



ROSTREVOR

3 Morialta Place



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3 Morialta Place, ROSTREVOR

This home is in a spectacular location adjacent to Morialta Reserve and offers the opportunity to buy now and settle in February/March 2021.

This property is now under construction.

This property is a 3 bedroom plus study home with 2 generous living areas, 2 bathrooms. This makes this home a very desirable family residence that will suit many buyers in the market place and includes a double lock up garage which is a real bonus plus an excellent outdoor undercover living area with kitchen.

This property includes an excellent floorplan with 3 good size bedrooms, the main with a generous walk in robe and ensuite. The home also has on the upper level a study nook area and the home also includes a very large living area adjacent to a well laid out kitchen with excellent walk in pantry which is ideally set up for family living.

The outdoor living area is adjacent to the living room of the home and also includes an external kitchen facility as well.

The home on the upper level includes 2 good size bedrooms and both with built in robes and excellent bathroom facility and a very desirable second living area retreat room for children whichever is suitable to you.

BUY THE PROPERTY AS A FINISHED PRODUCT. DO NOT HAVE THE HASSLES OF BUILDING CONSTRUCTION IT IS WELL DESIGNED AND READY TO GO AND WILL BE COMPLETED IN FEBRUARY /MARCH 2021.

This is a brilliant opportunity to acquire a home in a new subdivision surrounded by other very high quality homes also with great views and adjacent to Morialta Reserve makes it just a very unique place to live.

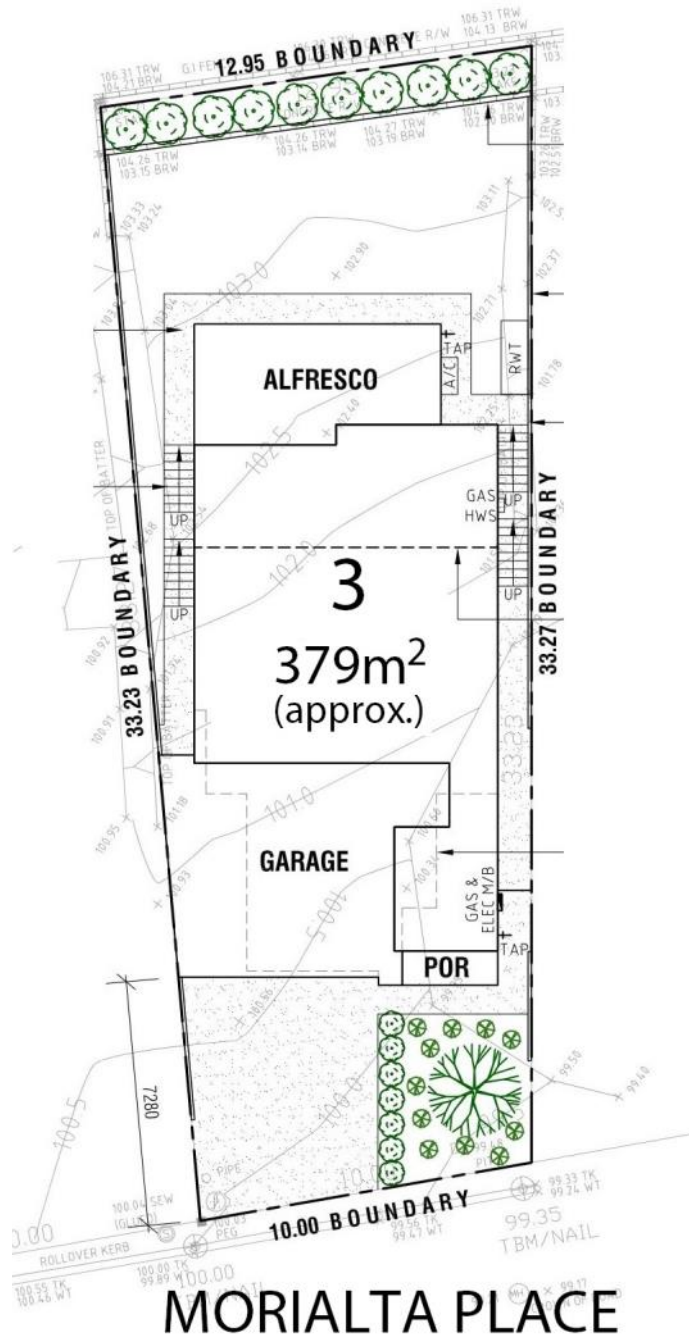
The home offers good size allotment of land and will have excellent gardens. 379m² (approx.).

The home will be a Turn key finished product with gardens landscaped, paving, fencing and everything else will be done to the home to make it your dream home in a prestigious location.

You can be part of the finished product of this home you cannot change the floorplan however you can change the colour scheme, tiling and possibly design of the kitchen.

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

Site Plan



SITE PLAN

SCALE 1:200



AREAS	sq.m
L.LIVING	72.07
U.LIVING	123.92
GARAGE	46.43
ALFRESCO	24.55
POR	2.90
TOTAL	269.87
SITE:	378.77

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.



**EASTERN
BUILDING
GROUP** PTY
LTD

BUILDING SCHEDULE

Site Address: Lot 3, Stradbroke Road, 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

- Feature Stone Blade Wall Eco Outdoor Apollo Random Ashlar
- Rendered Brick to ground floor front facade
- Perimeter Brick: PGH Oyster with Grey Mortar
- 2 Tone render colour scheme: Dulux Mt Aspiring with Dulux Spirited Falcon
- Rendered Rendex Foam Panel to upper floor and front/sides of home

5. EXTERNAL DOORS & WINDOWS

- Residential Aluminium powder coated doors and windows (Colourbond Black)
- 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, ground floor retreat, upstairs study nook, Bed 1, Kitchen, living and dining
- 90mm CSR Cove cornice to Beds 2,3, WIR, laundry, powder room, WC and pantry
- MDF Reveals
- Hardiflex with timber cover batten to all external 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 Sheetting – Colorbond Woodland Grey
- Colorbond fascia - Colorbond Woodland Grey
- Colorbond gutters Urbis Profile
- 75mm diameter PVC painted downpipes

8. INSULATION & ENERGY GLAZING

- As per Energy Efficiency Report

9. RENDERING & EXTERNAL PAINT

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

10. DOORS & DOOR HARDWARE

EXTERNAL

- Front Door: 2340mmH Stained Corinthian Blonde Oak AWO5G with translucent glazing
- 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. Gainsborough pull handle Door Hardware to suit passage doors (no locks). Gainsborough pull handle door hardware with privacy locks for bathrooms, ensuites and powder rooms/WCs.
- Painted timber full clear glass door to external laundry door
- Steel Hinges for swing doors; 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: Custom Powdercoat Dulux Mt Aspiring

11. INTERNAL STAIRCASE & BALCONY BALUSTRADE

INTERNAL STAIRCASE

Base:

- MDF Base, treads, risers and cut stringers with stained timber overlay

Balustrade:

- Plasterboard wall

Handrail:

- Wall mounted powdercoated black stainless steel in round profile

BALCONY

N/A

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

13. APPLIANCES

- Oven: SMEG 60cm SFA562X2 underbench
- Gas Cooktop: SMEG 90cm CIR93AXS3
- Dishwasher: SMEG 60cm DWA6214S
- Rangehood: SMEG PUM901X 90cm undermount ducted to ceiling space



14. ELECTRICAL

- Florescent lights to ground floor Garage
- LED Downlights as per plan
- Ceiling mount batten light points as per plan
- Heat/light/fan to bathroom and ensuite
- Smoke Detectors as per plan
- Ceiling Light batten with globe to each bedroom and wall mounted light batten at side of external hinged door
- 3 x TV points
- 1 x phone point
- 1 x internet/data point
- Single power points to services and Double power points as per plans
- Generous amount of double powerpoints
- 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
- 2 tone laminate coloured kitchen
- 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)
- Fridge provision
- Undercounter microwave provision with pot drawer underneath
- Dishwasher provision including plumbing, electrical, but no door

WALK IN PANTRY

- Silk finish laminate to cupboards only
- Natural finish laminate benchtop
- 25mm Shadowline with finger grippers
- White Open Shelving

BATHROOM, ENSUITE, POWDER ROOM

- Stone tops: 20mm Silestone White Storm
- Silk finish laminate to cupboards only
- 25mm Shadowline with finger grippers
- Recessed & Tiled Kicker

LINEN

- Silk Finish laminate

DESK

- Natural Finish laminate benchtop

LAUNDRY

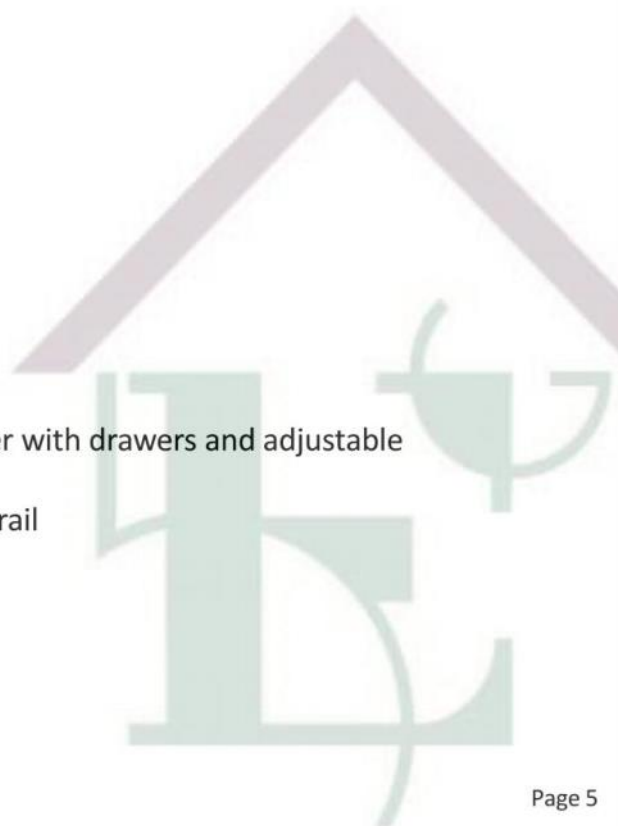
- Silk finish laminate to cupboards only
- Natural finish laminate benchtop
- Broom Cabinet
- Provision for undercounter washing machine
- 25mm Shadowline with finger grippers

BUILT IN ROBES

- Master Bedroom: No doors with 1 x joinery tower with drawers and adjustable shelving, remainder shelf and rail
- Other bedrooms: Mirrored Doors with shelf and rail

ALFRESCO

- Stone top: 20mm Dekton Bromo
- 2PAC painted cupboard doors
- Provision only for BBQ



17. INTERNAL MAIN FLOOR COVERINGS

TILES (INTERNAL)

- 600x600 rectified edge matte finish tile to entry, retreat, Study Nook, Kitchen, living/dining

CARPET

- Plush carpet to Bed 1 and WIR, Bed 2 & 3 and Built in Robes
- Quality underlay

18. WET AREA TILING

- Feature splashback tiles to kitchen, powder room and laundry
- Floor to ceiling wall tiling height in ensuite
- Tiling height of 2000mmH in shower alcove and 1200mmH to remaining walls in bathroom.
- Skirting tile to powder room, WC and laundry
- 300x600 rectified wall tiles to ensuite and bathroom
- 600x600 rectified floor tiles to bathroom and ensuite, laundry, Powder room and WC
- 600 x 600 rectified textured floor tile to alfresco and porch only
- Tile trim to corners in bathroom and ensuite
- Quality ceramic wall & floor tiles

19. BATHROOM ACCESORIES

SHOWERSCREENS

- Integrity Black Semi-Framed Glass showerscreens to bathroom
- Full frameless with black fittings showerscreen (no door) to ensuite

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
- 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

