By:

Sophie

Date: 09/06/20

This drawing set is issued for construction only, and cannot be used for any other purpose. Any reproduction of the colour or any other information in the specifications, without the written consent of the designer, is prohibited and will incur legal action.



Builder: Eastern Building Group
Address: Dwelling 9, Lot 15 Morialta Rd
Suburb: Rostrevor, SA

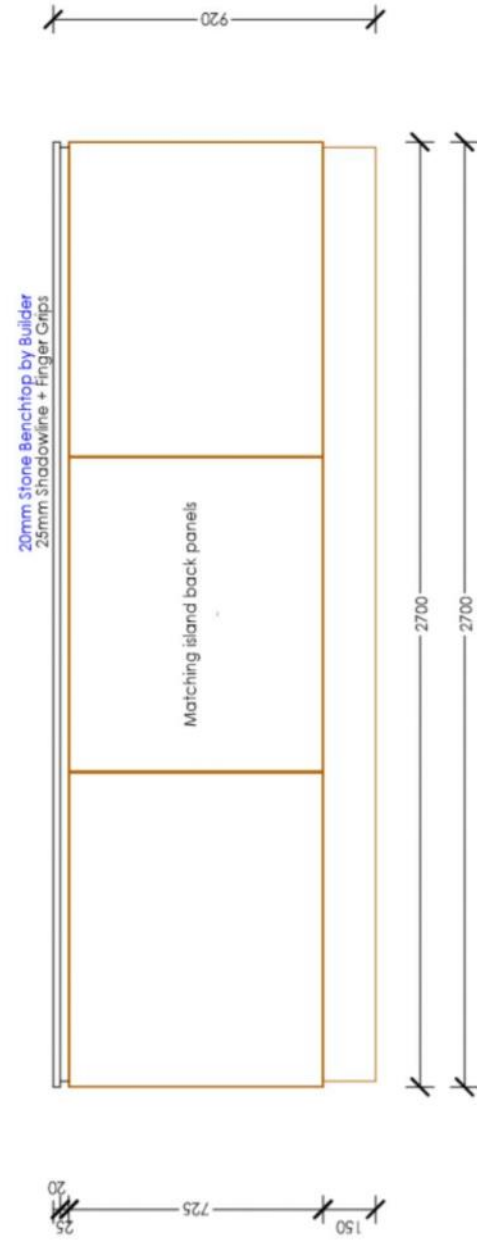
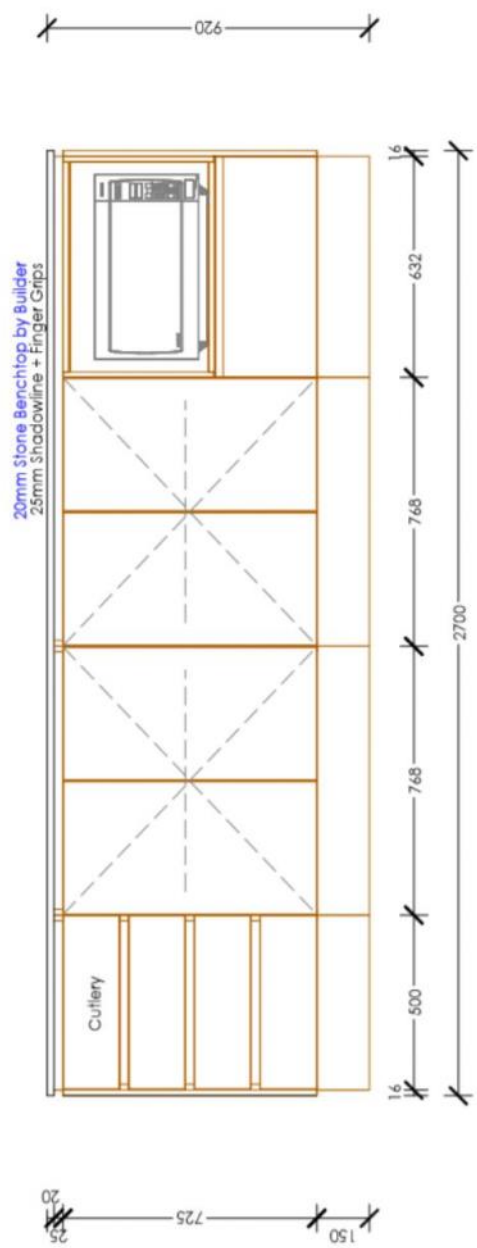
Room: Kitchen (FF) Elevation

Client Name: Eastern Building Group

Client Signature:

DWG. By:
Sophie
Date: 09/06/20

All elevations are a visual illustration only and should not be used for construction purposes. Any variation in the colour or material of the cabinets, benchtop or appliances, every attempt is made to be as close as possible to the original design. A variation can and will occur.





