

brusenewhomes.com.au



CAMPBELLTOWN

6 Shalford Terrace



Theon Bruse
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Toby Shipway
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357 Greenhill Road
Toorak Gardens SA 5065
RLA 181689

LOCATION

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REAL ESTATE



Newton Village Shopping Centre - 2.6km

Charles Campbell College - 1.5km

Charlesworth Park - 350m

Thorndon Park Reserve - 2.1km

Adelaide CBD - 7.4km

Nearest bus stop - 230m

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.

Site Plan

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REAL ESTATE

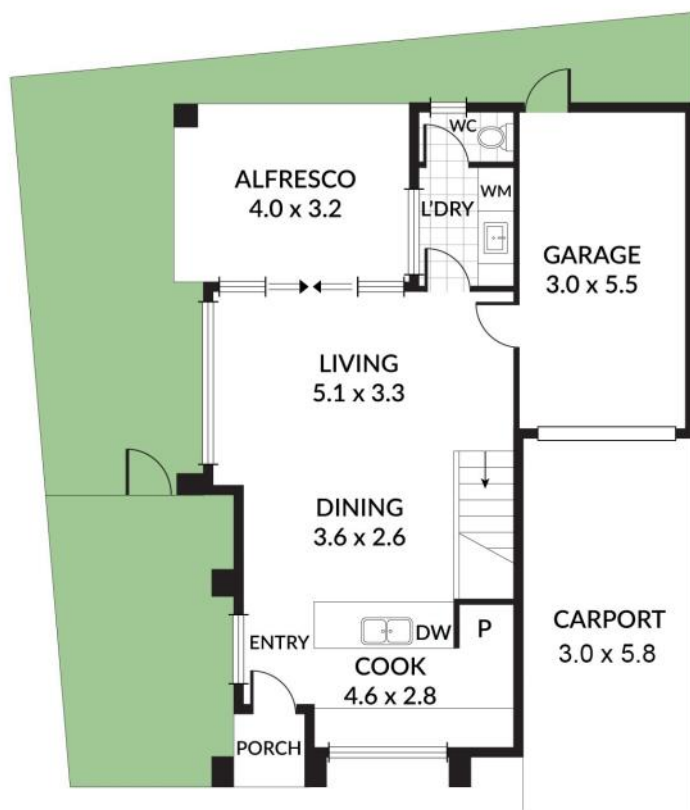


SHALFORD TERRACE

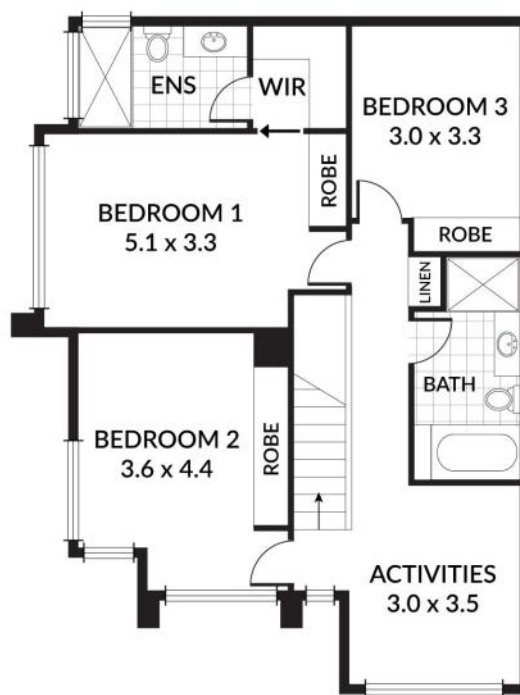
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Residence 6A

