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## FELIXSTOW

6A Fisher Street



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Toby Shipway  
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0413 600 919

357 Greenhill Road  
Toorak Gardens SA 5065  
RLA 181689

ON TREND DESIGNS WITH HIGH END FEATURES.

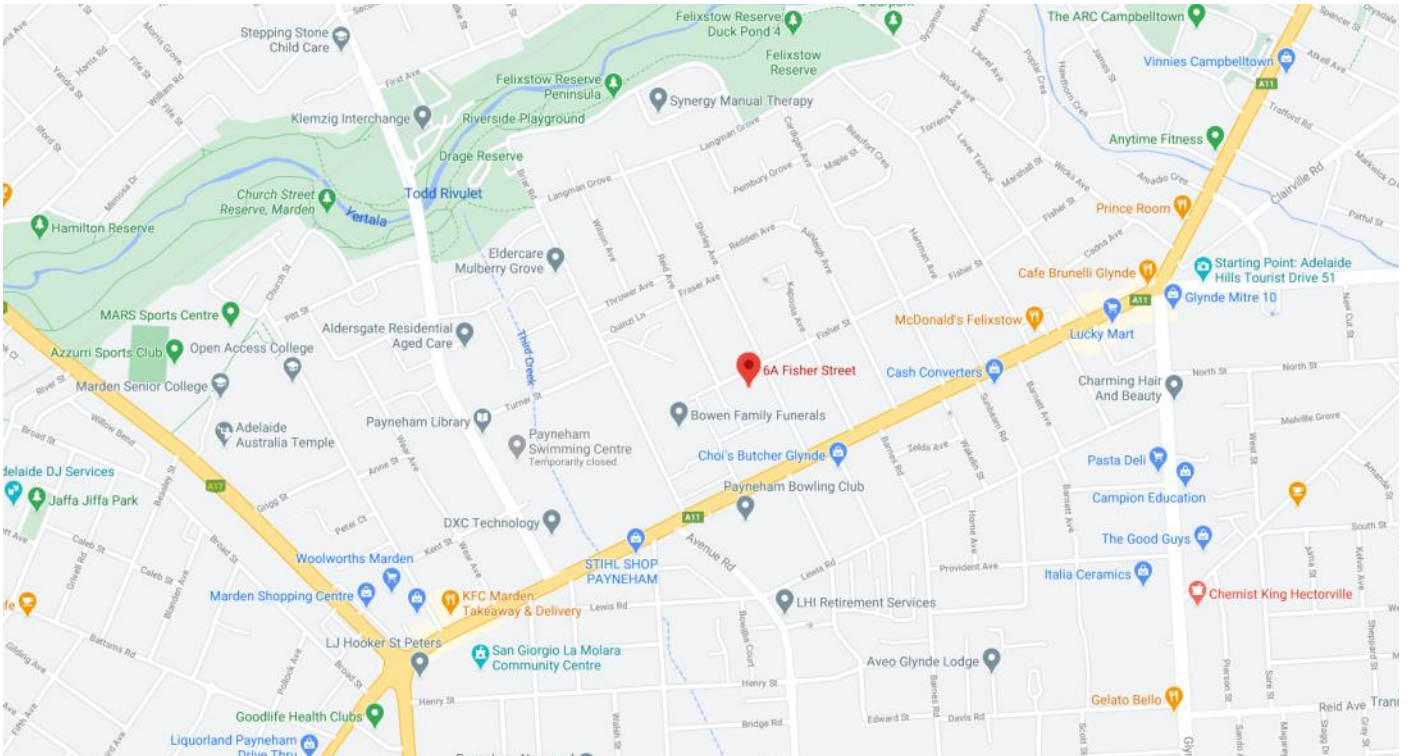
**BRUSE**  
REAL ESTATE



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.