FENCING

- Colorbond Good Neighbour fencing



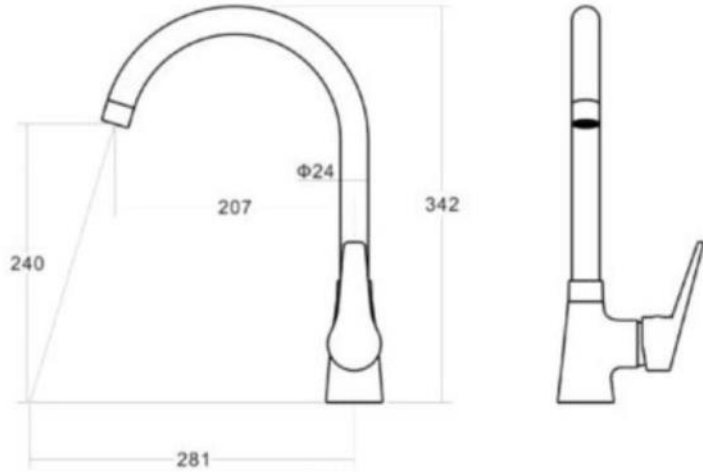
APPLIANCES



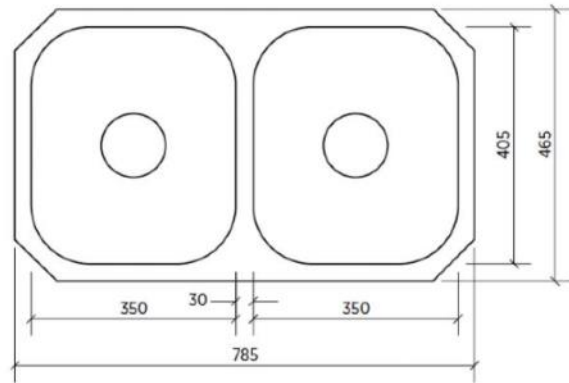
NAME	DESCRIPTION/FINISH	LOCATION
Oven	SMEG 60cm SFA562X2	Kitchen
Gas Cooktop	SMEG 90cm CIR93AXS3	Kitchen
Rangehood	SMEG 90cm PUM901X undermount ducted to ceiling space	Kitchen
Dishwasher	SMEG 60cm Freestanding DWA6214S	Kitchen

KITCHEN

alder tapware



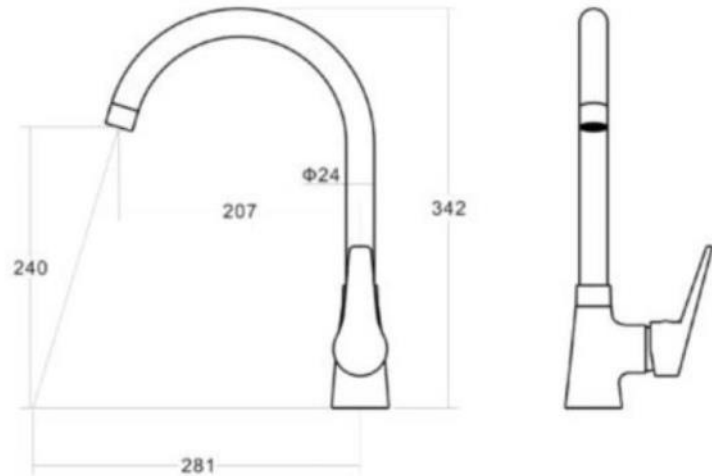
SEIMA



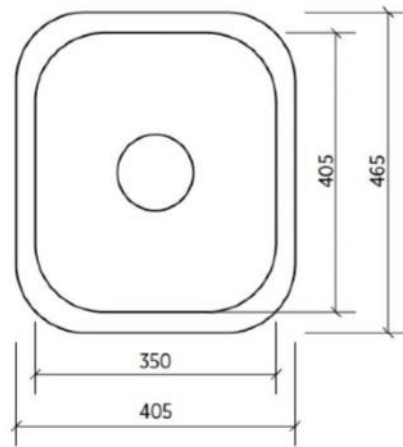
NAME	DESCRIPTION/FINISH	LOCATION
Sink	Seima Acero 201 double bowl undermount	Kitchen as indicated on drawings
Sink Mixer	Alder Soho Sink Mixer Matte black 54495	As indicated on drawings

ALFRESCO

alder tapware



SEIMA



190 mm deep

NAME

DESCRIPTION/FINISH

LOCATION

Sink

Seima Acero 203 single bowl undermount

Kitchen as indicated on drawings

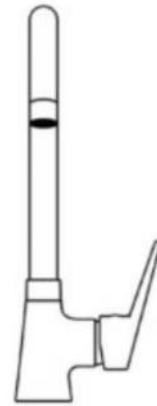
Sink Mixer

Alder Soho Sink mixer matte black 54495

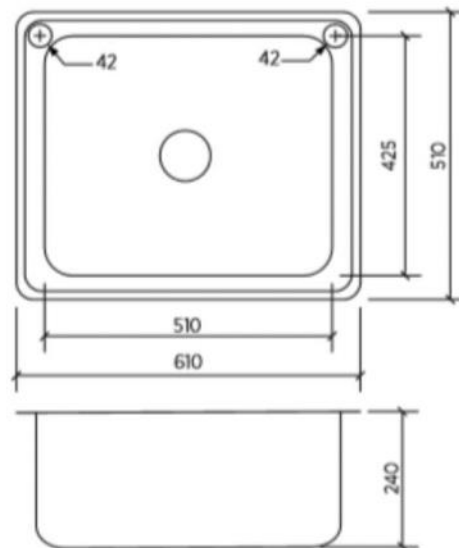
As indicated on drawings

LAUNDRY

alder tapware



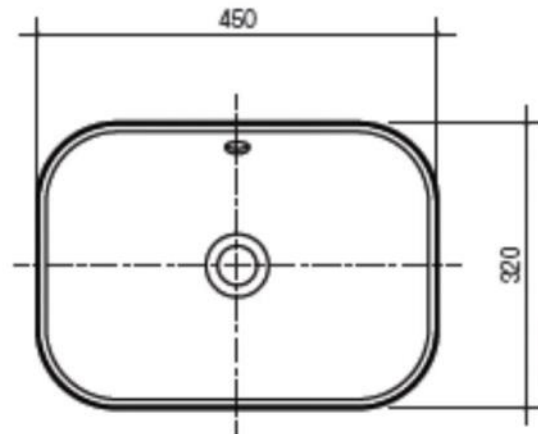
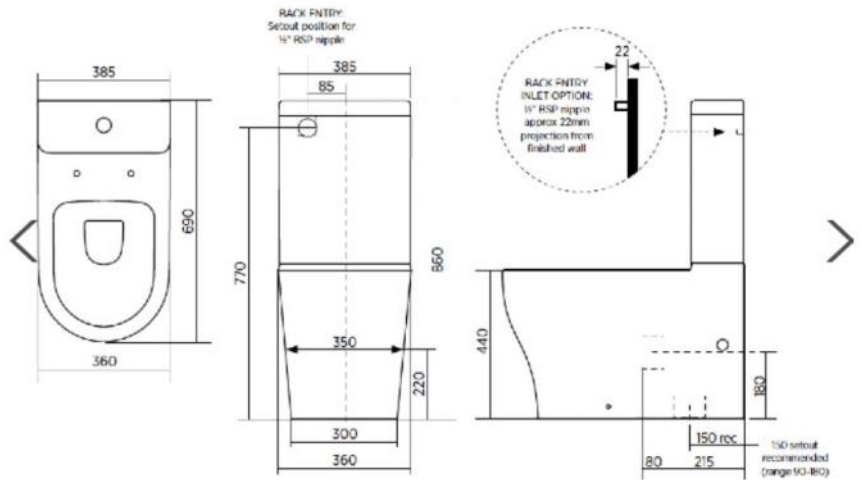
SEIMA



NAME	DESCRIPTION/FINISH	LOCATION
Mixer	Alder Soho Sink Mixer Matte Black 54495	Laundry
Trough	45L Inset trough with overflow	Laundry
Laundry W/Machine Tapware	Under bench, hot and cold stop cocks.	

POWDER ROOM

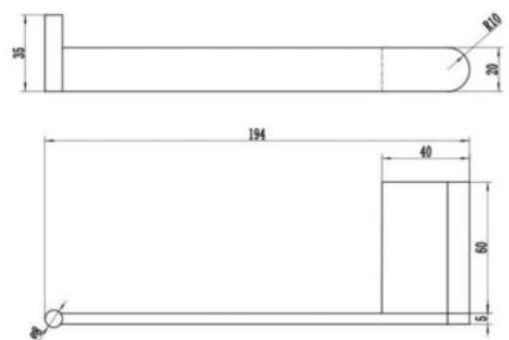
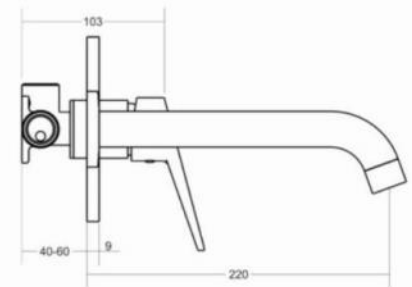
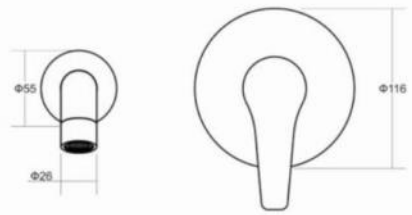
SEIMA



NAME	DESCRIPTION/FINISH	LOCATION
Toilet Suite	Seima Limni STO-309 classic Seat *Back inlet*	As indicated on drawings
Basin	Caroma Luna inset basin (with no tap landing) 899105W with overflow	As indicated on drawings

POWDER ROOM & ACCESSORIES

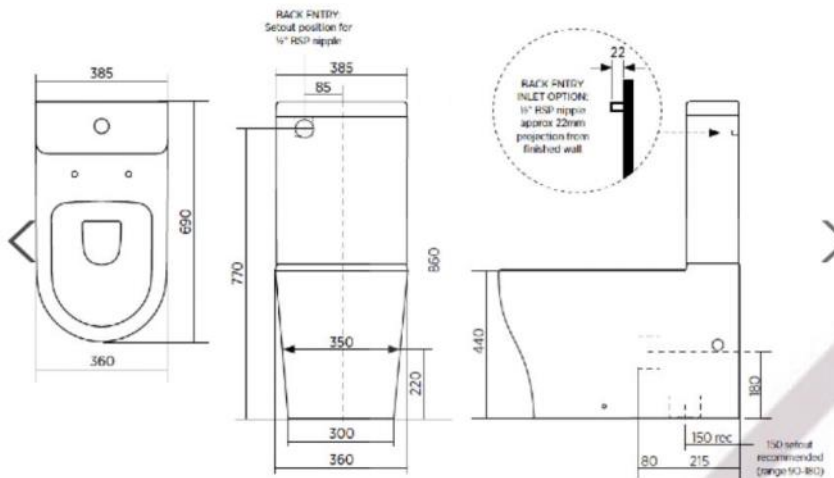
alder tapware



NAME	DESCRIPTION/FINISH	LOCATION
Basin Mixer	Alder Soho Wall basin mixer set 220mm Matte Black 54196	As indicated on drawings
Toilet Roll Holder	Alder Sachi toilet roll holder MB 31214L	Powder Room
Hand Towel Ring	Alder Sachi towel rail MB 31215	Powder Room

BATHROOM AND ENSUITE

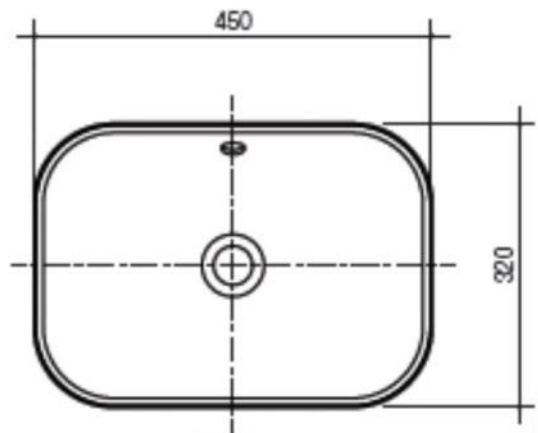
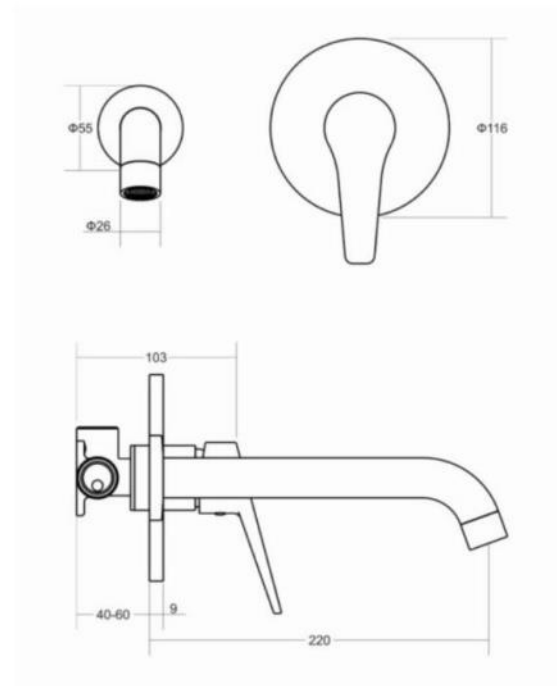
SEIMA