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LOWER LEVEL



UPPER LEVEL



Price - \$498,000



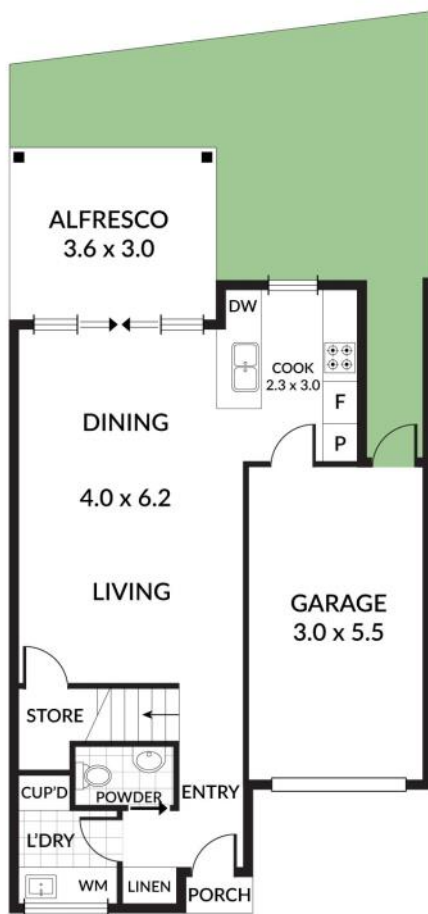
RESIDENCE 6A

AREAS	M ²
MAIN LIVING	48.0
UPPER FLOOR	88.0
GARAGE	19.0
ALFRESCO	13.0
PORTICO	2.0
CARPORT	15.0
TOTAL	185.0
SITE AREA	156 M ²

