



3 Generations of success



MODBURY

5 SAXON STREET



THEON BRUSE
0419 816 470



BEVAN BRUSE
0419 809 852





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. Sydney's granddaughter, Saffron Bruse, joined the company as Manager of the Property Management Rental business.

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. Theon then joined Bevan at Brock Partners in 1996 until they opened 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 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.



THEON BRUSE
0419 816 470



BEVAN BRUSE
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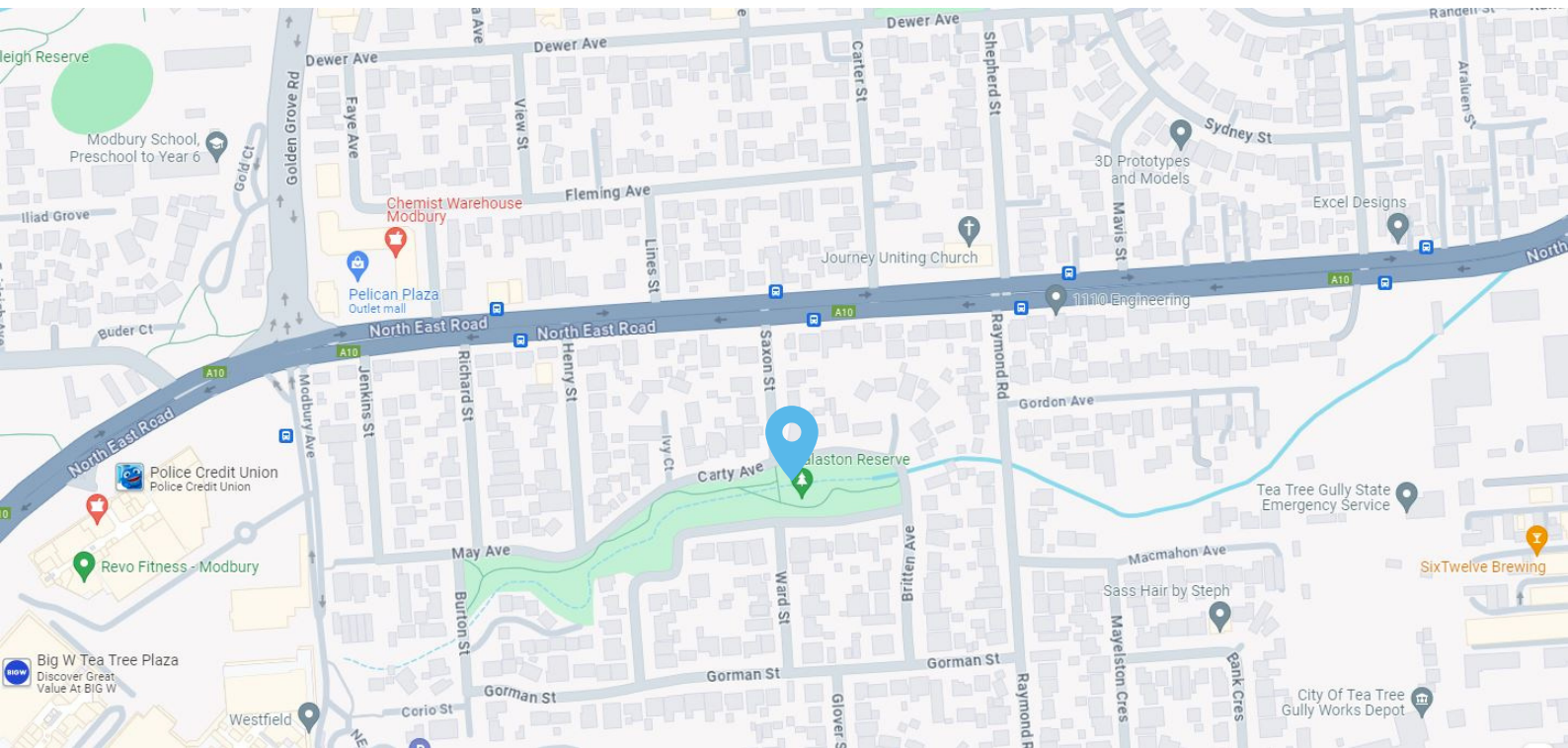
Dwelling 1