NAME	DESCRIPTION/FINISH	LOCATION
Toilet Suite	Seima Limni STO-309 classic seat *back inlet*	As indicated on drawings

BATHROOM AND ENSUITE

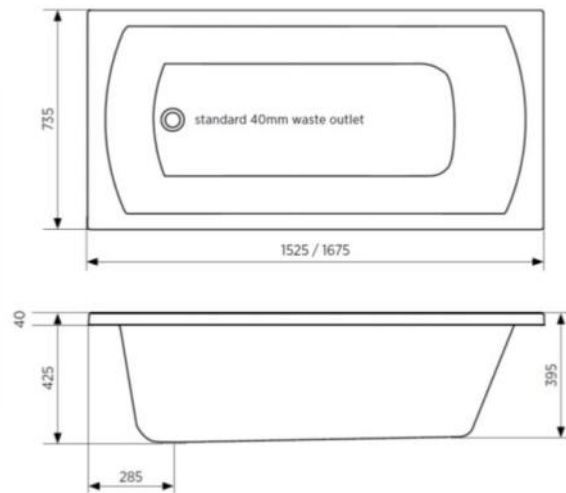
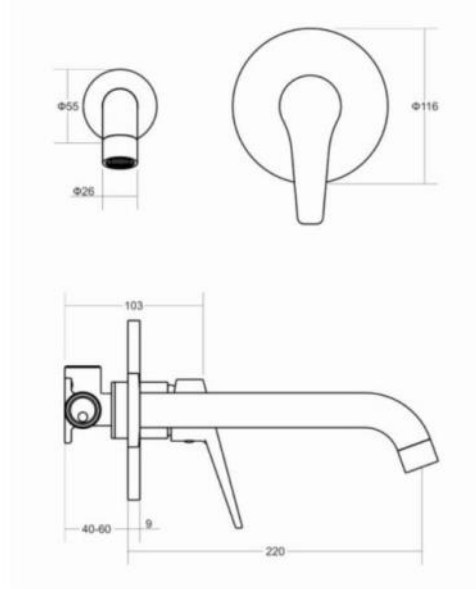
S E I M A



NAME	DESCRIPTION/FINISH	LOCATION
Basin	Caroma Luna Semi Recessed Basin w/Overflow 873605W	As indicated on drawings
Basin Mixer	Alder Soho Wall basin mixer set 220mm Matte Black 54196	As indicated on drawings

BATHROOM

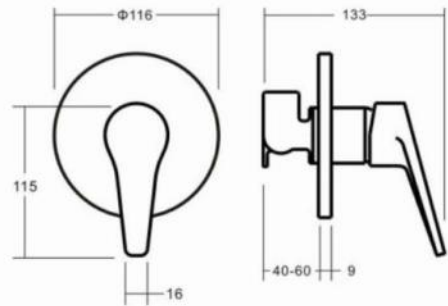
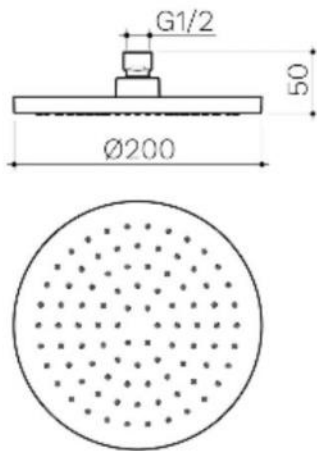
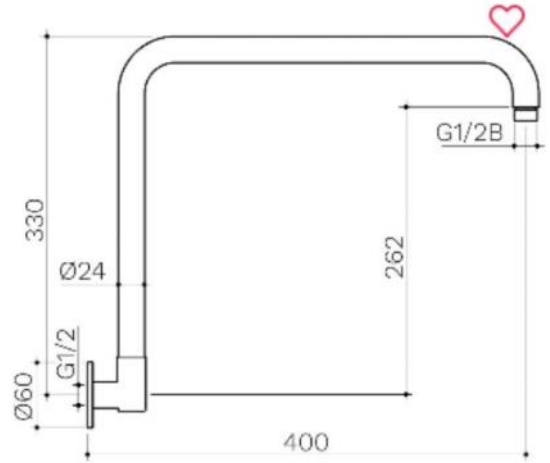
SEIMA



NAME	DESCRIPTION/FINISH	LOCATION
Bath Mixer & Spout	Alder Soho wall mixer Matte Black 54395 and Soho bath spout 220mm Matte Black 98852	As indicated on drawings
Bath	Seima Select SBT-01, 1525mm long with overflow and tile flange.	As indicated on drawings

BATHROOM AND ENSUITE

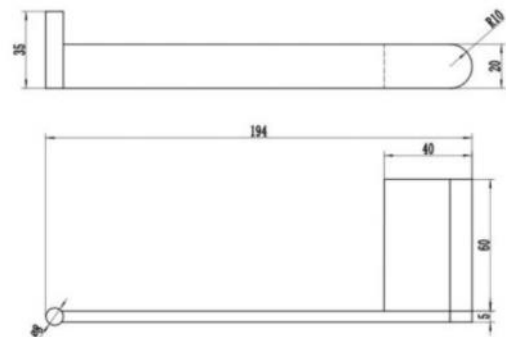
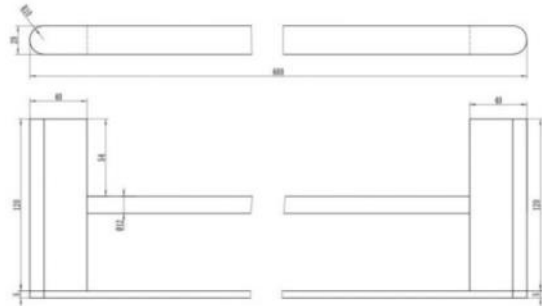
alder tapware



NAME	DESCRIPTION/FINISH	LOCATION
Showerhead	Clark round overhead shower Matte Black CL10050.B3A & Upswept Wall Arm 400mm matte black	Shower alcove
Shower mixer	Alder Soho wall mixer Matte Black 54395	Shower alcove

BATHROOM AND ENSUITE ACCESSORIES

alder tapware



NAME	DESCRIPTION/FINISH	LOCATION
Towel rail	Alder Sachi double 600mm towel rail MB 31212	Main and Ensuite
Toilet roll holder	Alder Sachi toilet roll holder MB 31214L	Main and Ensuite



Builder: Eastern Building Group
Address: Lot 3 Stradbroke Road
Suburb: Rostrevor, SA

Room: Kitchen Render 1

Client Name: Eastern Building Group
Client Signature:

Page 1 of 26
Scale 1 : 21.701807

DWG. By: Simon Lucas
Date: 24/11/20

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3D Renderings are a visual illustration of the proposed design and are not a substitute for the actual representation of the project. Colors and materials shown in the rendering are for illustrative purposes only and may vary from the actual project. All dimensions and materials are subject to change without notice. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided.

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Simon Lucas
Date: 24/11/20

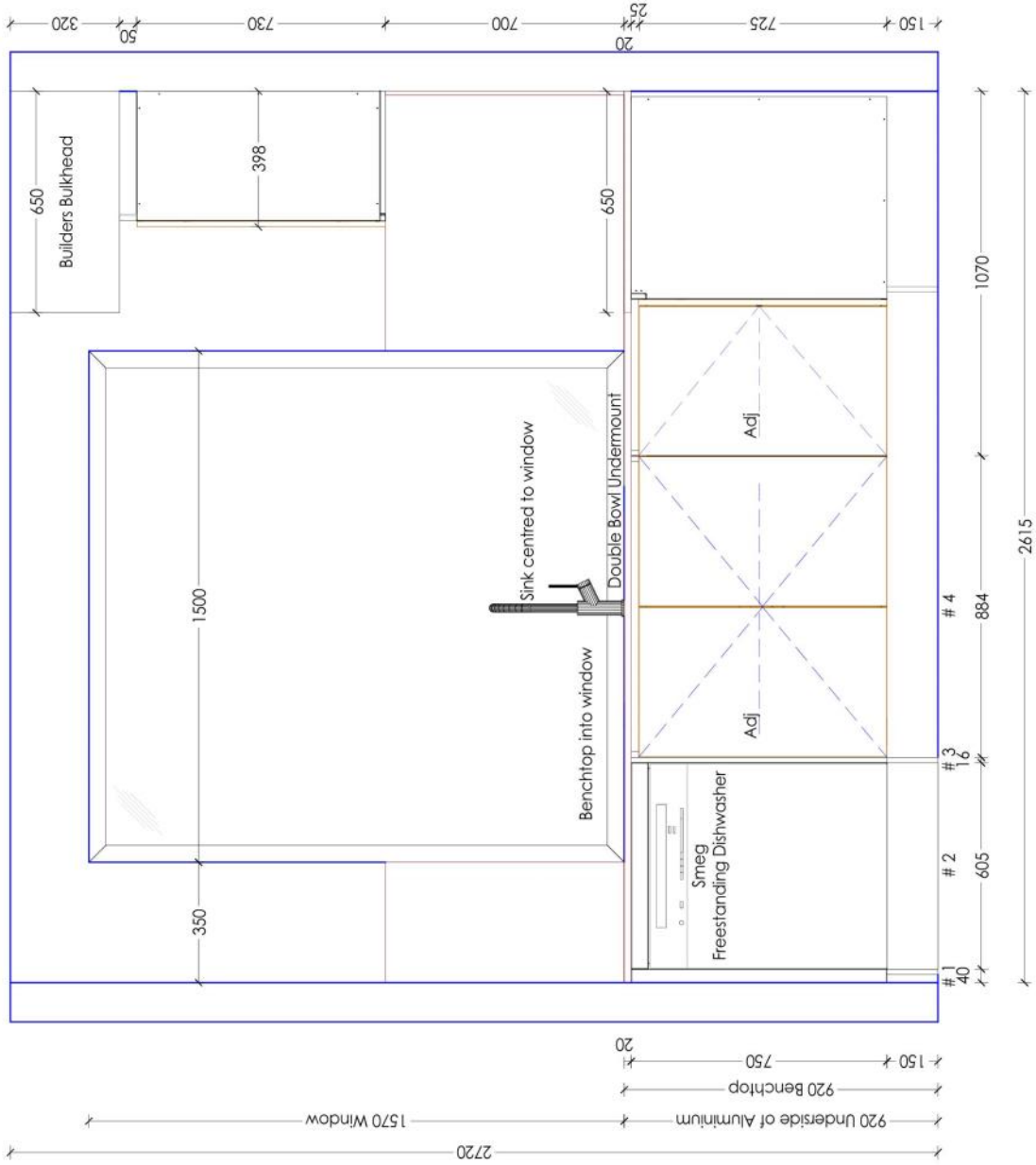
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Client Name: Eastern Building Group
Client Signature:

Room: Kitchen Render 2

Builder: Eastern Building Group
Address: Lot 3 Stradbroke Road
Suburb: Rostrevor, SA





