

brusenewhomes.com.au



HECTORVILLE

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Toorak Gardens SA 5065
RLA 181689

Live in style! Luxury throughout.

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.

Delightful new homes with cutting edge designs

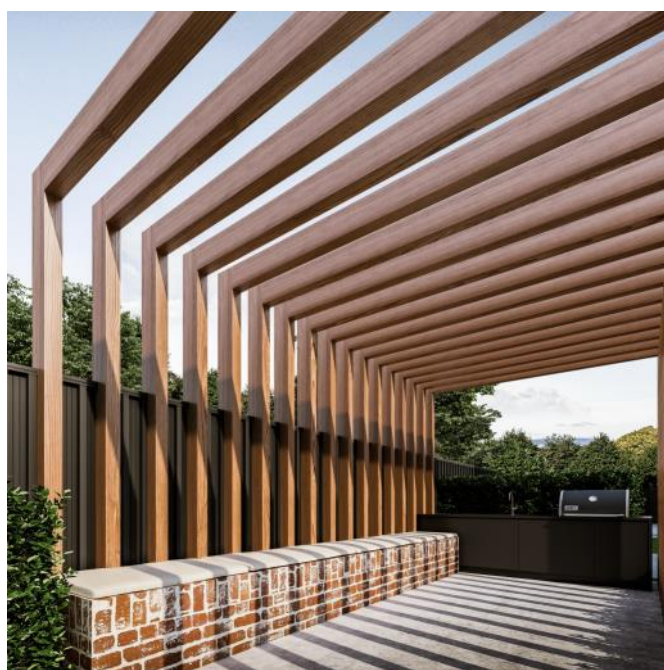
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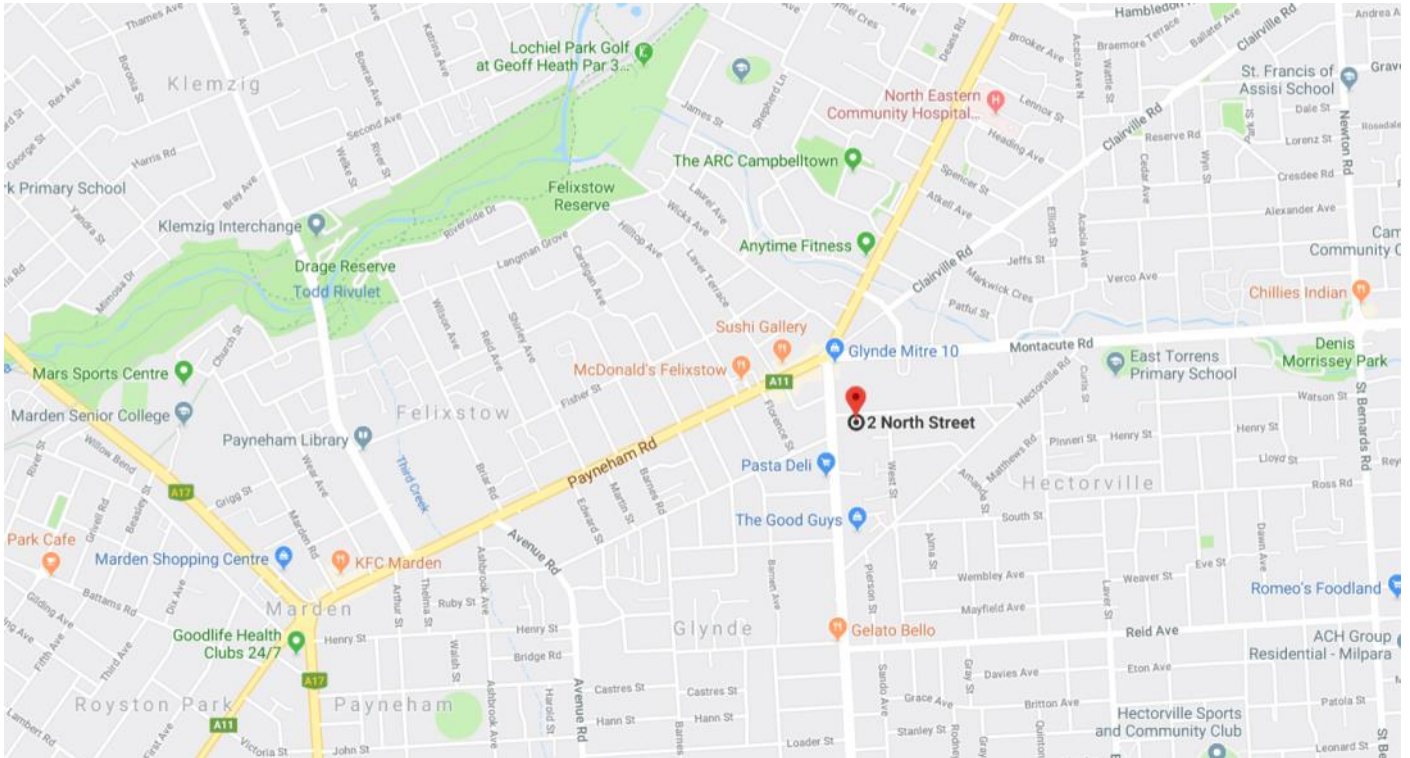
Healthy family friendly environment