Dwelling 3



LOCATION



- 100m (2 min walk) to the Nearest Bus Stop
- 110m (1 min walk) to Dalaston Reserve
- 750m (2 min drive) to Aldi Modbury
- 950m (3 min drive) to City of Tea Tree Gully Library
- 1 km (3 min drive) to Tea Tree Plaza
- 1 km (3 min drive) to Fairleigh Reserve
- 1.2 km (3 min drive) to Paragon Swim Centre
- 1.4 km (3 min drive) to Wizbang Family Fun Centre
- 2.1 km (4 min drive) to Modbury Sports & Community Club

Education

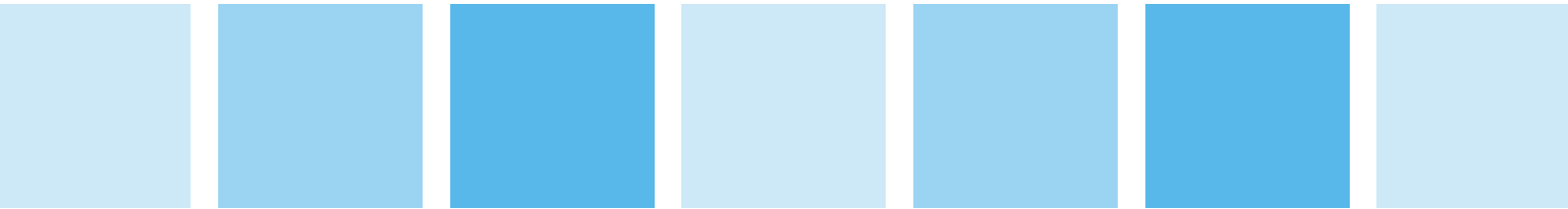
- 1.8 km (3 min drive) Ardtornish Primary School
- 2.5 km (4 min drive) St Agnes Preschool
- 2.8km (5 min drive) Modbury High School

Medical

- 1.2 km (3 min drive) to Paragon Medical & Dental Clinic
- 1.6 km (4 min drive) Modbury Hospital