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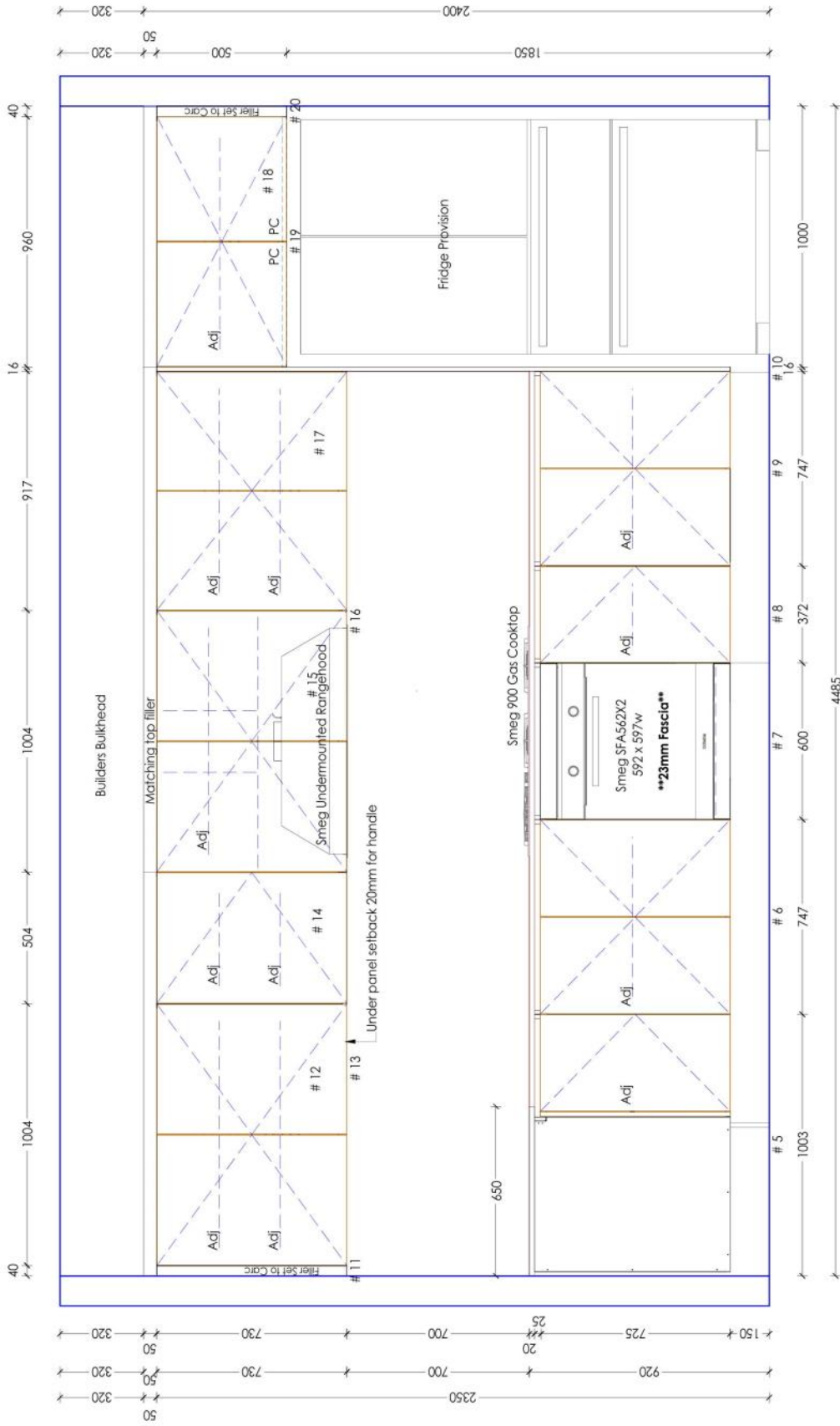
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Client Name: Eastern Building Group
Client Signature:

Room: Kitchen Sink Elevation

Builder: Eastern Building Group
Address: Lot 3 Stradbroke Road
Suburb: Rostrevor, SA





3d Revision one is shown. All other colors outlined in the image are for reference only. All dimensions are made to be as accurate as possible. All variations can only be made by the client.

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Date: 24/11/20

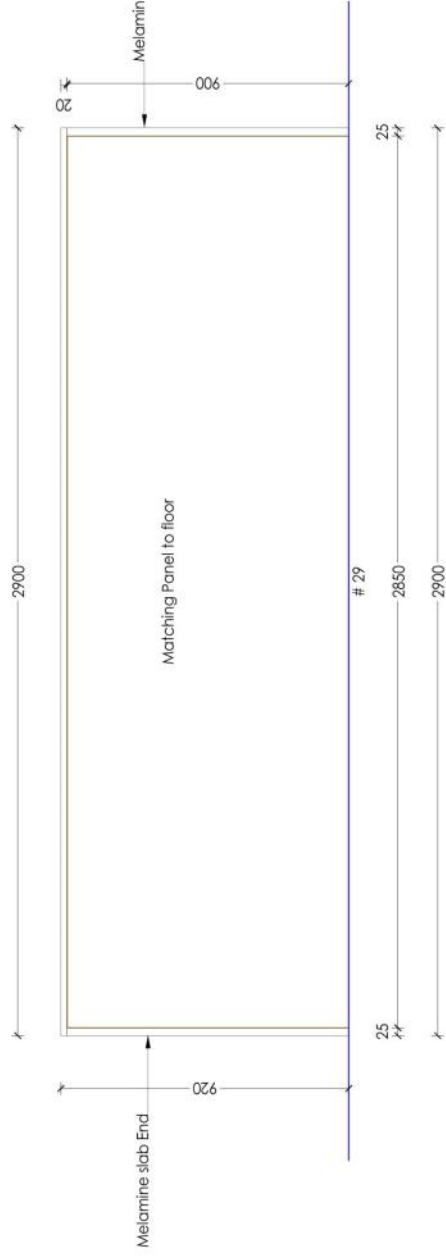
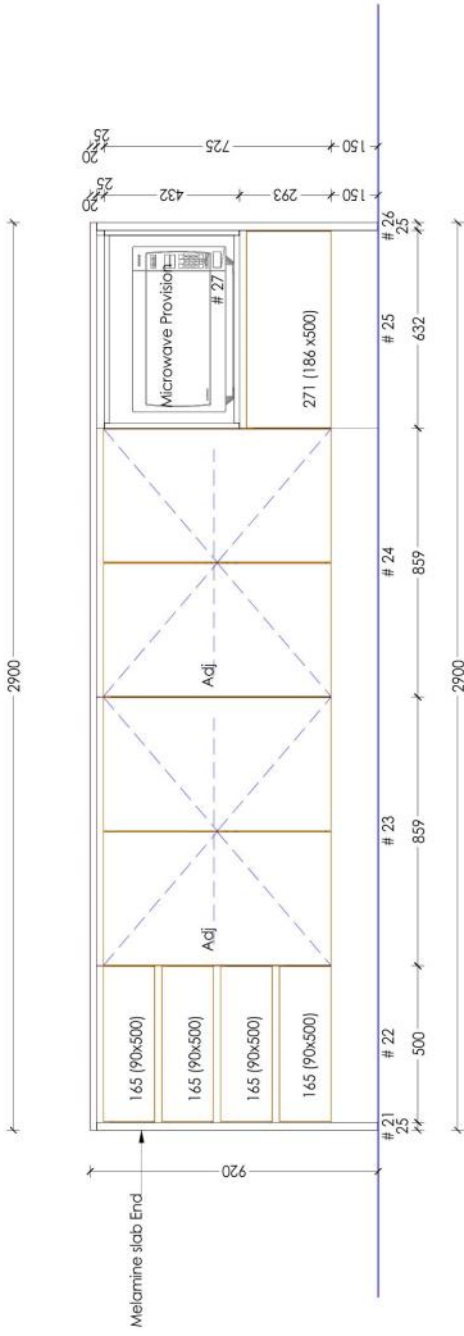
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Scale 0

Client Name: Eastern Building Group
Client Signature:

Room: Kitchen Cooktop Elevation

Builder: Eastern Building Group
Address: Lot 3 Stradbroke Road
Suburb: Rostrevor, SA





Builder: Eastern Building Group
 Address: Lot 3 Stradbroke Road
 Suburb: Rostrevor, SA



Room: Kitchen Island Elevations

Client Name: Eastern Building Group

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DWG. By:
Simon Lucas

3rd Revision are to final finalisation
 one, and cannot be regarded as
 final. The drawings are the
 contractor's responsibility. The
 drawings are to be used as a guide
 only. The contractor is responsible for
 any errors or omissions. The
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 any errors or omissions.

Client Signature:

Scale
0

Date: 24/11/20



Builder: Eastern Building Group
Address: Lot 3 Stradbroke Road
Suburb: Rostrevor, SA

Room: Pantry Render

Client Name: Eastern Building Group

Client Signature:

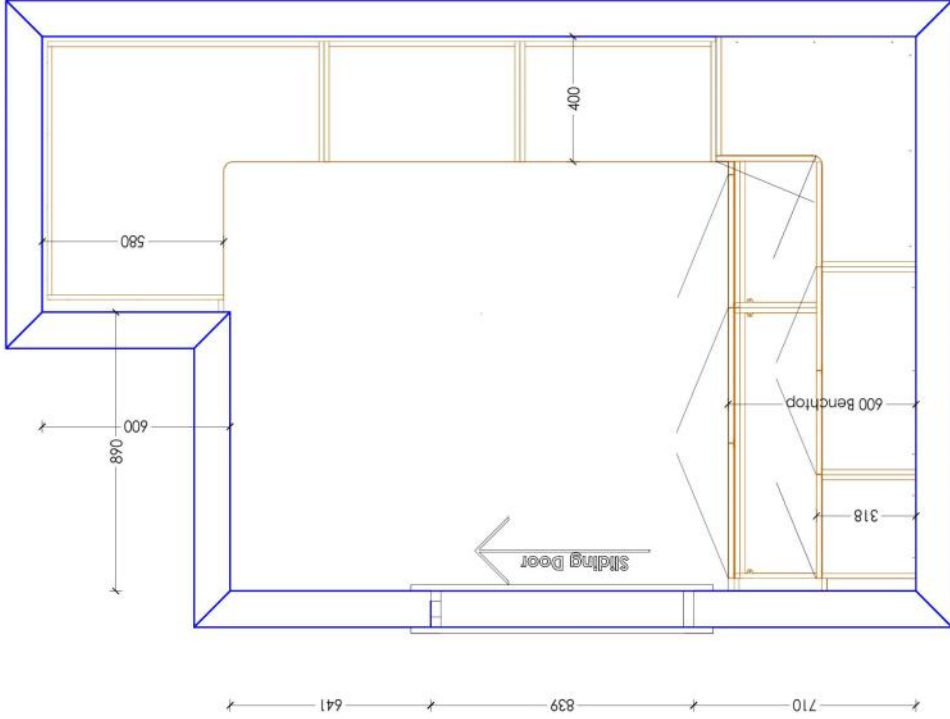
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DWG. By:
Simon Lucas
Date: 24/11/20

3D Renderings are a visual illustration of the proposed design and are not a contractual representation of the actual construction. All materials, finishes and colors are subject to change and are made to be as accurate as possible, but variations can occur as per the contract.

880
40
840



40
40
331
664
1770
865
865
735

2790
900
626
626
40
18
358
580



Builder: Eastern Building Group
Address: Lot 3 Stradbroke Road
Suburb: Rostrevor, SA