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LOCATION

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Firle Plaza - 1.7km

Felixstow Reserve - 1km

East Torrens Primary School - 1.2km

Adelaide CBD - 5.8km

Nearest bus stop - 100m

Morialta Conservation Park - 5km

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SITE PLAN

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NORTH STREET | HECTORVILLE



WP
PROPERTY
GROUP

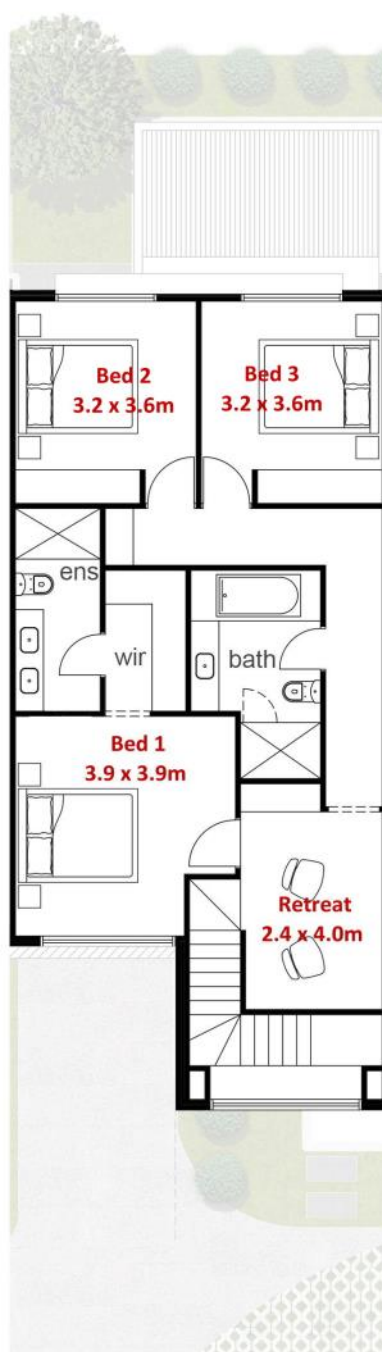
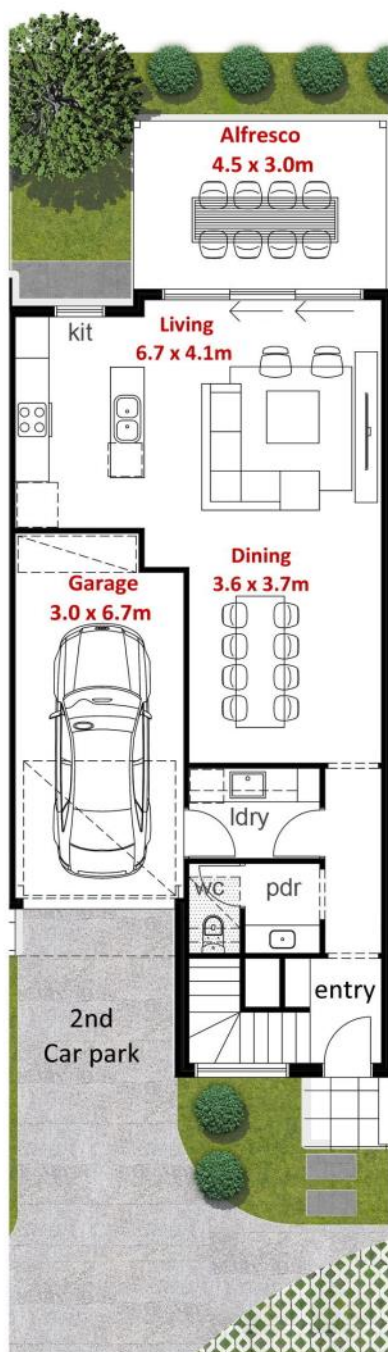
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DWELLING FOUR