# LOCATION

**BRUSE**  
REAL ESTATE



**Marden Shopping Centre - 1.1 km**

**Felixstow Reserve - 850m**

**East Marden Primary School - 1.6km**

**Payneham Oval - 1km**

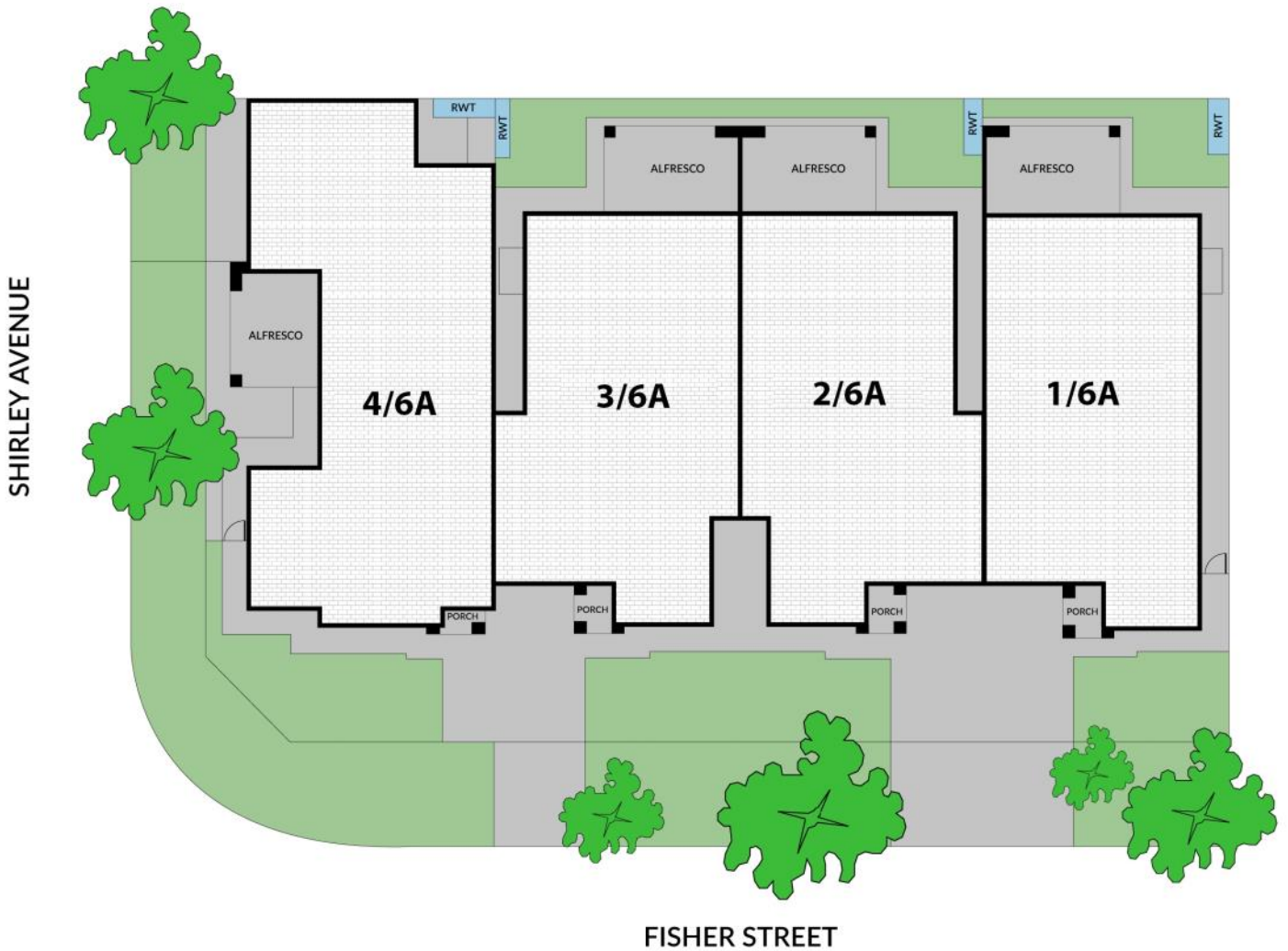
**Adelaide CBD - 5km**

**Nearest bus stop - 300m**

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# SITE PLAN