Builder: Eastern Building Group

Address: Dwelling 9, Lot 15 Morialta Rd

Suburb: Rostrevor, SA

Room: Laundry (GF) Elevation

Page: 2 of 12

Client Name: Eastern Building Group

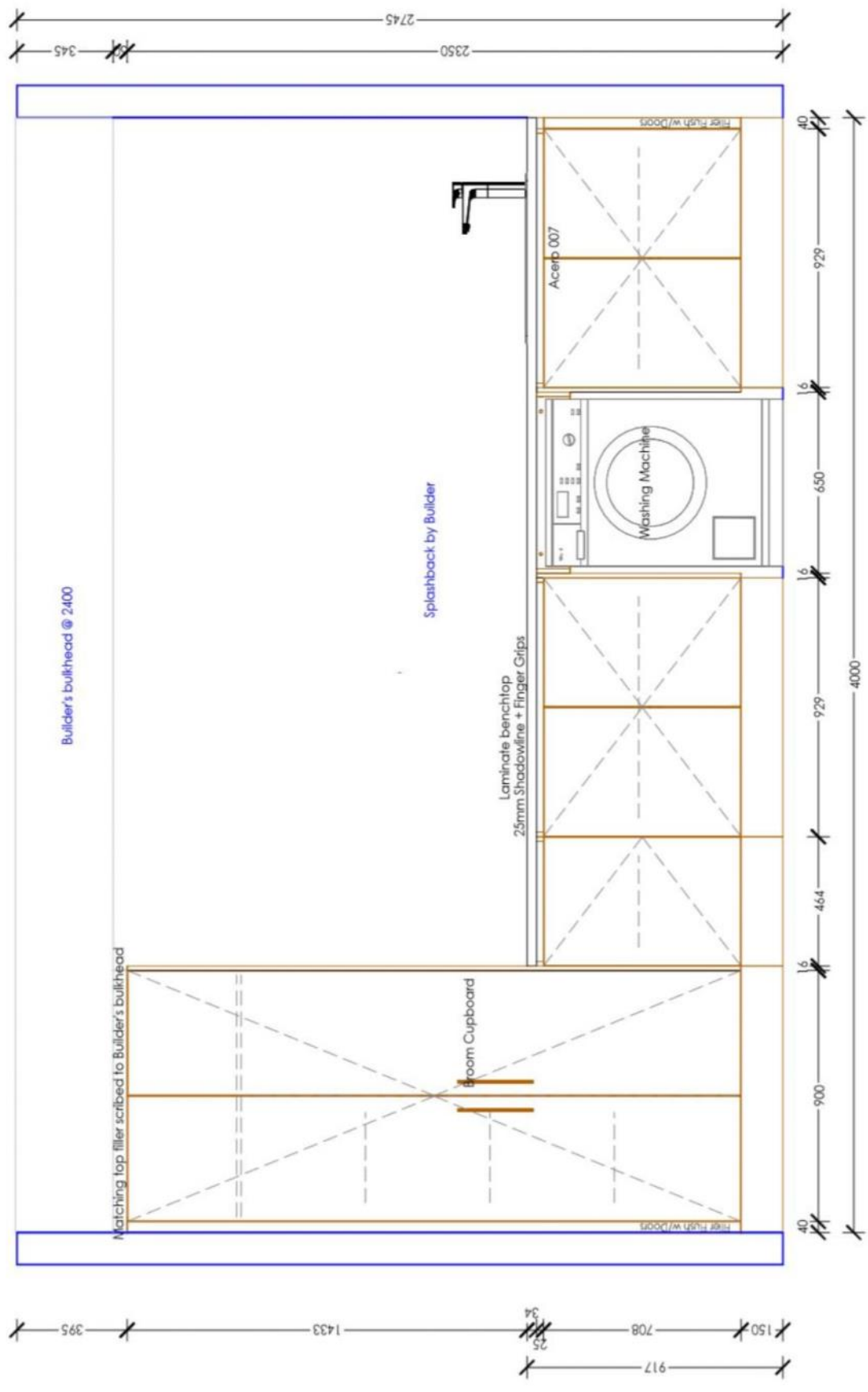
Client Signature:

DWG. By:

Sophie

Date: 09/06/20

All Elevations are a visual
representation of the design
and should be regarded as such.
Representations of the colour/
material in the specifications,
every attempt is made to be as
accurate as possible, but
variation can and will occur.