2 - 6 NORTH STREET | HECTORVILLE

\$585,000

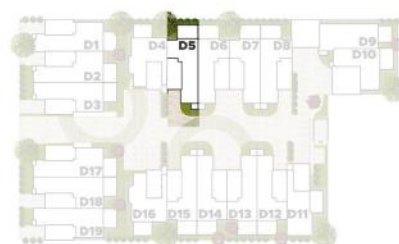
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AREAS

LOWER LIVING	64.4
UPPER LIVING	90.0
GARAGE	21.5
ALFRESCO & PORCH	15.4

TOTAL **191.30**



WP
PROPERTY
GROUP

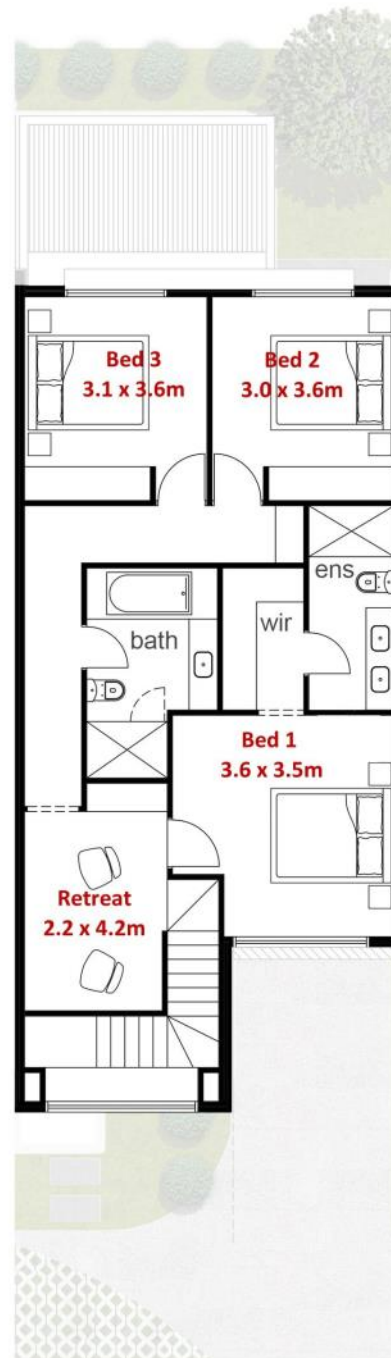
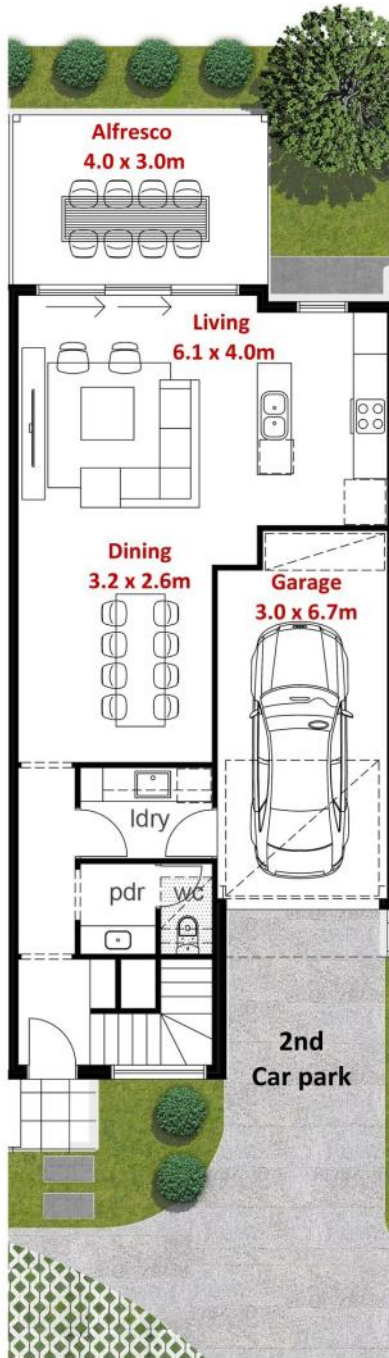
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DWELLING TWELVE