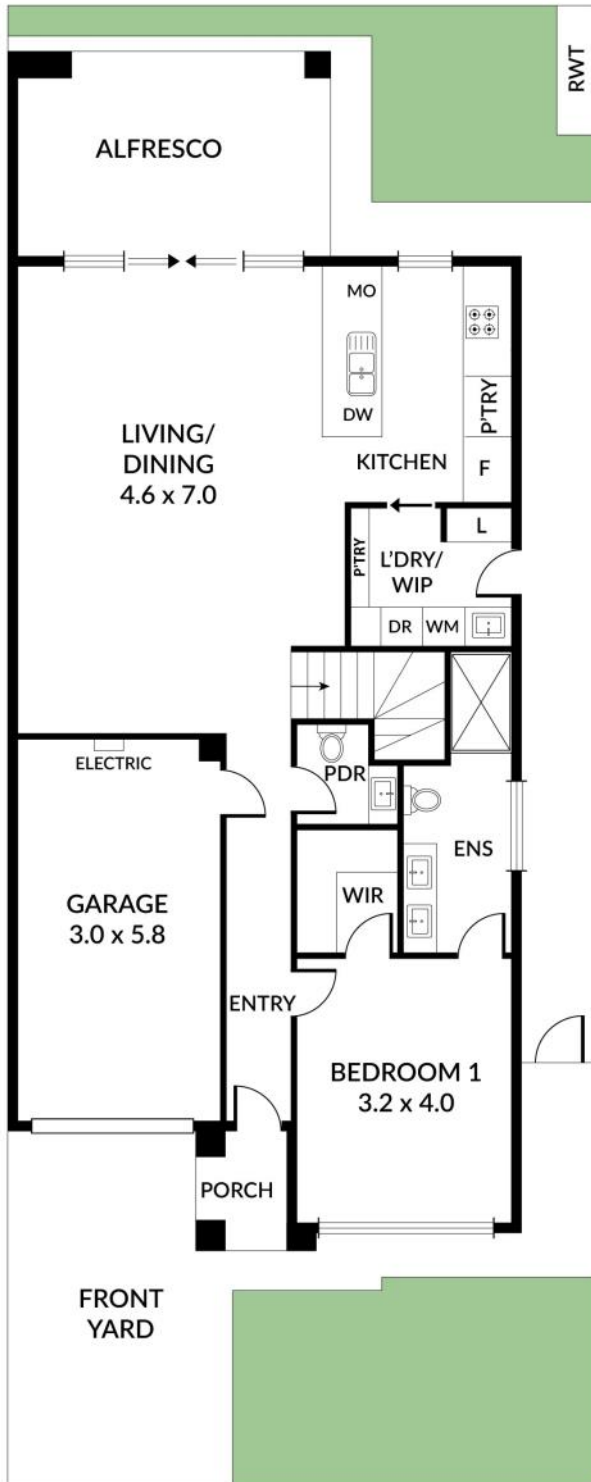
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# Residence 1

**BRUSE**  
REAL ESTATE



GROUND FLOOR



FIRST FLOOR

## 1/6A FISHER STREET

L.LIVING	89.20M <sup>2</sup>
U.LIVING	48.19M <sup>2</sup>
GARAGE	19.11M <sup>2</sup>
ALFRESCO	14.97M <sup>2</sup>
PORCH	2.38M <sup>2</sup>
<b>TOTAL</b>	<b>173.85 M<sup>2</sup></b>