Room: Pantry Plan

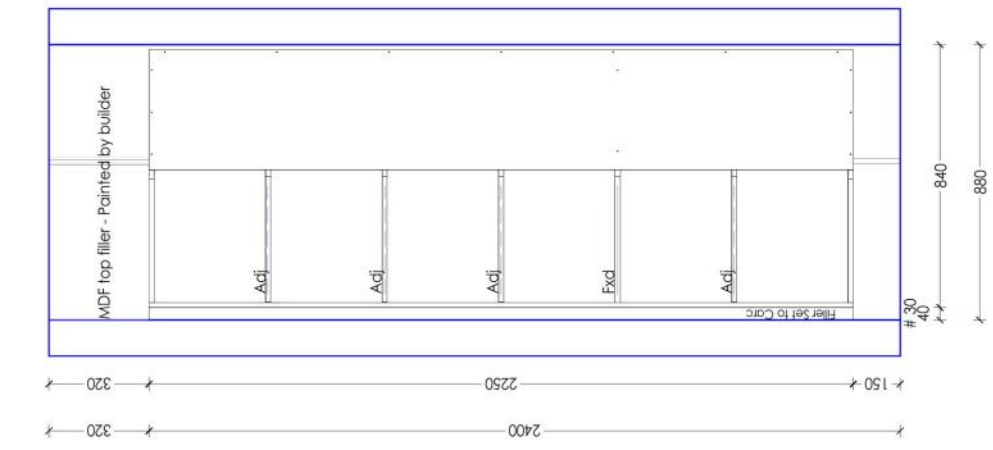
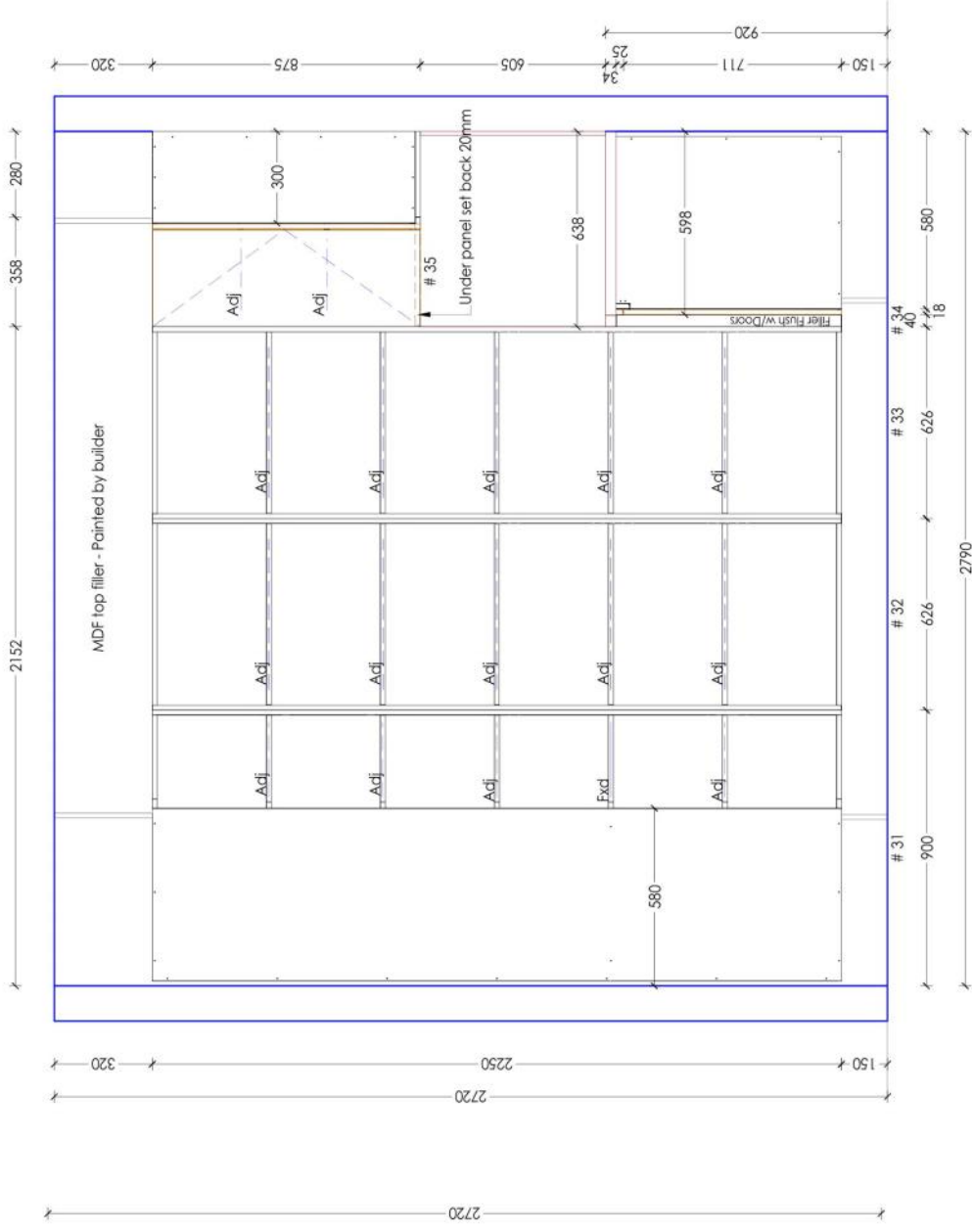
Client Name: Eastern Building Group

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Scale 0

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Date: 24/11/20

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Client Signature:



3d Revision one to Visualisation only, and cannot be regarded as a final drawing. All dimensions are to be confirmed in the field. Any changes or variations made to be as accurate as possible, but variation can and will occur.

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Date: 24/11/20

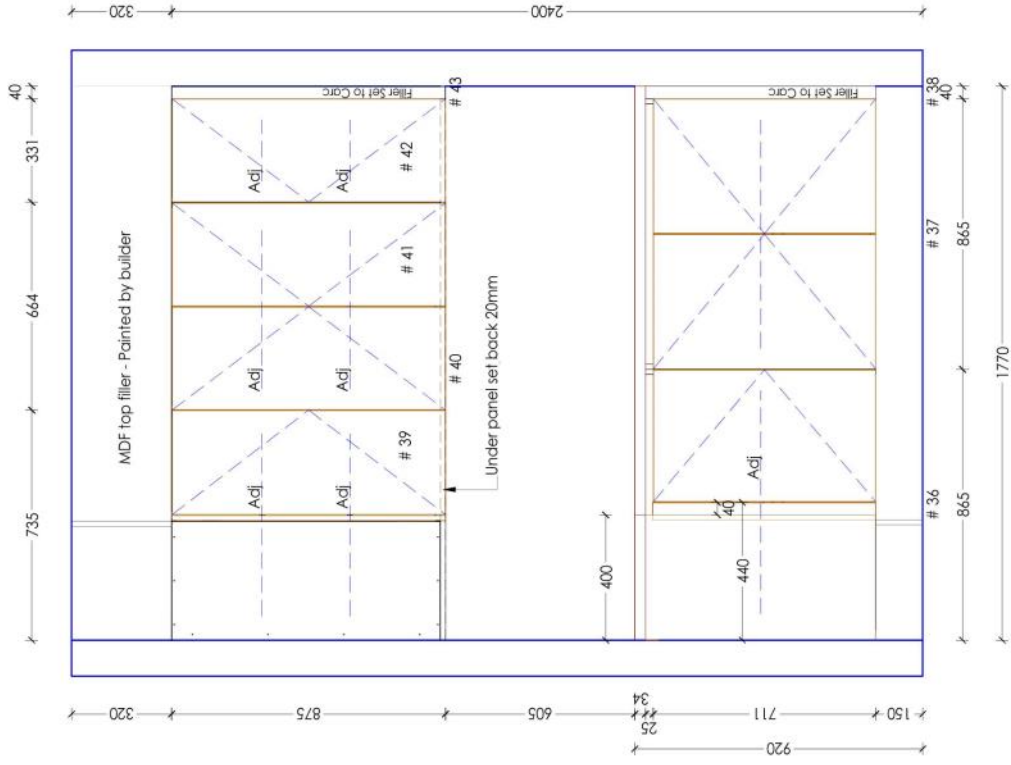
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Scale 0

Client Name: Eastern Building Group
Client Signature:

Room: Pantry Elevation 1

Builder: Eastern Building Group
Address: Lot 3 Stradbroke Road
Suburb: Rostrevor, SA





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DWG. By:
Simon Lucas
Date: 24/11/20

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Scale
0

Client Name: Eastern Building Group
Client Signature:

Room: Pantry Elevation2

Builder: Eastern Building Group
Address: Lot 3 Stradbroke Road
Suburb: Rostrevor, SA





Builder: Eastern Building Group
 Address: Lot 3 Stradbroke Road
 Suburb: Rostrevor, SA

Room: Laundry Render

Client Name: Eastern Building Group

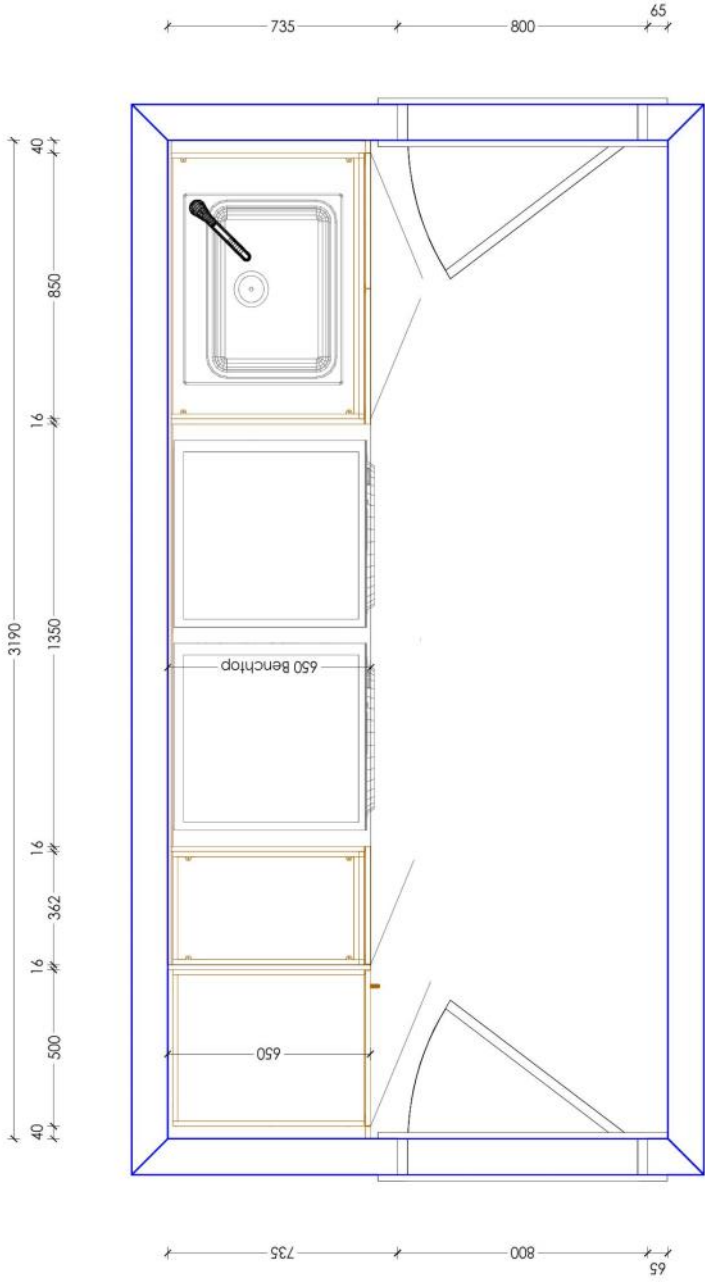
Client Signature:

Page
11 of 26

Scale
0

DWG. By:
 Simon Lucas
 Date: 24/1/20

3D Renderings are a visual illustration
 of the proposed design and are not
 a true and accurate representation of the
 colors or finishes in the
 space. The colors and finishes are
 made to be as accurate as
 possible, but variations can occur on
 site.



Builder: Eastern Building Group
Address: Lot 3 Stradbroke Road
Suburb: Rostrevor, SA

Room: Laundry Plan

Client Name: Eastern Building Group

Client Signature:

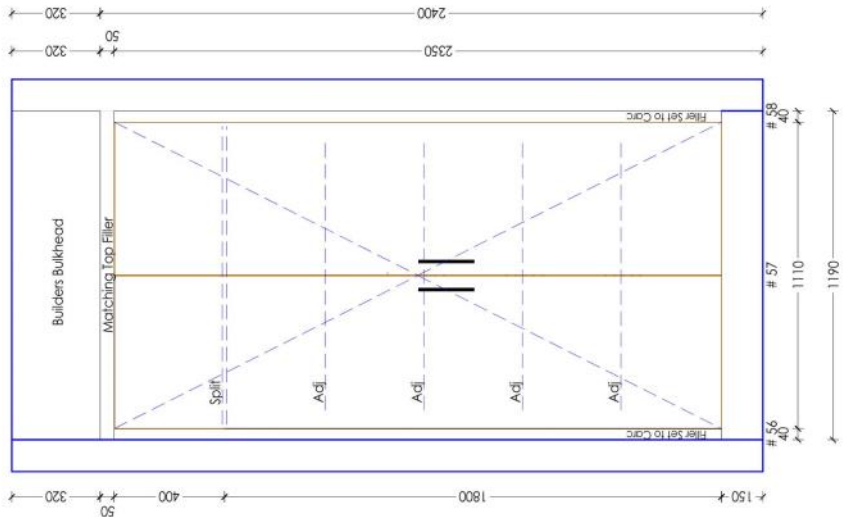
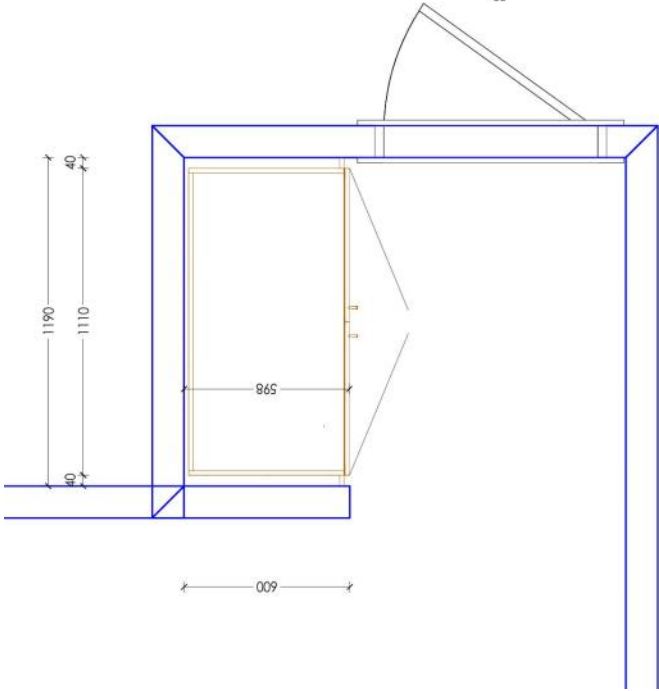
Page
12 of 26

Scale
0

DWG. By:
Simon Lucas

Date: 24/11/20

3d Revision are a visual illustration
only and are not intended to be used
as a construction document. The
dimensions and materials shown are
subject to change without notice.
The information is provided for
information only and is not intended
to be used as a construction
document.