2 - 6 NORTH STREET | HECTORVILLE

\$575,000

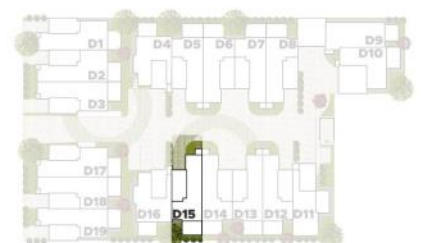
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REAL ESTATE



AREAS

LOWER LIVING	64.5
UPPER LIVING	87.7
GARAGE	21.3
ALFRESCO & PORCH	14.8

TOTAL 188.30



WP
PROPERTY
GROUP

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SPECIFICATIONS

ITEM: Kitchen Sink
Everhard Industries Squareline Plus Double undermount sink
Code: 73179

FINISH: Brushed Stainless Steel



ITEM: Gas Cooktop
Smeg CIR93AXS3 900mm gas cooktop

FINISH: Stainless Steel



ITEM: Rangehood
SmegPUM90X 900mm concealed undermount rangehood

FINISH: Stainless Steel



ITEM: Kitchen Mixer
Phoenix Vivid Slimline side lever 160mm gooseneck
Code: VS735 MB

FINISH: Matt Black



ITEM: Oven
Smeg SA561X-9 600mm under bench oven

FINISH: Stainless Steel



ITEM: Dishwasher
SmegDWA214S free standing dishwasher

FINISH: Stainless Steel



ITEM: Toilet Roll Holder
Phoenix Gloss roll holder GS892MB

FINISH: Matt Black



ITEM: Basin Mixer Set
Phoenix Vivid Slimline Basin mixer set VS785 MB

LOCATION: Powder, Bathroom & Ensuite

FINISH: Matt Black



ITEM: Bath Mixer Set
Phoenix Vivid Slimline Basin mixer set VS783 MB

FINISH: Matt Black



ITEM: Toilet
Argent Vista BTW Suite

FINISH: White



ITEM: Shower Mixer
Phoenix Vivid Slimline shower wall mixer VS780 MB

FINISH: Matt Black



ITEM: Hand Towel Rail
Phoenix Gloss towel rail GS893 MB

FINISH: Matt Black



ITEM: Shower Rail
Phoenix Vivid Slimline Basin mixer set V685 MB

FINISH: Matt Black



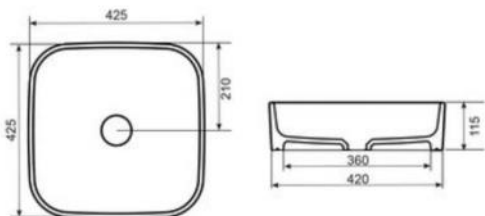
ITEM: Towel Rail
Phoenix Gloss 800mm double towel rail GS811MB