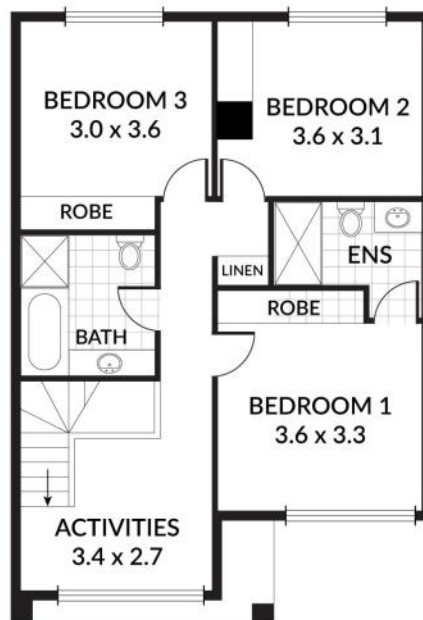
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Residence 6B

BRUSE
REAL ESTATE



LOWER LEVEL



UPPER LEVEL



Price - \$462,000

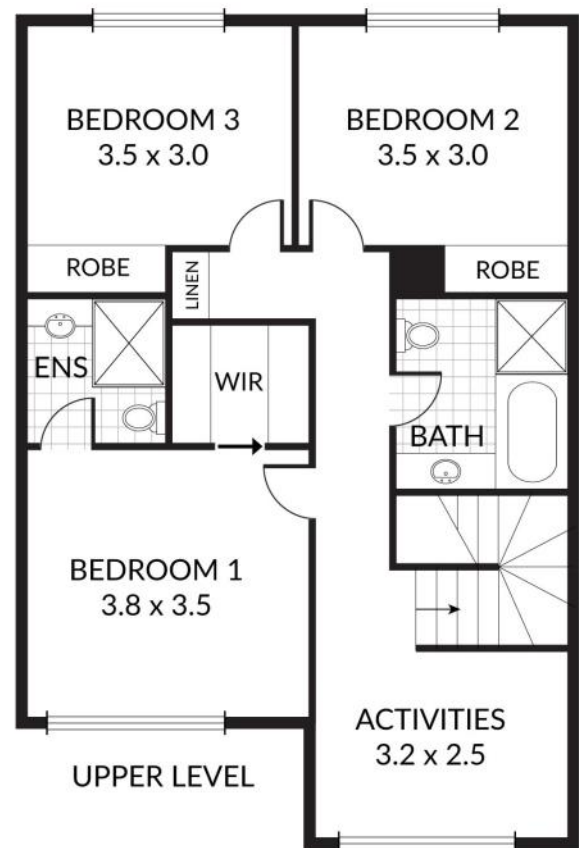
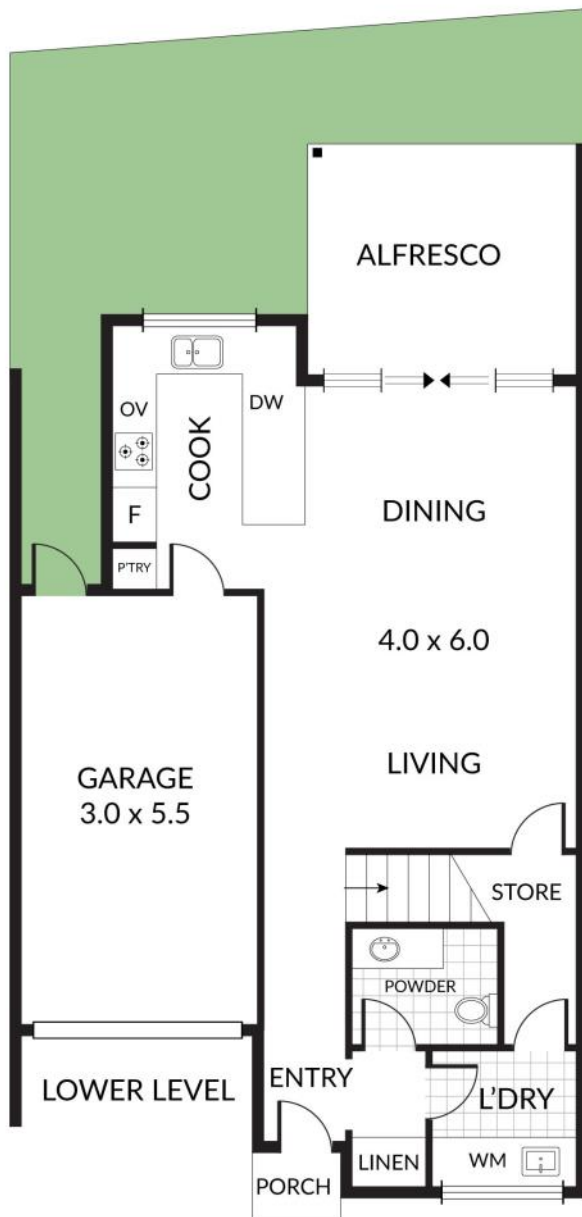
RESIDENCE 6B