PRICE LIST



Dwelling 1 - \$785,000

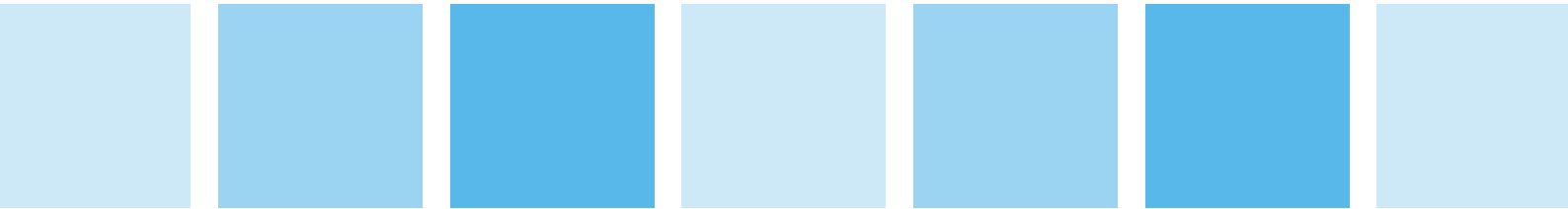
Dwelling 2 - SOLD

Dwelling 3 - \$675,000

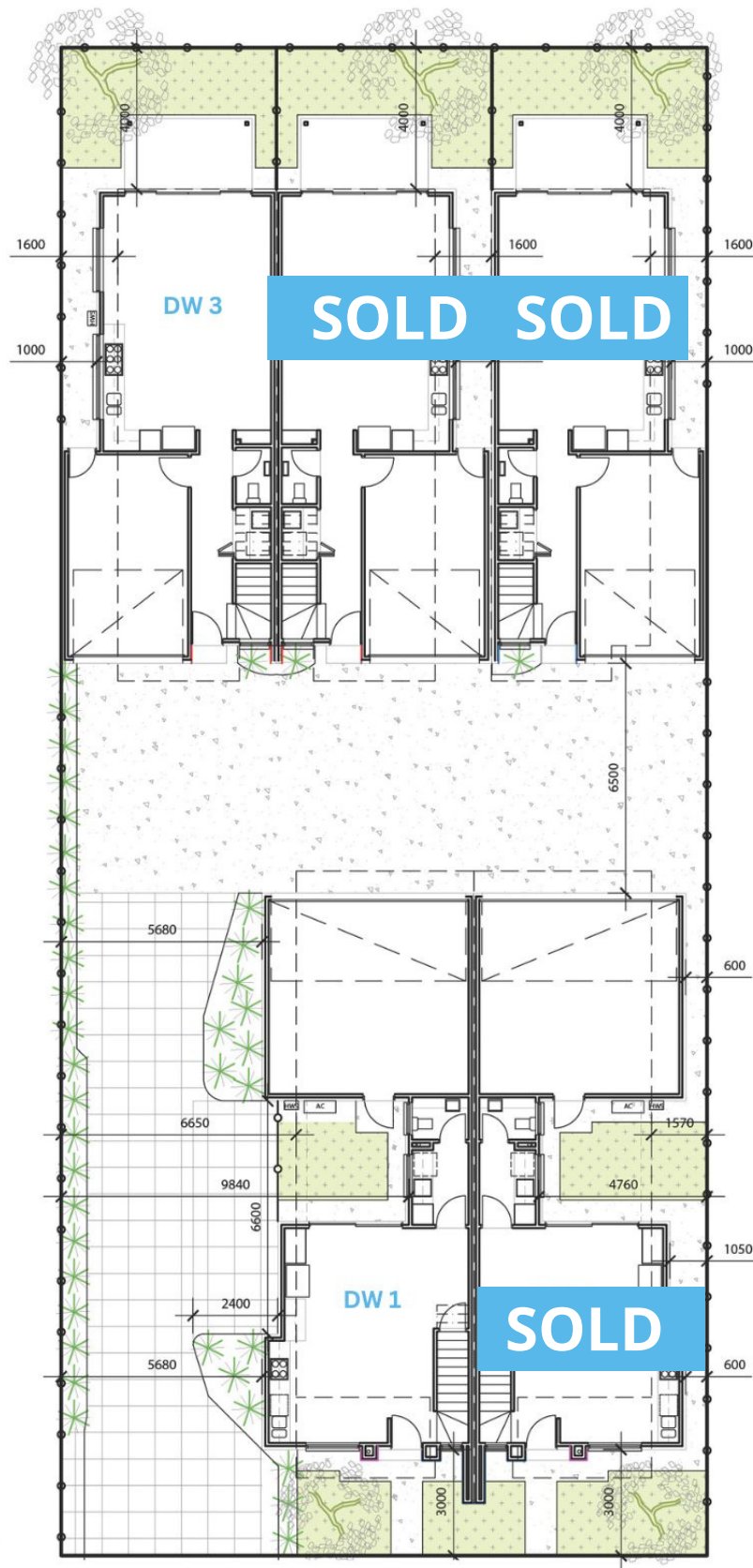
Dwelling 4 - SOLD

Dwelling 5 - SOLD

PLANS

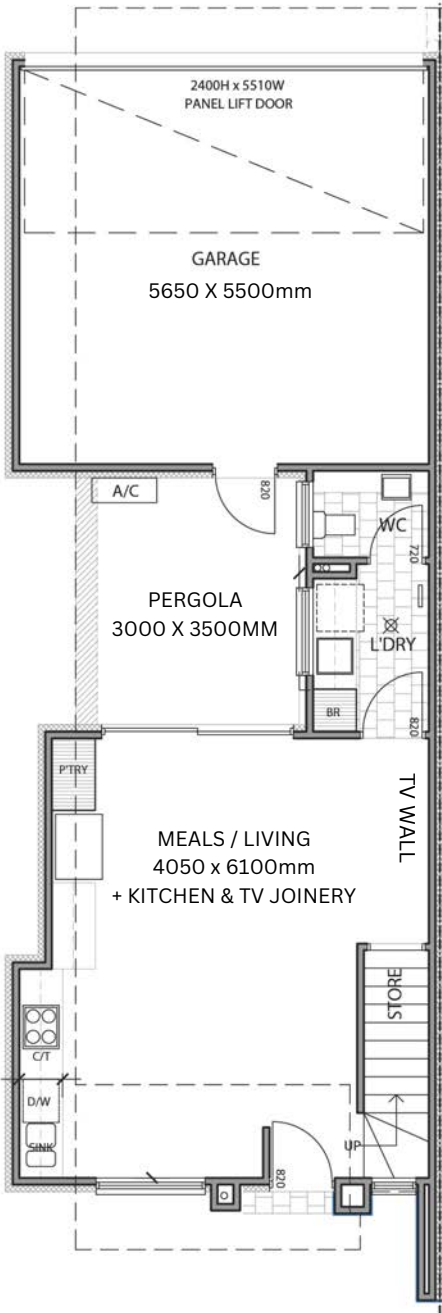


SITE PLAN



SAXON STREET

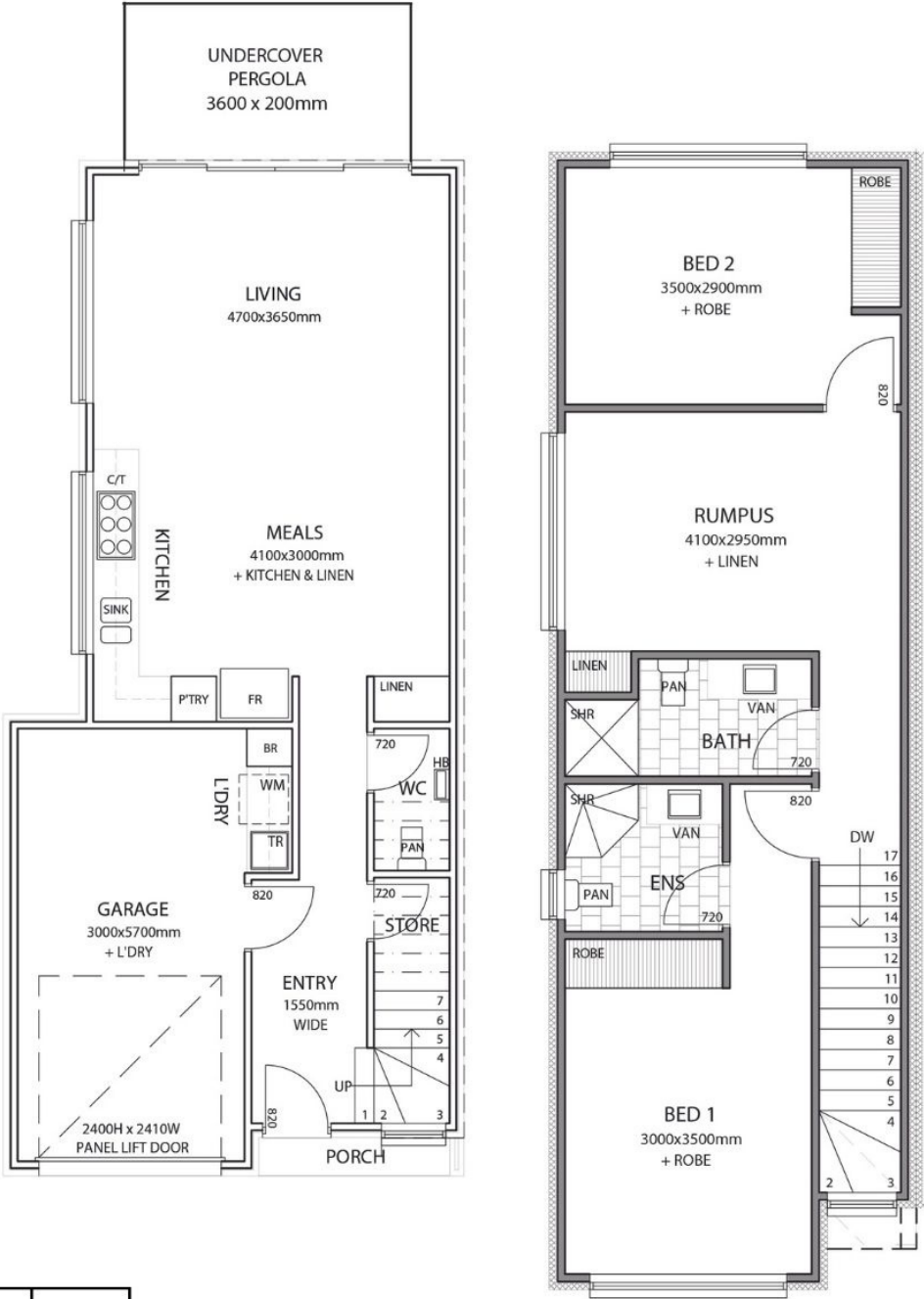
5 SAXON STREET, MODBURY DWELLING 1



Lower Level	46.30
Upper Living	77.30
Garage	35.00
Porch	1.00
Pergola	10.5
Balcony	8.70
Total House Size:	178.8



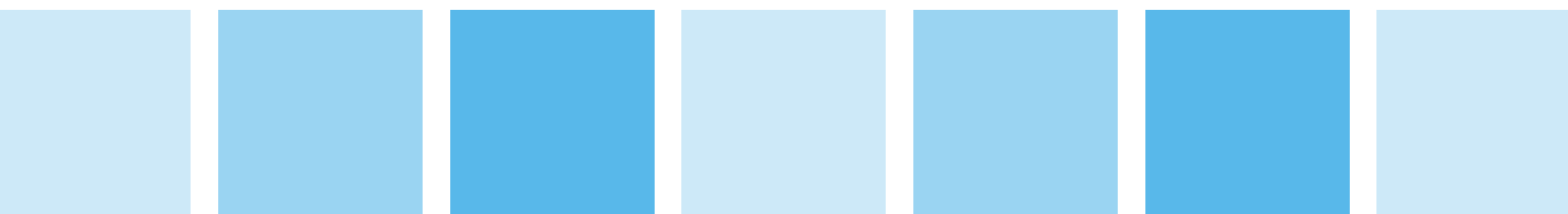
5 SAXON STREET, MODBURY DWELLING 3



Lower Level	51.90
Upper Living	61.40
Garage	21.20
Porch	1.20
Pergola	7.20
Total House Size:	142.9



SPECIFICATIONS





SAXON SPECIFICATIONS 2024

V.1 15.8.2024

INCLUSIONS

Ducted Reverse cycle air conditioning - heat & cool
Full zone control
Landscaping with irrigation
New fencing where required
Paving to driveway and paths
Rainwater retention tank with pump system
NBN ready (connection fees to NBN may apply)
Alarm system
Tv antenna
Power points and switches (colour: white)
Termite protection
Letterbox
Clothesline
Builders warranty

PLEASE NOTE: IMAGES ARE EXAMPLES ONLY. SELECTIONS, COLOURS AND FINISHES MAY VARY DUE TO AVAILABILITY. COLOUR VARIATIONS MAY APPLY (AND NOT LIMITED TO); TIMBER FINISHES, PAINT, TILES, STONE, AGGREGATE AND PAVERS SPECIFICATION

PLEASE NOTE: Selections may vary due to availability-any variations will be similar to those selected. Colour, pattern and shade variations may apply to; paint, tiles, stone, timber selections. Images are a guide only. Chrome sanitaryware option available.