FINISH: Matt Black



ITEM: BASIN
ARGENT Grace 425 square countertop basin

FINISH: White



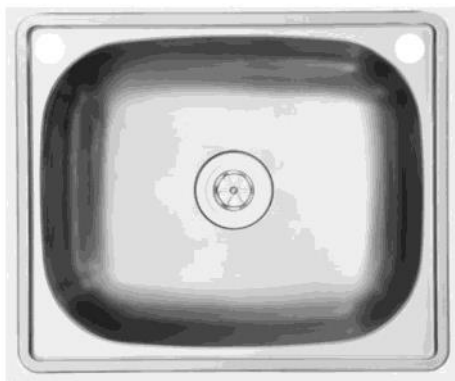
ITEM: ADP Allegra Mirror with Black Metal Frame Surround and Shelf 500x1000
SMAL50100BK

FINISH: Black



ITEM: Laundry Trough
Blanco 60cm Inset tub

FINISH: Stainless Steel



ITEM: Lo & Co Kintore Black Appliance Pull 50cm

FINISH: Black





materials + finishes




029-019
2-4 NORTH STREET
HECTORVILLE

12th August 2019

MATERIAL + FINISHES SCHEDULE

DOOR + DOOR HARDWARE SELECTIONS

<p>External Front Door:</p> 	<p>Supplier: Corinthian Doors Type: Shiplap SEAV Material: WRC Timber Finish: Clear coat Size: Refer to drawings To Dwellings 1,2,3,17,18,19</p>
	<p>Supplier: Hume Type: XLR500 Material: Solid MDF core with SPM Veneer Finish: Clear coat Size: Refer to drawings To Remainder Dwellings (4-16)</p>

<p>External Front Door Handle:</p> 	<p>Range: Gainsborough Oblong pull handle Type: 600mm Pull Handle Finish: Matte Black Code: 9266 PH600MB Note: Privacy function to be applied</p>
<p>Internal Doors:</p> 	<p>Supplier: Hume Doors Type: Redicote Hollow Core (Internal) Code: Redicote Finish: Painted Colour: to match adjoining frames and skirtings Note: refer to floor plan</p>
<p>Internal Door Handles:</p> 	<p>Range: Gainsborough Matt Black Range Type: Angular lever set Passage Round (rosette) Finish: Matte Black (MB) Note: Privacy function to be applied to bathrooms</p>

Light Scheme Dwelling 3 & 4

A	Entry, Ground Floor, Kitchen, Dining & living	Engineered Laminate Flooring	Type: Europa Floor Size: 195x12x1810mm Colour: White Sand Supplier: Goodwood Floors Contact: Brian Ho 0431 577 963
B	Wall	Paint	Type: Wash & Wear Colour: Natural White PN1E1 Note: Colour to walls of WC, bathrooms and ensuite to be finished in Dulux Vivid White PW1H9
C	Doors, Frames, Skirting	Paint	Type: Satin finish Colour: Dulux Natural White PN1E1
D	Ceiling	Paint	Type: Flat Colour: Dulux Natural White PN1E1
E	Kitchen	Back Wall Joinery	Doors/Draws & Overhead Cupboards, Feature Island Leg & Underbench Trim: Materia Colour : Classic Oak 8537 Finish: Nuance Finish Supplier: Laminex Benchtop: 20mm Essastone Colour: Fino Venato Handles: Lo & Co Kintore Black Appliance Pull 50cm Long Island Bench Doors/Draws & Front Panel, Kickers: Material: 2pack Satin Finish Colour: To Match Laminex Ghostgum with 80mm wide V Joint to Front & side panels Benchtop: 20mm thick Essastone Fino Venato Splashback: STANDARD OPTION UPTSAND: Type: Essastone Fino Venato 150mm High Upstand TILE ABOVE 150mm Stone Type: White C-1 Tile (145x45mm) Format: Vertical Grout colour: Ardex White 200 Supplier: Italia Ceramics Contact: Michael Razzano 0401 217 300 UPGRADE OPTION : Type: 20mm thick Essastone Colour: Fino Venato Format: Full Height