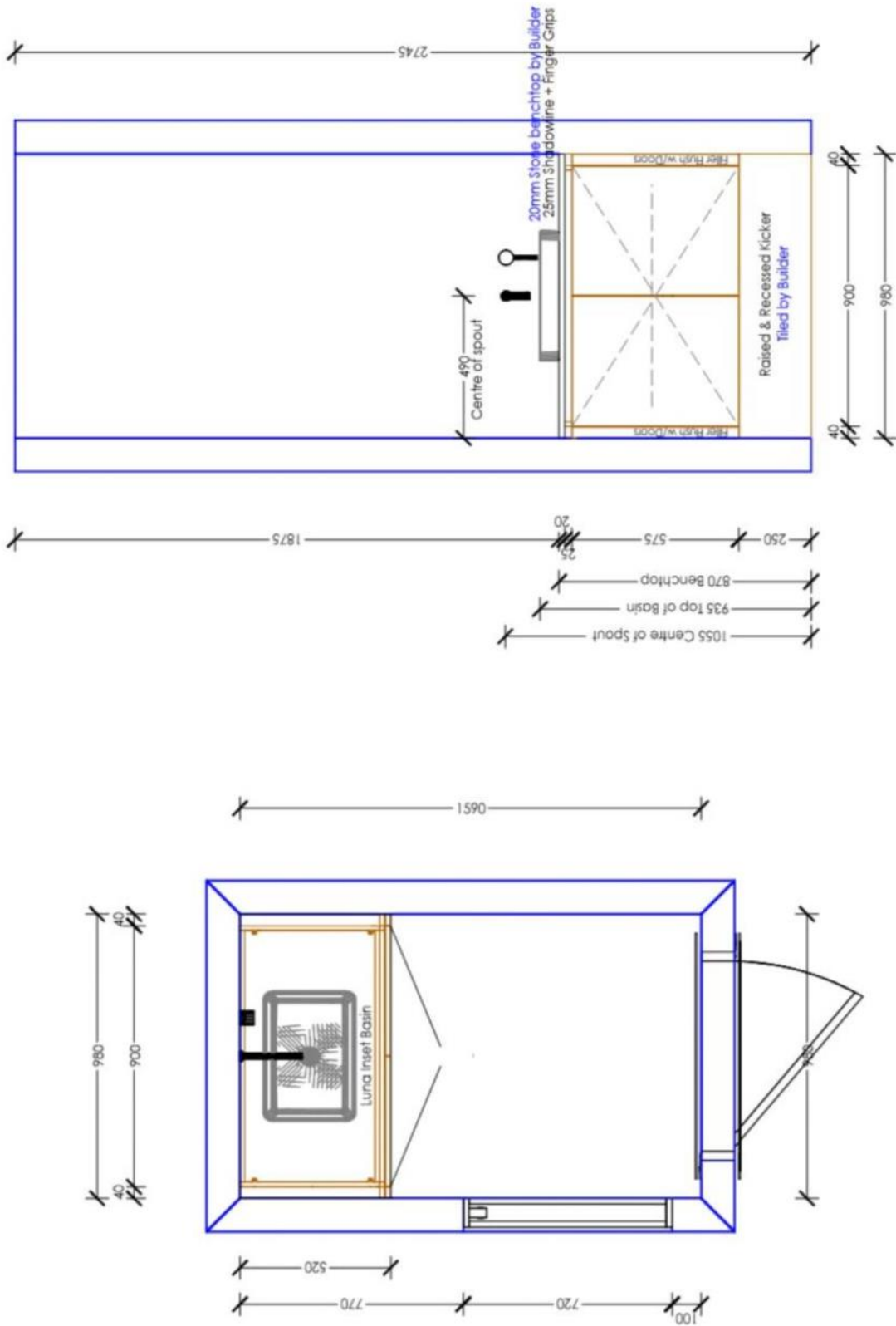
Builder: Eastern Building Group
Address: Dwelling 9, Lot 15 Morialta Rd
Suburb: Rostrevor, SA