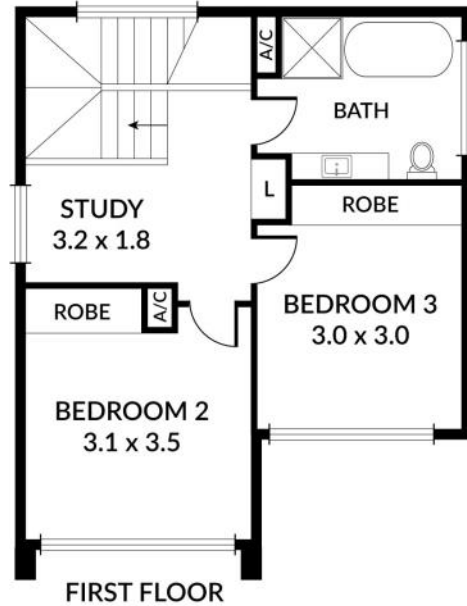
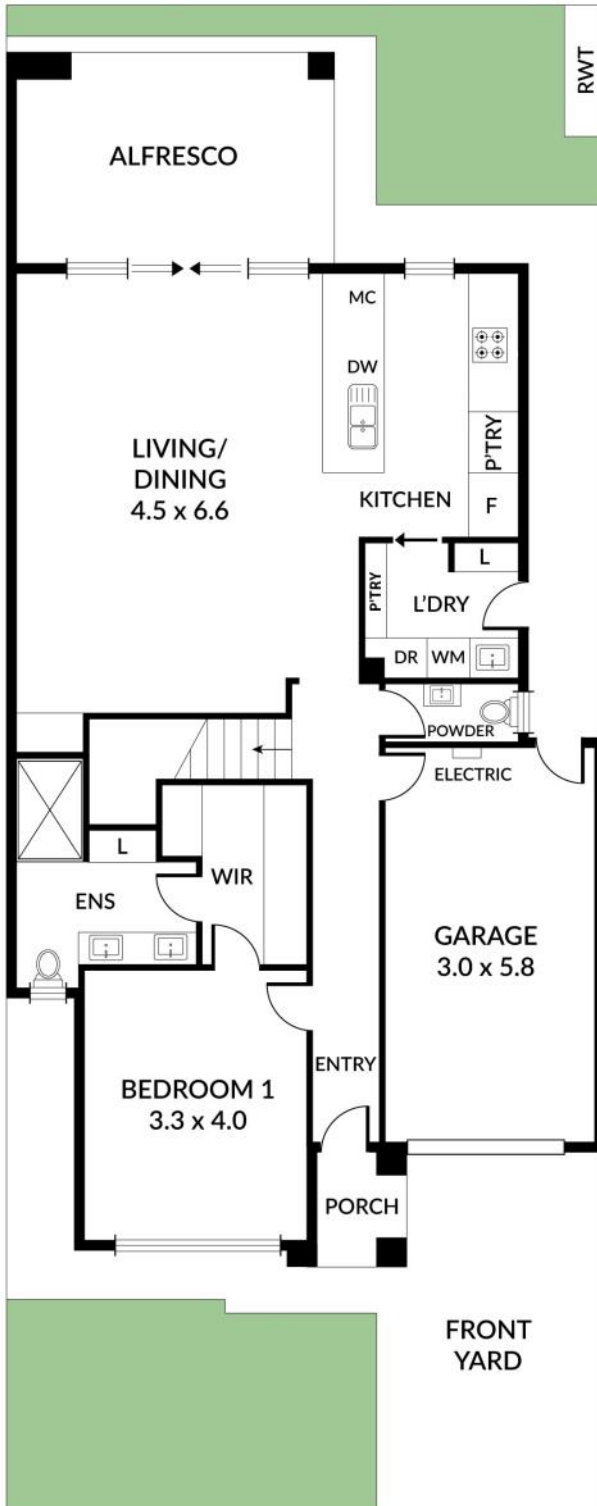