			Note: no handles to overhead cupboards. Finger pull detail required. Kickboard finish to match corresponding doors
F	Bedrooms, WIR & Stair	Carpet	Type: Radiance Cut Pile Twist 100% Solution Dyed Nylon Colour: 94 Haze Supplier: Goodwood Floors Contact: Brian Ho 0431 577 963
G	WC, Ensuite & Bathroom	Floor Tile	Type: Finestone Ivory Size: 300X600mm Finish: Matt Format: Horizontal Grout Colour: Ardex Misty Grey 241 Spacing: 2mm Supplier: Italia Ceramics Contact: Michael Razzano 0401 217 300 Location: Floor tile to wrap up bath hob in bathroom & shower wall to Ensuite Note: Wall tiles in Ensuite & Bathroom to ceiling height. Tiles to be mitred to edge of bath hob, no trim to be used.
H	WC, Bathroom & Ensuite	Main Wall Tile	Type: Subway Tile LP75300 Size: 75x300mm Finish: Matt Colour: White Format: Vertical Stack Bond Grout Colour: Ardex Misty Grey 241 Spacing: 1.5 mm Supplier: Italia Ceramics Note: Wall tiles in Ensuite & Bathroom to ceiling height Note (WC): tiles to ceiling height to WC & Vanity wall, skirting tiles to other 3 walls (100mm high)
I	Ensuite, Bathroom	Feature Wall Tile	Type: Finestone Ivory Size: 300X600mm Finish: Matt Format: Horizontal Grout Colour: Ardex Misty Grey Spacing: 2mm Supplier: Italia Ceramics Contact: Michael Razzano 0401 217 300 Location: Floor tile to wrap up bath hob in bathroom & shower wall to Ensuite

			Note: Wall tiles in Ensuite & Bathroom to ceiling height. Tiles to be mitred to edge of bath hob, no trim to be used.
J	Bathroom, Ensuite & WC	Joinery	Size: Refer to Plans to be confirmed on site Benchtop: 40mm thick Essastone Finish: Gloss Colour: Crystallite Tapholes: 0 (note: tap ware to be wall mounted) Drawer Finish: Material: Classic Oak Format: Horizontal grain Handles: Push catch mechanism to vanity drawers Mirror Above: off the shelf mirror to be installed
K	Laundry	Floor Tile	Type: : Finestone Ivory Size: 300X600mm Finish: Matt Format: Horizontal Grout Colour: Ardex Misty Grey 241 Spacing: 2mm Supplier: Italia Ceramics Contact: Michael Razzano 0401 217 300
L	Laundry	Wall Tile	Type: Subway Tile LP75300 Size: 75x300mm Finish: Matt Colour: White Format: Vertical Stack Bond Grout Colour: Ardex Misty Grey 241 Spacing: 1.5 mm Supplier: Italia Ceramics Note: laundry wall tile to extend over washing machine and trough at 600mm high. Set out from corner of trough (perimeter wall junction) & 100mm high skirting tile to other walls. (tile to be laid horizontal to skirting only)
M	Laundry	Joinery	Doors: Laminex Colour: Ghostgum Benchtop: 20mm thick Essastone Colour: Crystallite Overhead Doors: Laminex Colour: Ghostgum Kickboard: finish to match corresponding doors Handles: Artia Jay 111.33030.001 (White) Note: no handles to overhead cupboards. Finger pull detail required.

N	Bedroom 1, 2 & 3 Robes	Joinery	Finish to be in white melamine internal Doors: mirror to sliding doors with a matt black powder coat frame Note: Joinery units to WIR to have white melamine internal finish
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Dark Scheme Dwelling 12, 11, 10 & 9