Builder: Eastern Building Group
 Address: Lot 3 Stradbroke Road
 Suburb: Rostrevor, SA



Room: Store Linen

Client Name: Eastern Building Group

DWG. By:
 Simon Lucas

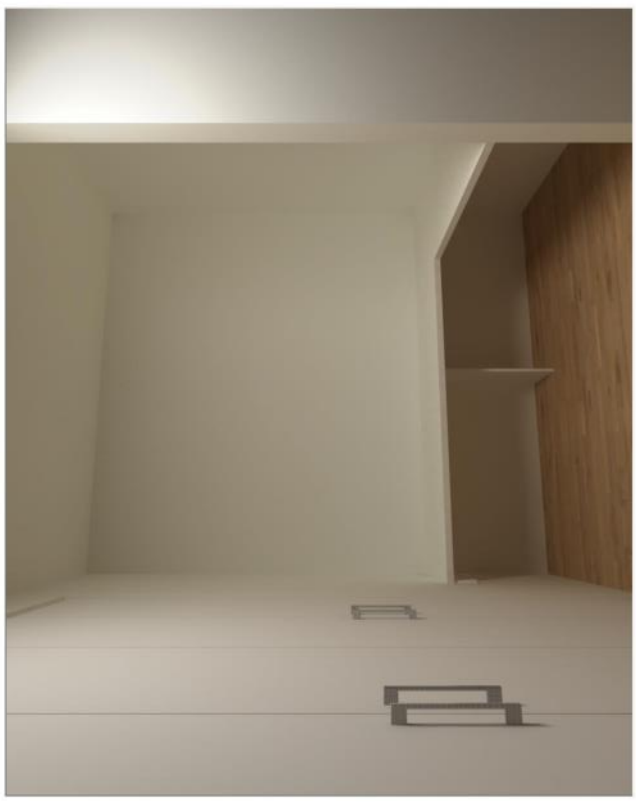
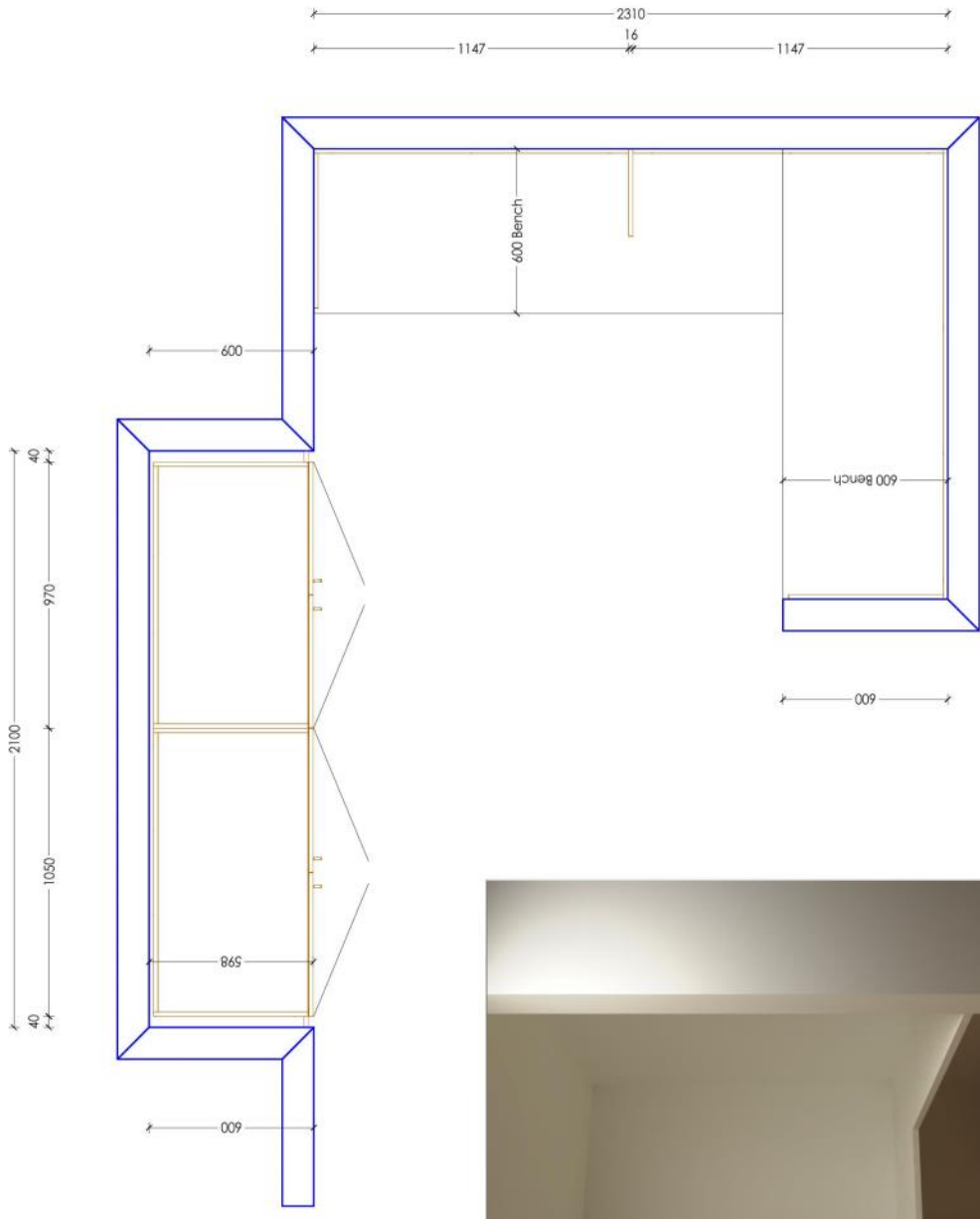
3d Renders are a visual illustration only, and cannot be regarded as a final design. The colours and materials shown are for information only and are made to be as accurate as possible, but variations can and will occur.

Page
 15 of 26

Client Signature:

Date: 24/11/20

Scale
 0



3d Renders are a visual illustration only, and cannot be regarded as a final design. The client agrees to accept the design as shown, and any variations made to be as accurate as possible, but variations can and will occur.

DWG. By: Simon Lucas
Date: 24/11/20

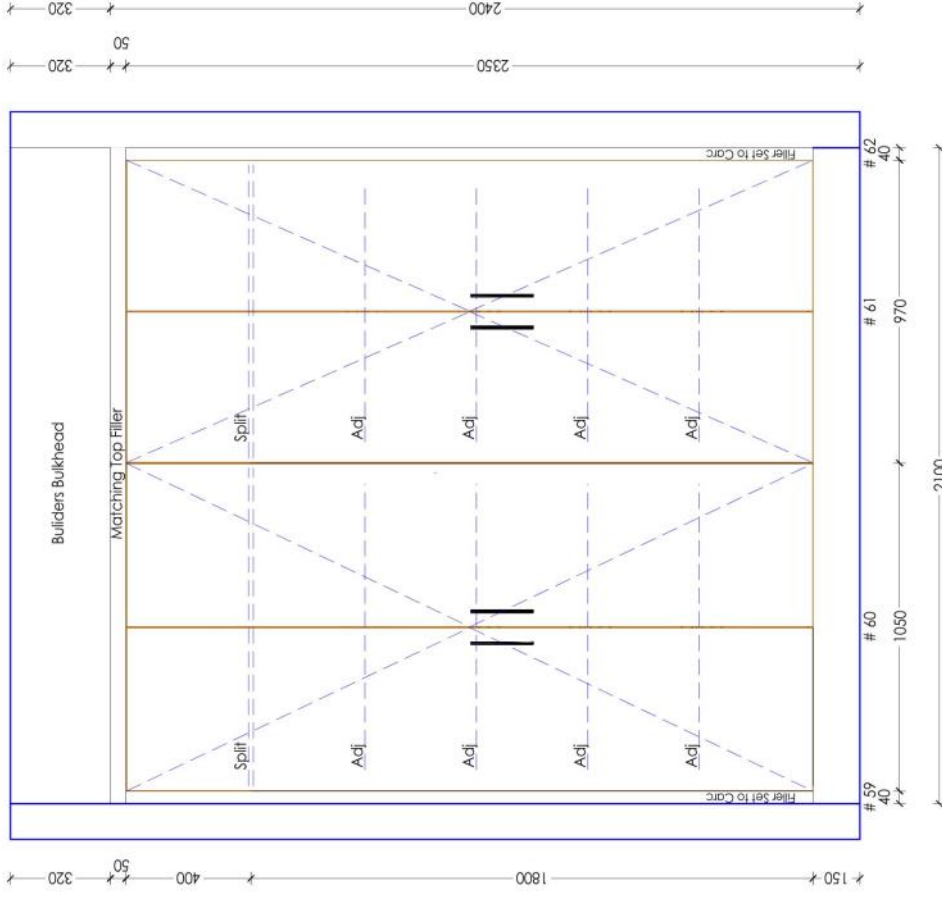
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Scale

Client Name: Eastern Building Group
Client Signature:

Room: Study Nook Linen

Builder: Eastern Building Group
Address: Lot 3 Stradbroke Road
Suburb: Rostrevor, SA





All elevations are a visual illustration of the proposed design and are not to be used for construction purposes. The accuracy of the information is not guaranteed and is made to be as accurate as possible, but no liability can be accepted for any errors or omissions.

DWG. By: Simon Lucas
Date: 24/11/20

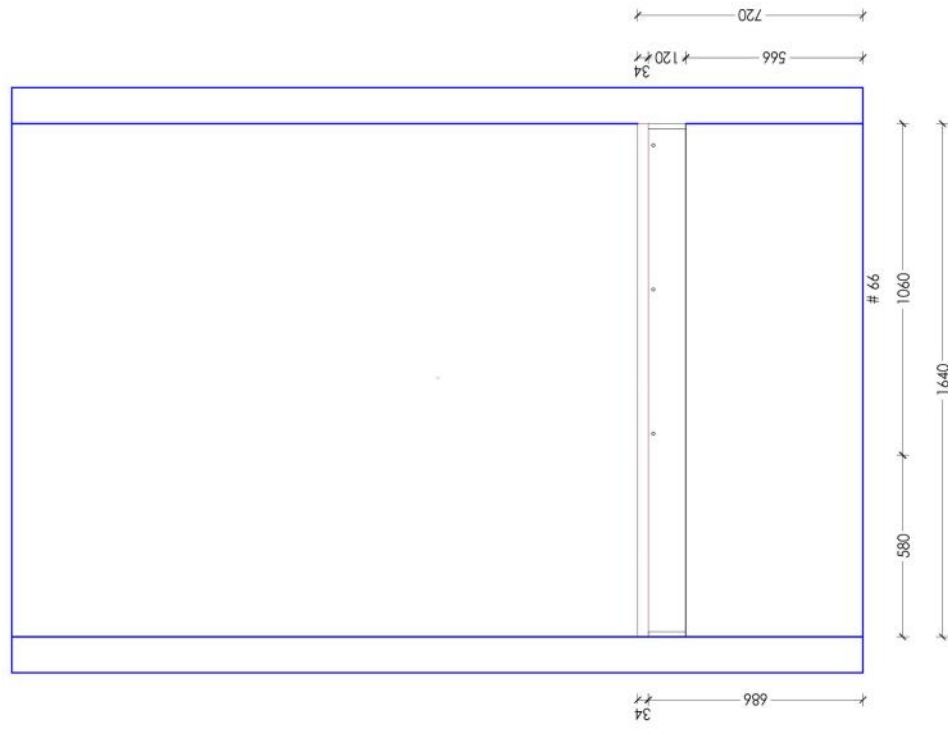
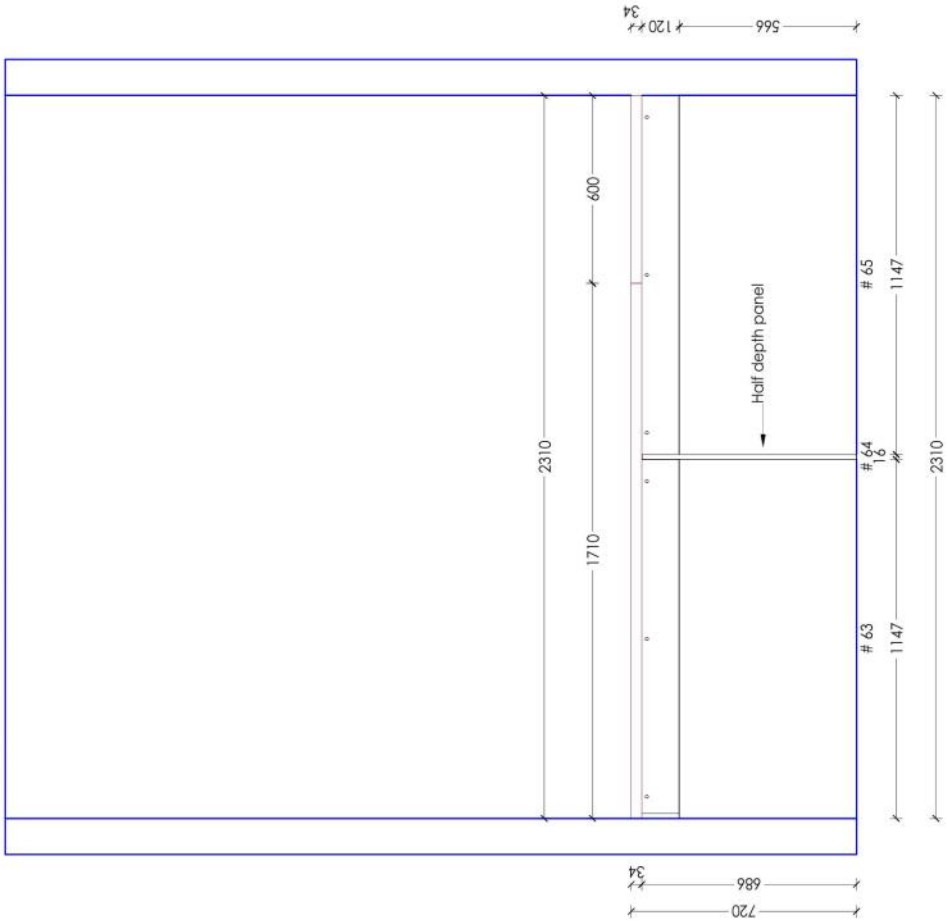
Page 17 of 26
Scale 1 : 15