0 1 2 3 4 5

**Priced at \$628,000 - \$638,000**

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# Residence 2



## 2/6A FISHER STREET

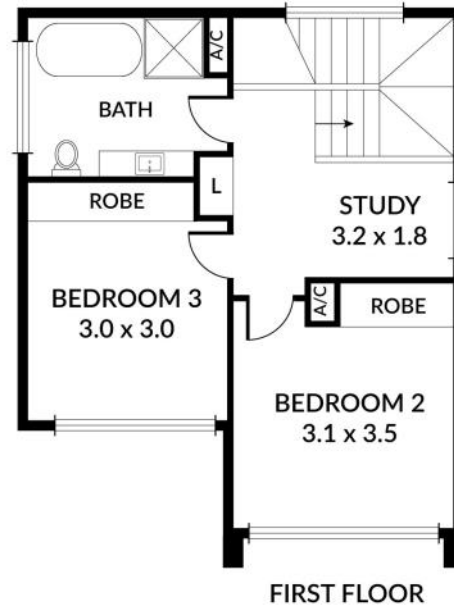
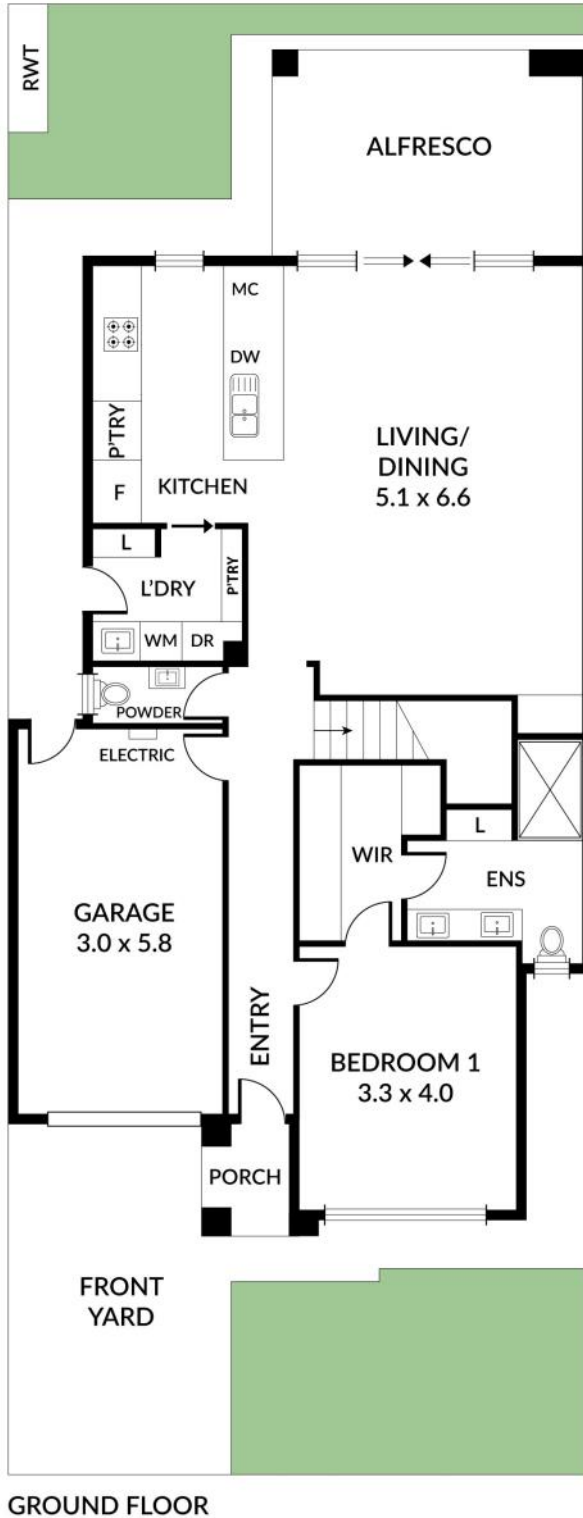
LLIVING	92.73M <sup>2</sup>
U.LIVING	43.16M <sup>2</sup>
GARAGE	19.45M <sup>2</sup>
ALFRESCO	14.97M <sup>2</sup>
PORCH	2.11M <sup>2</sup>
<b>TOTAL</b>	<b>172.42M<sup>2</sup></b>