A	Entry, Ground Floor, Kitchen, Dining & Living	Engineered Laminate Flooring	Type: Europa Floor Size: 195x12x1810mm Colour: White Sand Supplier: Goodwood Floors Contact: Brian Ho 0431 577 963
B	Wall	Paint	Type: Wash & Wear Colour: Mount Buller ½ Note: colour to walls of WC, bathrooms and ensuite to be finished in Dulux Vivid White PW1H9
C	Doors, Frames, Skirting	Paint	Type: satin finish Colour: Dulux Mount Buller ½
D	Ceiling	Paint	Type: flat Colour: Dulux Mount Buller ½
E	Kitchen	Joinery	Doors/ Draws & Overhead Cupboards, Feature Island Leg & Underbench Trim: Material: Polytec Woodmatt Colour: Black Finish: Matt Supplier: Polytec Benchtop: 20mm thick Caesarstone Colour: Turbine Grey Handles: Lo & Co Kintore Black Appliance Pull 50cm Long Splashback: STANDARD OPTION UPSTAND: Type: Turbine Grey 150mm High Upstand TILE ABOVE 150mm Stone Type: White C-1 Tile (145x45mm) Format: Vertical Grout colour: Ardex White 200 Supplier: Italia Ceramics Contact: Michael Razzano 0401 217 300 UPGRADE OPTION : Type: 20mm thick Caesarstone

sofiaa




Suite 4, 1 Payneham Rd College Park, SA 5069 antonietta@sofiaa.com.au
www.sofiaa.com.au abn: 70 822 766 350



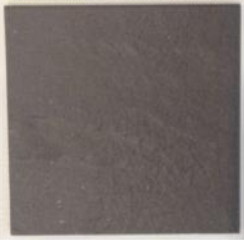

			<p>Colour: Turbine Grey Format: Full Height</p> <p>Island Bench Doors/Draws & Front Panels: Material: 2 Pack Satin Finish Colour: To match Laminex Oyster Grey with 80mmwide V joint to front & side panels Benchtop: 20mm thick Caesarstone Colour: Turbine Grey</p> <p>Note: no handles to overhead cupboards. Finger pull detail required. Kickboard finish to match corresponding doors</p>
F	Bedrooms, WIR & Stair	Carpet	<p>Type: Radiance Cut Pile Twist 100% Solution Dyed Nylon Colour: 93 Grey Metal Supplier: Goodwood Floors Contact: Brian Ho 0431 577 963</p>
G	WC, Bathroom & Ensuite	Floor Tile	<p>Type: Finestone Dark Grey Size: 300X600mm Finish: Matt Format: Horizontal Grout Colour: Ardex Charred Ash 387 Spacing: 2mm Supplier: Italia Ceramics Contact: Michael Razzano 0401 217 300</p> <p>Location: Floor tile to wrap up bath hob in bathroom & shower wall to Ensuite Note: Wall tiles in Ensuite & Bathroom to ceiling height. Tiles to be mitred to edge of bath hob, no trim to be used.</p>
I	WC, Ensuite & Bathroom	Main Wall Tile	<p>Type: Subway Tile LP75300 Size: 75x300mm Finish: Matt Colour: White Format: Vertical Stack Bond Grout Colour: Ardex Misty Grey 241 Spacing: 1.5 mm Supplier: Italia Ceramics</p> <p>Note: Wall tiles in Ensuite & Bathroom to ceiling height</p> <p>Note (WC): tiles to ceiling height to WC & Vanity wall, skirting tiles to other 3 walls (100mm high)</p>
J	Ensuite, Bathroom	Feature Wall Tile	<p>Type: Finestone Dark Grey Size: 300X600mm Finish: Matt</p>

			<p>Format: Horizontal Grout Colour: Ardex Charred Ash 387 Spacing: 2mm Supplier: Italia Ceramics Contact: Michael Razzano 0401 217 300</p> <p>Location: Floor tile to wrap up bath hob in bathroom & shower wall to Ensuite Note: Wall tiles in Ensuite & Bathroom to ceiling height. Tiles to be mitred to edge of bath hob, no trim to be used.</p>
K	Bathroom, Ensuite & WC	Joinery	<p>Size: Refer to plans to be confirmed on site Benchtop: 40mm thick Essastone Colour: Crystallite Finish: Gloss Tapholes: 0 (note: tap ware to be wall mounted)</p> <p>Drawer Finish: Material: Polytec Woodmatt Black Format: Horizontal grain</p> <p>Handles: Push catch mechanism to vanity drawers Mirror Above: off the shelf mirror to be installed</p>
L	Laundry	Floor Tile	<p>Type: Finestone Dark Grey Size: 300X600mm Finish: Matt Format: Horizontal Grout Colour: Ardex Charred Ash 387 Spacing: 2mm Supplier: Italia Ceramics Contact: Michael Razzano 0401 217 300</p>
M	Laundry	Wall Tile	<p>Type: White Subway Tile LP75300 Size: 75x300 Finish: Matt Colour: White Format: Stack Bond Vertical Grout Colour: Ardex Misty Grey 241 Spacing: 1.5mm Supplier: Italia Ceramics</p> <p>Note: laundry wall tile to extend over washing machine and trough at 600mm high. Set out from corner of trough (perimeter wall junction) & 100mm high skirting tile to other walls. (tile to be laid horizontal to skirting only)</p>
N	Laundry	Joinery	<p>Doors: Laminex Colour: Oyster Grey</p>