AREAS	M ²
MAIN LIVING	50.6
UPPER FLOOR	71.3
GARAGE	19.2
PORTICO	1
ALFRESCO	10.8
TOTAL	152.9
SITE AREA	111 M ²

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Residence 6C

BRUSE
REAL ESTATE



Price - \$468,000



RESIDENCE 6C

AREAS	M ²
MAIN LIVING	52.3
UPPER FLOOR	76.2
GARAGE	19.2
PORTICO	1
ALFRESCO	11
TOTAL	159.7
SITE AREA	125 M²

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Residence 6D

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Price - SOLD

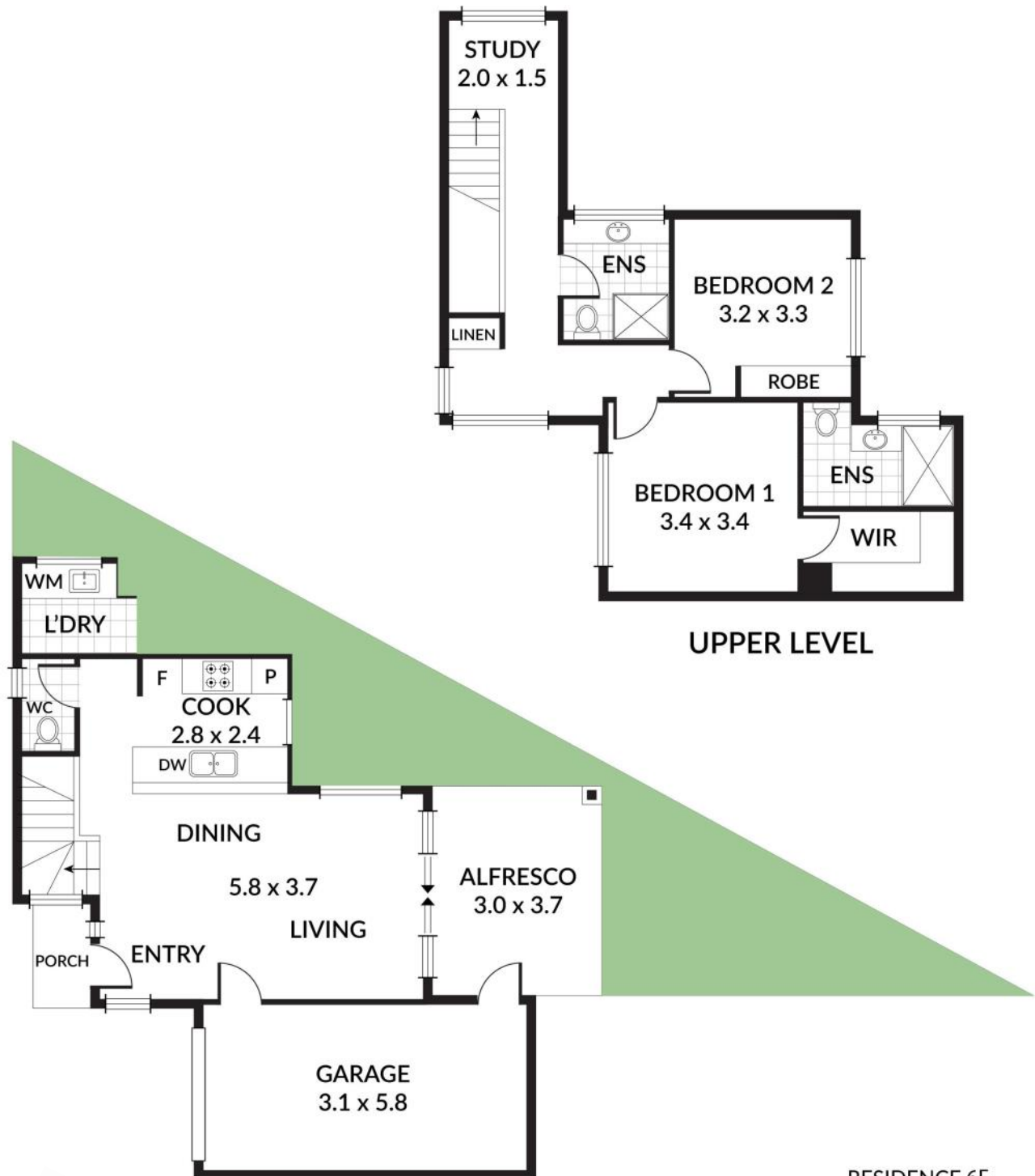
RESIDENCE 6D

AREAS	M ²
MAIN LIVING	45
UPPER FLOOR	68.7
GARAGE	19.6
PORTICO	1
ALFRESCO	12
TOTAL	146.3
SITE AREA	130M²

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Residence 6E

BRUSE
REAL ESTATE



UPPER LEVEL

LOWER LEVEL



Price - \$425,000

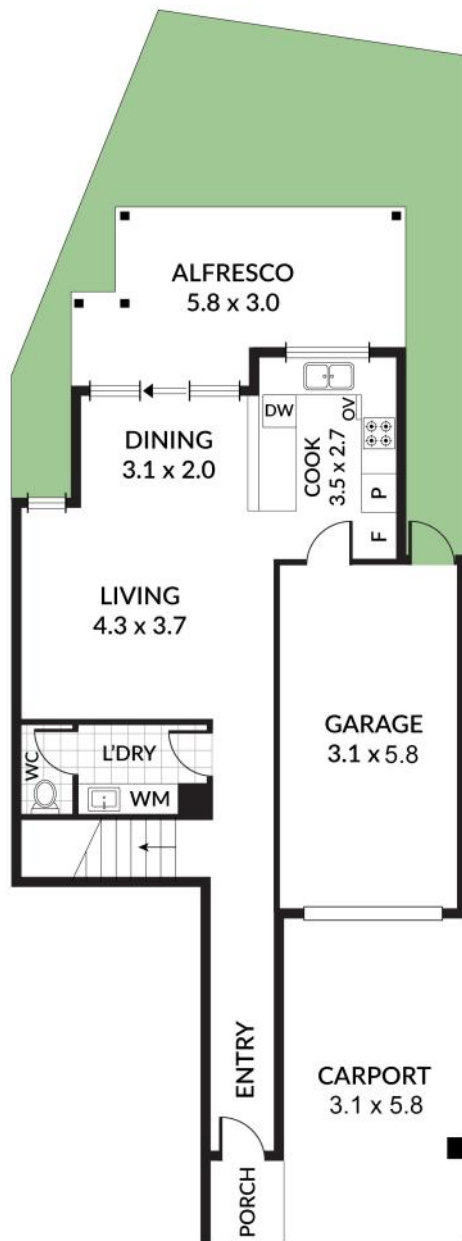
RESIDENCE 6E

AREAS	M ²
MAIN LIVING	44.0
UPPER FLOOR	60.0
GARAGE	20.0
PORTICO	1.5
ALFRESCO	11.1
TOTAL	136.6
SITE AREA	111 M ²

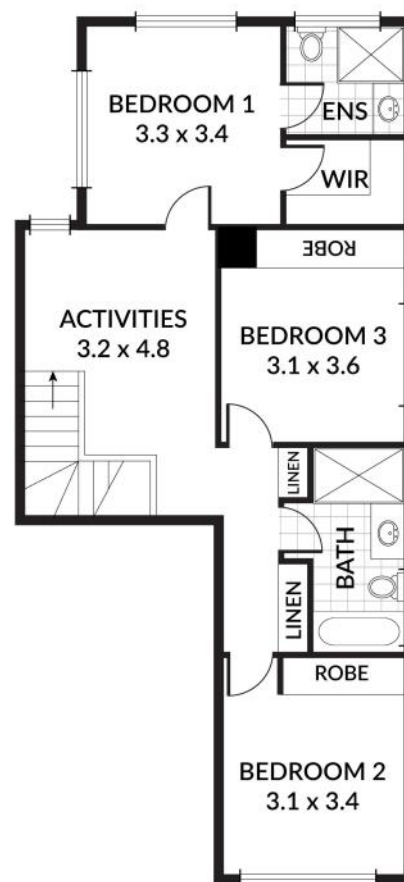
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Residence 6F

BRUSE
REAL ESTATE



LOWER LEVEL



UPPER LEVEL