Room: Powder Room (FF)
Page: 7 of 12

Client Name: Eastern Building Group
Client Signature:

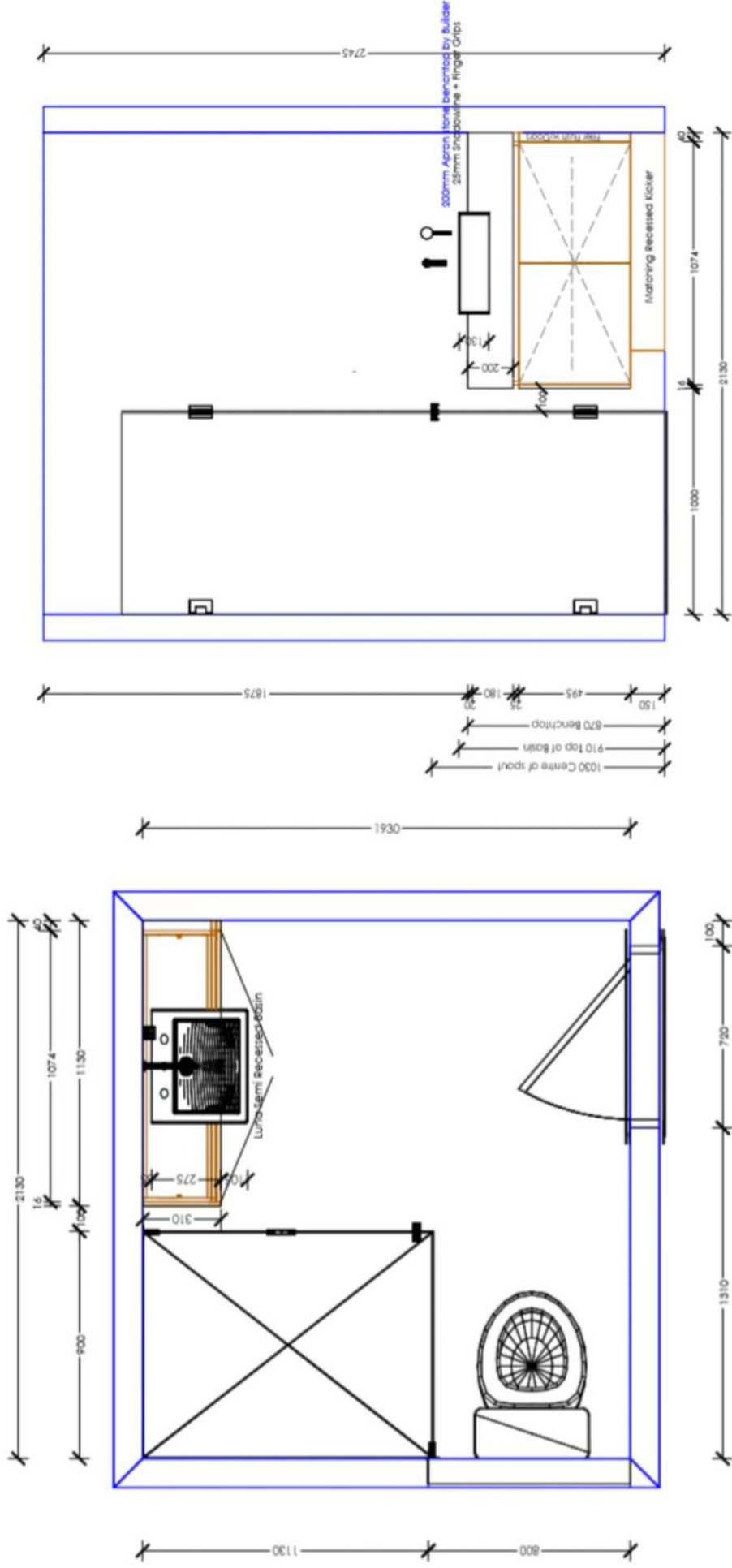
DWG. By:
Sophie
Date: 09/06/20

All fixtures are a 3D illustration only, and cannot be guaranteed as actual representation of the colour and texture. Every attempt is made to be as accurate as possible, but variation can and will occur.