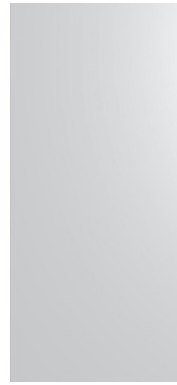
FRONT DOOR

- HUME XLR500
- STAINED CLEAR



FRONT DOOR HANDLE

- OBLONG PULL HANDLE
- SQUARE SINGLE CYLINDER
- DEADBOLT
- MATTE BLACK



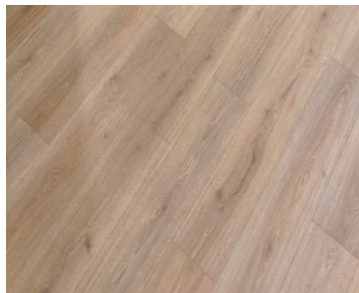
INTERNAL DOORS

- HUME REDICOTE 2340
- PAINTED-SEE COLOURS



INTERNAL DOOR HANDLES

- GAINSBOROUGH LIANNA
- PRIVACY TO BEDROOM 1 AND WET AREAS
- MATTE BLACK*



DOWNSTAIRS MAIN FLOOR

- KITCHEN
- LIVING
- EATERY

TIMBER LAMINATE



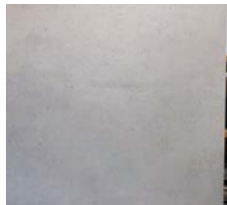
CARPET

- BEDROOMS
- WALK IN ROBE (D1 AND D2)
- STAIRS
- RUMPUS

BEACHFRONT RANGE ON
10MM FOAM UNDERLAY

GARAGE DOOR DEADBOLTS

- GAINSBOROUGH DOUBLE CYLINDER
- DEADBOLT-ROUND-MATTE BLACK
- *CHROME OPTION AVAILABLE



WET AREA FLOOR TILES

- ENSUITE
- BATH
- LAUNDRY
- WC

600X600 MATTE PORCELAIN
STACKBOND
SKIRTER TO LAUNDRY AND WC



WET AREA WALLS

- ENSUITE
- BATH

WHITE GLOSS CERAMIC
300X600
STACKBOND HORIZONTAL TO
CEILING



FEATURE WALL

- ENSUITE
- ONE WALL; TO CEILING

600X600 MATTE PORCELAIN
STACKBOND



SPLASHBACK

- KITCHEN

300X300 SHEET MOSAIC
MATTE
VERTICAL STACK TO
OVERHEADS



SPLASHBACK

- LAUNDRY

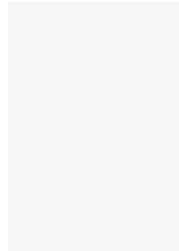
300x600
WHITE GLOSS
HORIZONTAL STACK
600 HIGH



KITCHEN JOINERY

- OVERHEAD CABINETS

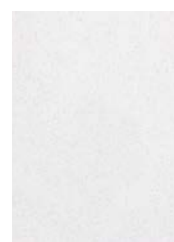
PLANTATION ASH WOODMATTE
FINISH VERTICAL GRAIN



KITCHEN JOINERY

- BASE CABINETS
- JOINERY KICKER
- FRIDGE OVERHEAD
CABINETS
- PANTRY

POLAR WHITE MATTE FINISH



KITCHEN BENCHTOPS

- 20MM ENGINEERED STONE*

WHITE

JOINERY HANDLES

- HANDLELESS

NOTE: CHANGES TO GOVERNMENT LAWS MAY AFFECT
COLOUR SELECTIONS, AVAILABILITY AND PRICING.



**BOSCH 600
UNDERBENCH OVEN**



BOSCH 900 GAS COOKTOP



**BOSCH 700 INTEGRATED
RANGEHOOD-D3, D4, D5**

**BOSCH 600 SLIDEOUT
RANGEHOOD-D1 and D2**



**BOSCH 600
FREESTANDING DISHWASHER**





BATH AND ENSUITE BENCHTOPS

- 20MM ENGINEERED STONE*

WHITE

NOTE: CHANGES TO GOVERNMENT LAWS MAY AFFECT COLOUR SELECTIONS, AVAILABILITY AND PRICING.