Client Name: Eastern Building Group
Client Signature:

Room: Study Linen Elevation

Builder: Eastern Building Group
Address: Lot 3 Stradbroke Road
Suburb: Rostrevor, SA





Builder: Eastern Building Group
 Address: Lot 3 Stradbroke Road
 Suburb: Rostrevor, SA

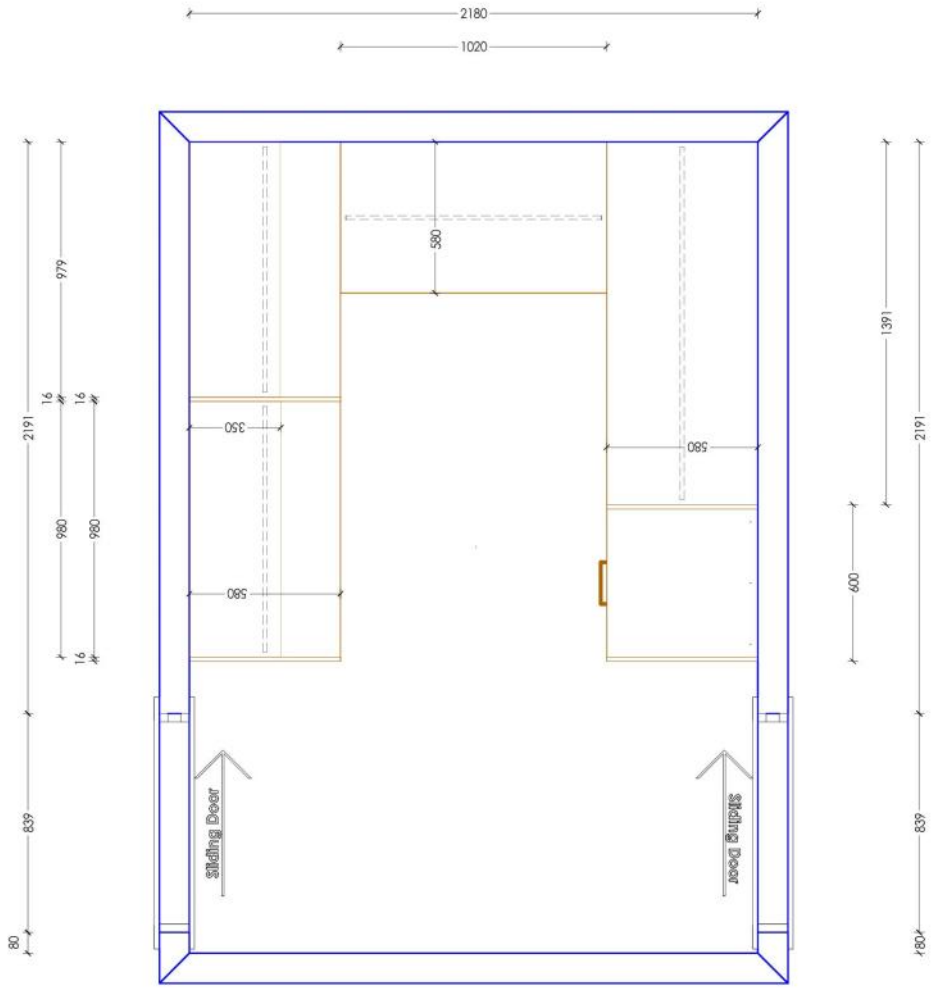
Room: Study Bench Elevations

Client Name: Eastern Building Group

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 Scale 1 : 15

DWG. By: Simon Lucas
 Date: 24/11/20

All elevations are to be used in conjunction with the floor plan and cannot be regarded as a final construction drawing. The client is advised that the drawings are made to be as accurate as possible, but variations can and will occur.



3d Renders are a visual illustration only, and cannot be regarded as a substitute for a physical model. The information contained herein is made to be as accurate as possible, but variation can and will occur.

DWG. By:
Simon Lucas
Date: 24/11/20

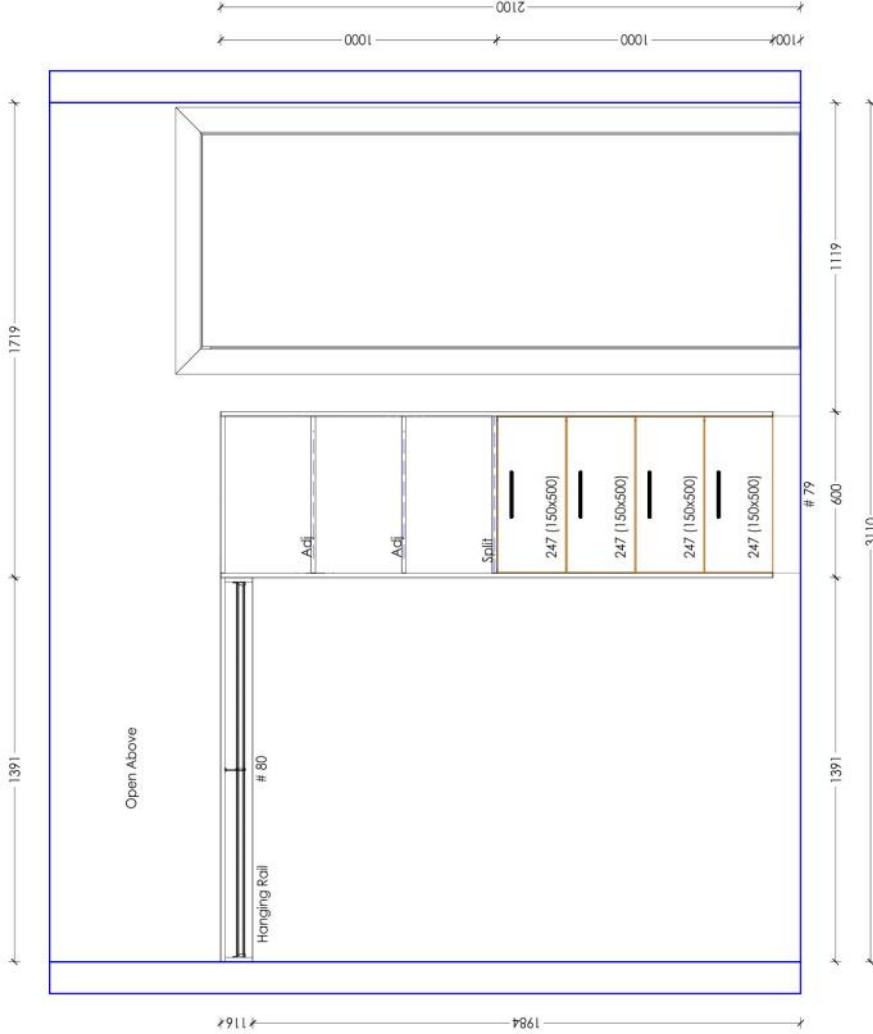
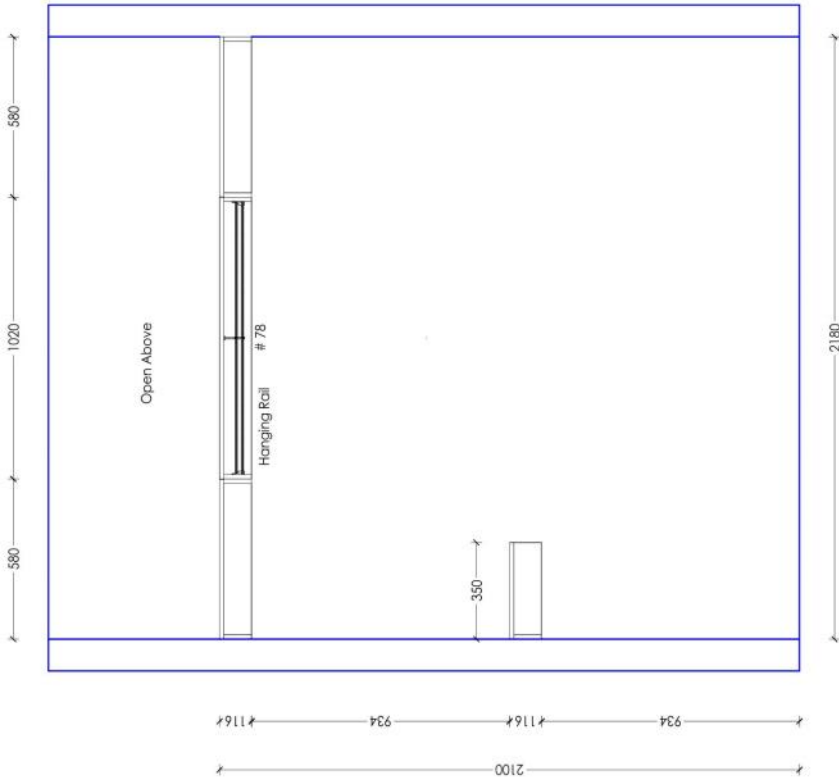
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Scale

Client Name: Eastern Building Group
Client Signature:

Room: WIR Plan

Builder: Eastern Building Group
Address: Lot 3 Stradbroke Road
Suburb: Rostrevor, SA





Builder: Eastern Building Group
 Address: Lot 3 Stradbroke Road
 Suburb: Rostrevor, SA



Room: WIR Elevation 2-3

Client Name: Eastern Building Group

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DWG. By: Simon Lucas

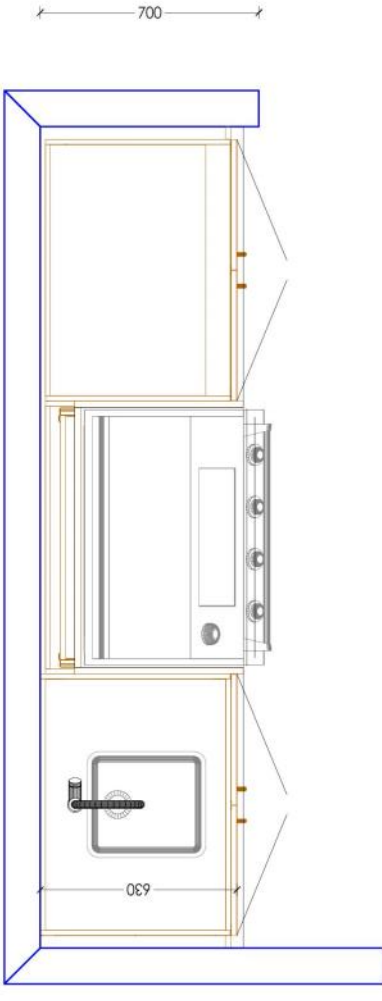
3d Render are a visual illustration only and cannot be regarded as a final design. All dimensions are subject to change without notice. Any errors made to be as accurate as possible, but variations can and will occur.