Builder: Eastern Building Group
Address: Dwelling 9, Lot 15 Morialta Rd
Suburb: Rostrevor, SA

Room: Ensuite (SF) Plan

Page: 10 of 12

Client Name: Eastern Building Group

Client Signature:

DWG. By:
Sophie
Date: 09/04/20

All dimensions are to be confirmed by the builder. The builder is responsible for ensuring that the dimensions of the room are correct. The builder is responsible for ensuring that the dimensions of the room are correct. The builder is responsible for ensuring that the dimensions of the room are correct.



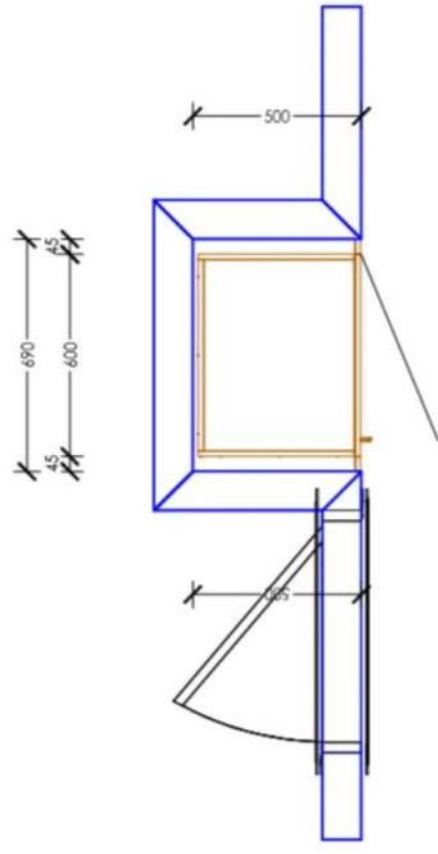
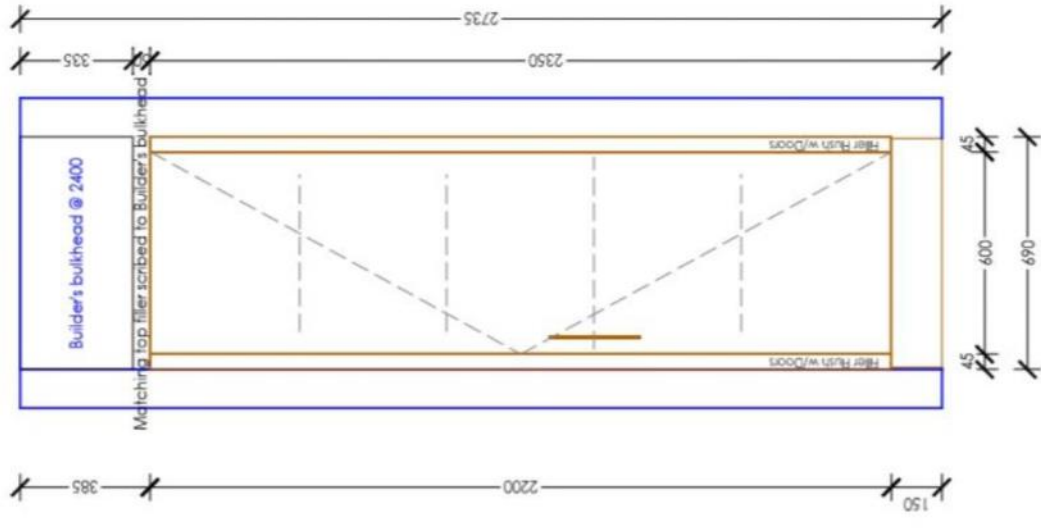
Builder: Eastern Building Group
Address: Dwelling 9, Lot 15 Morialta Rd
Suburb: Rostrevor, SA

Room: Linen (SF)
Page: 12 of 12

Client Name: Eastern Building Group
Client Signature:

DWG. By: **Sophie**
Date: 09/06/20

All drawings are a visual
illustration only, and cannot be
regarded as actual
representations of the colour,
material or finish. While every
effort is made to be as
accurate as possible, but
variation can and will occur.



BRUSE
REAL ESTATE

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.