BATH AND ENSUITE JOINERY

- CABINETS
- HANDLELESS
- TILED RECESSED KICKER

PLANTATION ASH
WOODMATTE FINISH
VERTICAL VEIN



LINEN JOINERY

- ADJUSTABLE SHELVING

POLYTEC POLAR WHITE
MATTE



LAUNDRY JOINERY

- BASE CABINETS
- BROOM CABINET
- ALLOWANCE FOR UNDERBENCH WASHING MACHINE

POLYTEC POLAR WHITE
MATTE



LAUNDRY BENCHTOP

- 33mm LAMINATE

PLANTATION ASH
NATURAL FINISH



KITCHEN SINK

- TOP MOUNT
- SINGLE BOWL

ACCESSORIES NOT INCLUDED

OLIVERI



SINK MIXER

- KITCHEN SINK
- MATTE BLACK

PHOENIX PINA



LAUNDRY

- TOP MOUNT SINK



SINK MIXER

- LAUNDRY MIXER

PHOENIX PINA



INSET BATH

- D1 and D2



WALL BASIN MIXER TAP AND SPOUT

- MATTE BLACK
- BATH

PHOENIX PINA



SHOWER

- MATTE BLACK
- BATHROOM
- ENSUITE

PHOENIX RANGE



TOILET

ARGENT



SHOWER WALL MIXER

- MATTE BLACK

PHOENIX PINA



WALL BASIN MIXER TAP AND SPOUT

- MATTE BLACK
- BATH

PHOENIX PINA



VANITY BASIN

- WHITE ENSUITE AND BATH
- INSET

SEIMA



VANITY BASIN

- WC -D3, D4, D5

SEIMA
WALL HUNG



BASIN MIXER

- MATTE BLACK

PHOENIX PINA



TOILET ROLL HOLDER

- MATTE BLACK

PHOENIX RADII



SINGLE TOWEL RAIL

- MATTE BLACK
- BATHROOM
- 600MM

PHOENIX RADII



TOWEL HOOK

- MATTE BLACK
- WC
- ENSUITE

PHOENIX RADII



BATH, ENSUITE, WC MIRROR

- OVER JOINERY TO 1100 HIGH

SHOWER SCREENS

- EXECUTIVE
- CHROME

BUILT IN ROBES

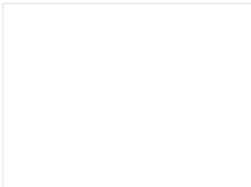
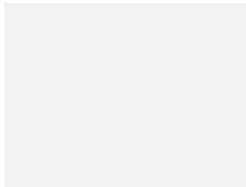
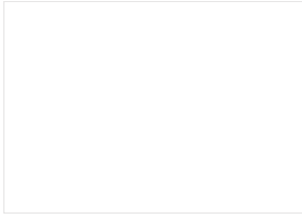
- SLIDING DOOR ROBES
- WHITE DOORS
- SILVER FRAME
- TOP SHELF AND HANGING RAIL

D1 AND D2-WALK IN ROBE
OPEN SHELING TO LEFT HAND SIDE

SKIRTING AND ARCHITRAVES

- 90MM SINGLE BEVEL SKIRTING
- 67MM SINGLE BEVEL ARCHITRAVES
- 75MM COVE CORNICE THROUGHOUT

COLOUR-SEE INTERNAL PAINT COLOURS



INTERNAL PAINT COLOURS

- WALLS
- DULUX WHITE ON WHITE-MATTE
- DOORS, CORNICE, SKIRTING, ARCHITRAVES
- DULUX WHITE ON WHITE-SATIN ACRYLIC

EXTERNAL PAINT COLOURS

- | | |
|---------------|------------------------------|
| ROOF | SURFMIST |
| GUTTERS | SURFMIST |
| FASCIAS | SURFMIST |
| FLASHING | SURFMIST/MONUMENT |
| DOWNPIPES | FIRST SNOW/MONUMENT |
| AXON | FIRST SNOW/MONUMENT |
| RENDER | FIRST SNOW AND VANILLA QUAKE |
| WINDOW FRAMES | NATURAL ANODIC MATTE |

- | | |
|----------------|----------|
| PAVING | CHARCOAL |
| FENCE | MONUMENT |
| PANEL DOOR | SURFMIST |
| CLOTHESLINE | MONUMENT |
| LETTERBOX | MONUMENT |
| RAINWATER TANK | MONUMENT |

- CEILING
- DULUX WHITE ON WHITE-FLAT





BRUSE REAL ESTATE

357 Greenhill Road
Toorak Gardens
P 8431 8181
RLA: 181689

BRUSE.COM.AU

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