Client Signature:

Scale 1 : 17

Date: 24/11/20

40 2630 838 873 838 40



650 Benchtop

3D Renderings are a visual illustration of the proposed design and are not to be used for construction. All dimensions and materials are subject to change without notice. The client acknowledges that the drawings are for information only and are not to be used for construction. The client agrees to be responsible for any errors or omissions made to be as accurate as possible, but no warranty can be given.

DWG. By: Simon Lucas
Date: 24/11/20

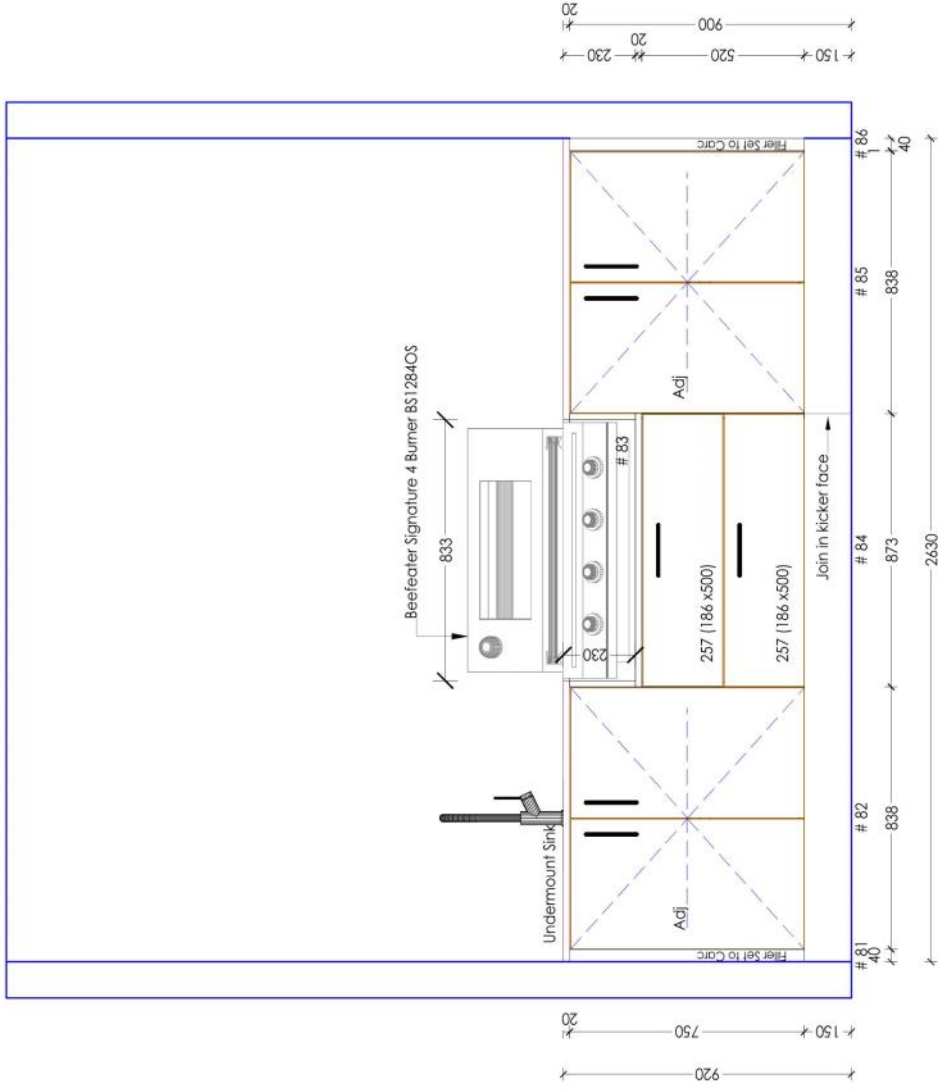
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Scale

Client Name: Eastern Building Group
Client Signature:

Room: Alfresco Plan

Builder: Eastern Building Group
Address: Lot 3 Stradbroke Road
Suburb: Rostrevor, SA





Builder: Eastern Building Group
 Address: Lot 3 Stradbroke Road
 Suburb: Rostrevor, SA

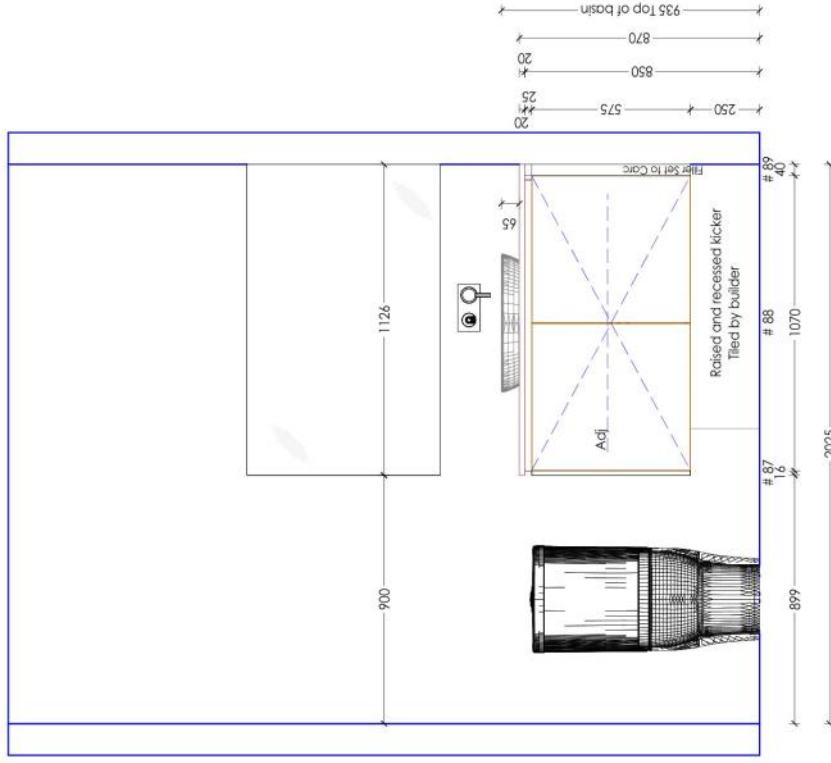
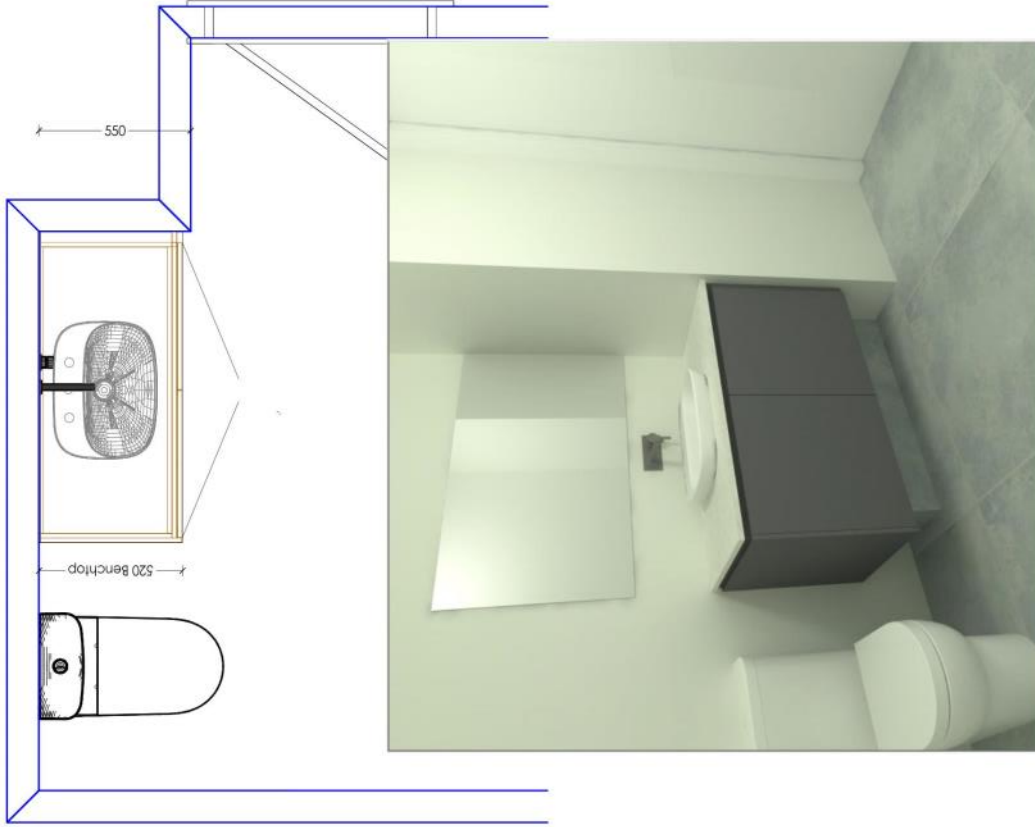
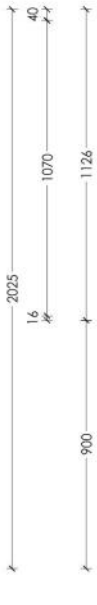
Room: Alfresco Elevation

Client Name: Eastern Building Group
 Client Signature:

Page 24 of 26
 Scale 1 : 15

DWG. By: Simon Lucas
 Date: 24/11/20

3d Renders are a visual simulation only, and cannot be regarded as a final design. The information contained within the images is for illustrative purposes only. Possible, but variation can and will occur.



Builder: Eastern Building Group
 Address: Lot 3 Stradbroke Road
 Suburb: Rosstrevor, SA



Room: Upper Bath

Client Name: Eastern Building Group

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DWG. By: Simon Lucas

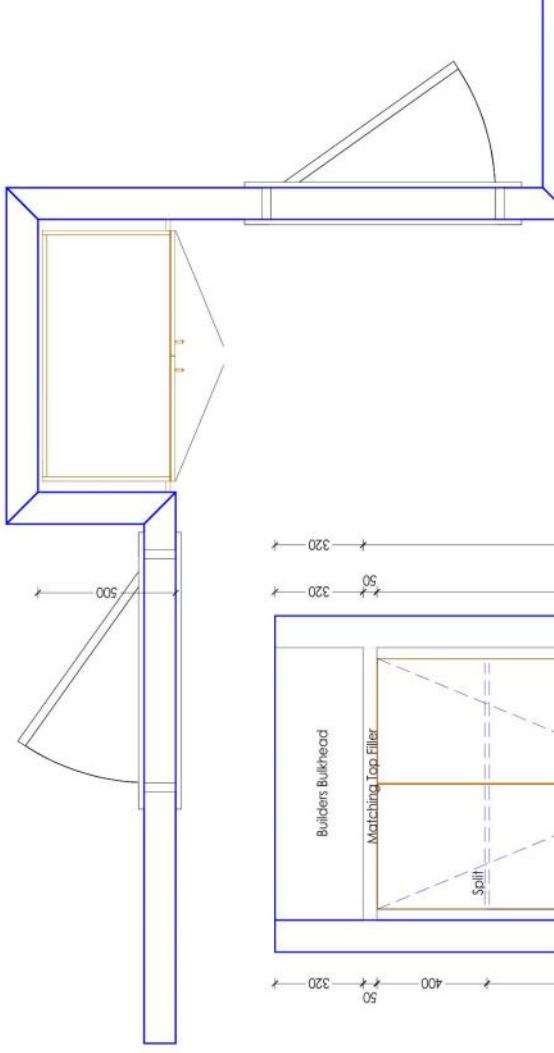
Client Signature:

Scale

Date: 24/11/20

All fixtures are a visual illustration only, and cannot be regarded as a final specification. The design shown is intended to be made to be as accurate as possible, but variations may still occur.

990
40
910
40



33. We warrant that the information contained herein is a true and correct representation of the information provided to us, and that the drawings made to be as accurate as possible, but no warranty can be made thereon.

DWG. By:
Simon Lucas
Date: 24/11/20

Page
26 of 26
Scale

Client Name: Eastern Building Group
Client Signature:

Room: Upper Linen

Builder: Eastern Building Group
Address: Lot 3 Stradbroke Road
Suburb: Rostrevor, SA





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.

357 Greenhill Rd Toorak Gardens
Ph: 8431 8181 F: 8431 8893
Abn: 34 122 770 068
Rla: 181689
www.bruse.com.au