Price - \$480,000

RESIDENCE 6F

AREAS	M ²
MAIN LIVING	52.0
UPPER FLOOR	77.0
GARAGE	20.0
PORTICO	1.5
ALFRESCO	9.7
CARPORT	18.0
TOTAL	178.2
SITE AREA	135 M²

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Appliances



BOSCH

Invented for life

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DHL785BAU
70 cm Integrated Rangehood



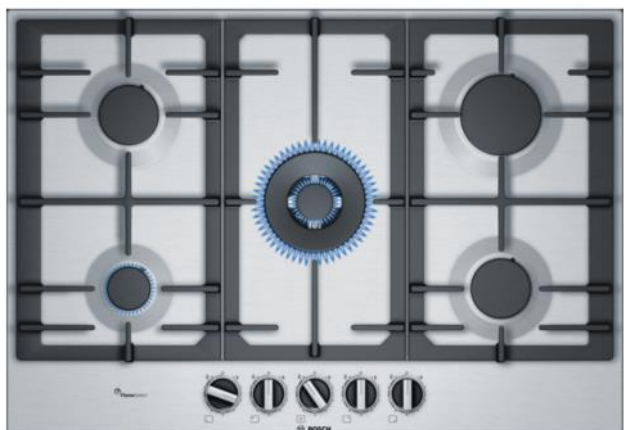
SMS40E08AU
Anti-fingerprint stainless steel finish
Freestanding 60 cm
Dishwasher



HBF113BR0A
Built-in Oven



700mm Gas Wok Burner
PCR7A5B90A



Kitchen

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PRC



Model Code: PRC2U

Main Bathroom

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Main Bathroom

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Ensuite

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Downstairs Powder Room

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Laundry

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THE LODDEN Laundry Sink - 1 Tap Hole with Bypass
PR45A



Milano Sink Mixer
84190



Rinnai

Builders 26L/Min External NG (50Deg)