			<p>Benchtop: 20mm thick Essastone Colour: Crystallite Overhead Doors: : Laminex Colour: Oyster Grey Kickboard: finish to match corresponding doors Handles: Artia Jay 111.33030.001 (Black)</p> <p>Note: no handles to overhead cupboards. Finger pull detail required.</p>
O	Bedroom 1, 2 & 3	Joinery	<p>Finish to be in white melamine internal Doors: mirror to sliding doors with a matt black powder coat frame</p> <p>Note: units with WIR to have white melamine internal finish</p>

EXTERNAL FINISHES:

Facade Render	<p>Supplier: Dulux Colour: Pipe Clay Quarter Code: S16A1Q</p>	
Scyon Axon Cladding and inside of protruding spandrel boxes, and Panel Lift Garage Doors as per 3D render	<p>Supplier: Dulux Colour: Colorbond Monument C29</p>	
Downpipes	<p>Finish: Painted Colour: to match, Dulux Pipe Clay Quarter S16A1Q facade render</p>	

Aluminium Windows, Window Extrusion & Doors	Colour: Dulux Colorbond Night Sky C25	
Roof, Facia, & Gutters	Range: Colorbond Surfmist C1	
Front Porch Tile	Type: Black Textured Grout Colour: Ardex Charred Ash 386 Supplier: Italia Ceramics Note: Tile slip rating required to align with Australian Building Standards (ABS) supplier to confirm suitable slip rating as per ABS.	
Brick Feature Walls	Range: San Selmo Reclaimed Colour: Reclaimed Original Supplier: Austral	

OTHER INCLUSIONS

Paving

Perimeter Type	-	Included
Driveway Type	-	Included
Courtyard Type	-	Included

Skirtings

Style	-	Single bevel arch 90 X 18mm
Material	-	MDF

Architraves

Style	-	Square dressed 67 X 18mm
Material	-	MDF

Internal Door Jambs	-	MDF
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Plasterboard

Thickness	-	10mm to walls and ceilings
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Cornices

Style	-	Squared set (except bedrooms)
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Staircase	-	MDF
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OTHER INCLUSIONS (continued)

Handrail	- Pine, with stainless steel standoff brackets
Built-in Robes	- Hanging rail with 1 bank of shelves
Robe Height	- 2700mm
Robe Type	- Sliding
Robe Fronts	- Mirror
Robe Frames	- Bright Silver/ chrome
Walk-in Robes	- As per plan, Laminex white, 1 bank of draws
Heating / Cooling Appliances	- Inverter reverse cycle ducted system
Alarm / Intercom	- Hills Touch Nav security system
Electrical Fittings	
Type	- Clipsal standard
Colour	- White
Light Fittings	
Type	- LED downlights
Colour	- White

OTHER INCLUSIONS (continued)

Insulation

Ceilings	-	As per energy report
Internal Walls	-	As per energy report
External Walls	-	As per energy report
Between Floors	-	As per energy report

Stormwater – 90mm PVC

To Kerb / Easement	-	In accordance with engineer's specifications
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Telstra

Provide Telstra conduit and draw wire including 2 X phone point. NB: Connection fees still payable to Telstra.

Smoke Detectors	-	2
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3 Phase Power Required	-	No
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Termite Protection	-	Yes
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Landscaping	-	Yes, as per landscaping plan
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Letterbox	-	Included
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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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