**Priced at \$598,000 - \$618,000**



0 1 2 3 4 5

# Residence 3



## 3/6A FISHER STREET

L.LIVING	92.73M <sup>2</sup>
U.LIVING	43.16M <sup>2</sup>
GARAGE	19.45M <sup>2</sup>
ALFRESCO	14.97M <sup>2</sup>
PORCH	2.11M <sup>2</sup>
<b>TOTAL</b>	<b>172.42M<sup>2</sup></b>

**Priced at \$598,000 - \$618,000**



0 1 2 3 4 5

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# Residence 4

**BRUSE**  
REAL ESTATE



GROUND FLOOR



FIRST FLOOR

**4/6A FISHER STREET**

L.LIVING	103.10M <sup>2</sup>
U.LIVING	65.71M <sup>2</sup>
GARAGE	36.54M <sup>2</sup>
ALFRESCO	12.16M <sup>2</sup>
PORCH	1.40M <sup>2</sup>
<b>TOTAL</b>	<b>218.91M<sup>2</sup></b>



**Priced at \$688,000 - \$698,000**

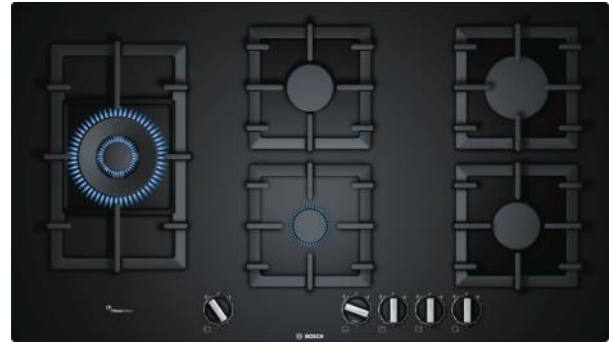
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# SPECIFICATIONS

**BRUSE**  
REAL ESTATE



BOSCH 600MM OVEN HBF113BROA

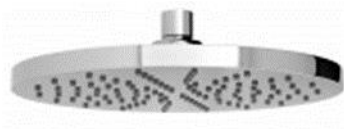


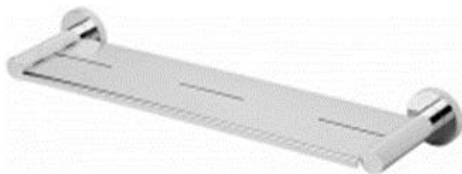
BOSCH 900MM GAS COOKTOP PP59A6B90A



BOSCH DISHWASHER SMS46101A

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# SPECIFICATIONS

- ▶ Ducted reverse cycle air-conditioning with controllable zones.
- ▶ Hills security system.
- ▶ NBN ready.
- ▶ Panel lift garage automatic door.
- ▶ Rainwater retention tank with pump.
- ▶ LED down lights.
- ▶ Heat lights & exhaust to bathrooms.
- ▶ Digital TV antennas.
- ▶ Gas instantaneous hot water system. Rinnai Infinity.
- ▶ 2.7m high ceilings on both levels.
- ▶ 2.4m high sliding doors, windows & internal doors.
- ▶ 3 coat painting system to internal.
- ▶ Pendant lights.

## Appliances

- ▶ Bosch 900mm gas cook top.
- ▶ Bosch 600mm electric oven.
- ▶ Bosch dishwasher.
- ▶ 900mm rangehood.
- ▶ Phoenix tap ware & accessories for bathrooms & w/c.
- ▶ Argent sink ware.
- ▶ Carpets to bedrooms, staircase & upper level hallway.
- ▶ Tiles to lower level living room.
- ▶ Floor to ceiling tiles to bathrooms.
- ▶ Fully landscaped with irrigation.
- ▶ Clothesline.
- ▶ Letterbox.
- ▶ Good neighbour fencing.

## 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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