B26N50A



Specifications

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Exterior Walls	-Brickwork, Render, Matrix, Scyon Axon and Shadow Cladding as per plans.
Render Type	-Texture Coat Coventry Course
Roof Coverings	-Colorbond Shale Grey.
Gutter	-Slimline Shale Grey
Downpipes	-Pvc and to match wall colour.
Windows	-Aluminium Natural Anodic Matt Clour
Window Winder	-Colour to Match Window Frames
Glass	-Obscure to bathrooms and rear elevations as per council requirements
Paving	-Charcoal Concrete Pavers 200x100 Herringbone to Driveway -Sides of Houses & Alfresco 250 x 250 Charcoal Concrete Paver
Front Door	-Humes XLR500 Shiplap Merati Vertical
Main Rendered Walls	-Dulux First Snow
Matrix	-Shale Grey and Surfmist
Bricks	-PGH Liquorice
Fascia	-Metal Shale Grey
Porches/Eaves	-First Snow Duraguard
Internal Walls	-First Snow Low Sheen
Ceilings & Cornice	-First Snow Flat Finish
Doors, Aves, Skirts	-First Snow Semi Gloss
<u>Bathrooms</u>	
Benchtops	-Caesar Stone Standard Range 20mm
Floor Tiles	-Stone Grey Porcelain Tiles 600x 600
Floor Grout	-Ardex Grey
Wall Tiles	-300x600 White Wall Rectified 1800mm
Wall Grout	-Ultra White
Joinery Doors	-Polar White Silk Laminex or Timber Veneers as per Kitchen.
Handles	-Artia Lucca Brushed Nickel 412
<u>Kitchen Joinery</u>	
Kitchen Benchtops	-Caesarstone Standard Range 20mm (same as above colours.)
Cupboard Doors	-Laminex White Silk, Feature-Polytec Horizontal Grain Ravine Maison Oak or Polytec Horizontal Grain Ravine Natural Oak.
Handles	-Artia Lucca Brushed Nickel 412
Splashbacks	-Tile White Wall Rectified 300x600 Horizontal
<u>Main Floors</u>	
Tiled	-Stone Grey Porcelain Tiles 600x 600
<u>Laundry & WC</u>	
Laundry Benchtops	-Polar White Natural Finish Laminex
Cupboard Doors	-Polar White Silk Finish Laminex
Handles	-Artia Lucca Brushed Nickel 412
Splashbacks	-Tile White Wall Rectified 300x600 Horizontal
Wall Tiles	-Skirting Tile
Garage Door	-Dynamic Doors Panel Slimline Colorbond Surfmist
Ext. Door Hardware	-Satin Chrome Gainsborough Trilock

Specifications

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Int. Door	-Corinthians Readicote Plain 2340
Int. Door Hardware	-Satin Chrome Gainsborough Lianna
Hinges	-Satin Chrome
Skirtings	-90mm Single Bevel MDF.
Architraves	-75mm Single Bevel MDF.
Door Jambs	-MDF
Plasterboard	-10mm Linings to Ceilings and Walls
Cornice	-75mm Cove Cornice Throughout
Staircases	-MDF
Handrail	-Painted Timber with Powder Coated Standoff Brackets
Built in Robes (1/house)	-Hanging Rail and One Mirrored Door
Material	-White Melamine
Walk in Robe	-Hanging Rails
Material	-White Melamine.
Kitchen Sink	-Aby Princess PRC2 Double Bowl Stainless Steel
Tap	-Phoenix Teva Matt Black Sink Mixer
Bath	-Decina Alpha White
Bath Spout	-Duraplex Bath Spout Chrome
Basin	-Siema Square Basin
Semi Recessed	-Seima Kyra Square Basin
Taps	-Fienza Basin Mixer Chrome
Shower Head	-Duralplex Shower Drencher Chrome
Shower Screen	-Full Frame Chrome Clear Glass
Toilet Suite	-Impression K-013 Back to Wall
Mirror Size	-Length of Vanity Direct Stick
Floor Grates	-Square Chrome
Laundry Tap	-Duraplex Classic Sink Mixer Chrome
Laundry Trough	-Abey 45litre Stainless Steel
Washing Machine Taps	-Underbench

Specifications

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Appliances

Oven	-60cm Bosch HBA11B150A
Dishwasher	-60cm Bosch SMU50E05AU
Cooktop	-90cm Bosch PCR915B91A
Rangehood	-70cm Bosch DHL785BAU
Hot Water Service	-26L Rinnai Instantaneous 5 Star
Heating & Cooling	-Samsung Reverse Cycle Zoned Ducted System
Carpet Type	-All upper floor including stairs (no wet areas). -Harmonia 2 Mid-Brown or Lasting Impressions Day SC0872

Six Star Energy Rating

All Fencing will be Colorbond including front fence.

Stormwater 90mm. Includes 1000l rainwater tank.

Telstra Conduit installed with draw wire. Connection to Telstra fees apply.

Smoker Detectors hardwired, alarm system, TV Antenna and Door Bell.

Termite Protection included.

Connection to mains of electricity, gas, water and sewer.

Fully irrigated and Landscaped.

Clotheslines

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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