



## VALLEY VIEW

18A, 18B & 18C Albany Terrace



Theon Bruse  
theon.bruse@bruse.com.au  
0419 816 470



Toby Shipway  
toby.shipway@bruse.com.au  
0413 600 919  
357 Greenhill Road  
Toorak Gardens SA 5065  
RLA 181689

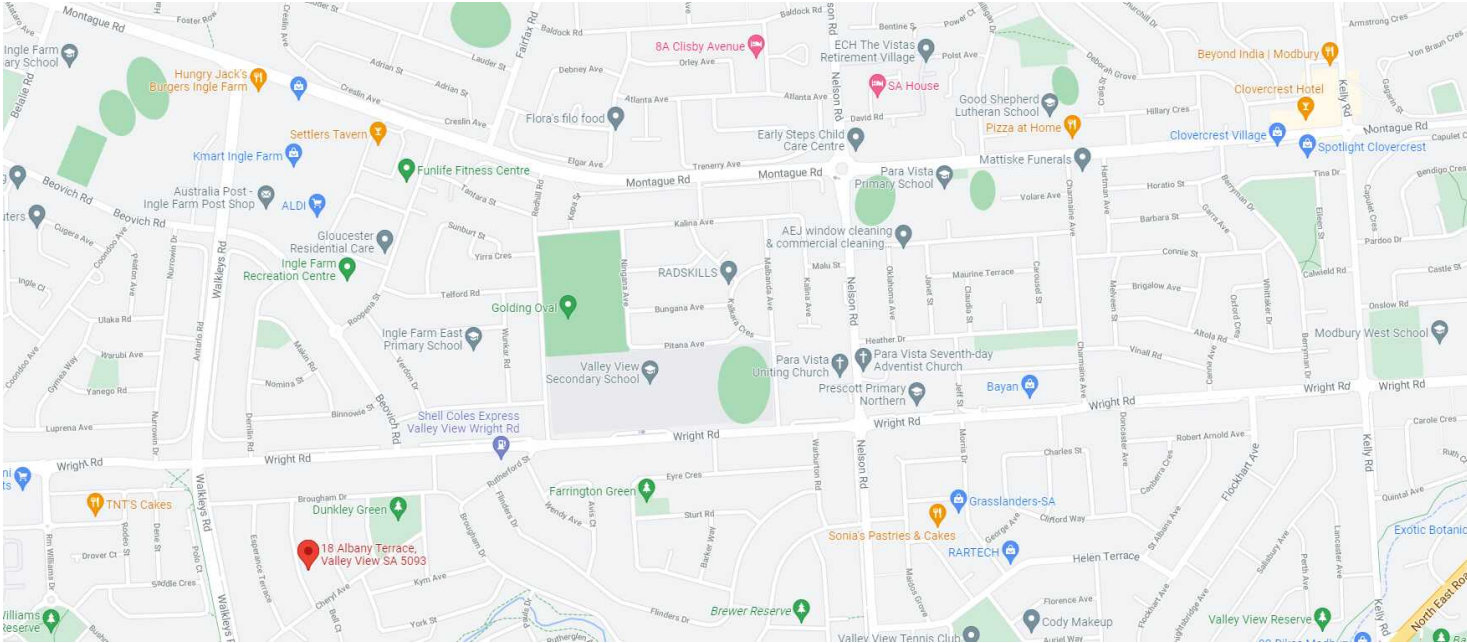


**TOP QUALITY THROUGHOUT. FANTASTIC LOCATION**

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



**Ingle Farm Shopping Centre - 1.8km**

**Clovercrest Village Shopping Centre - 3.5km**

**Westfield Tea Tree Plaza - 4.5km**

**Dunkley Green Reserve - 400m**

**Ingle Farm East Primary School - 900m**

**Valley View Secondary School - 1.1km**

**Adelaide CBD - 15.2km**

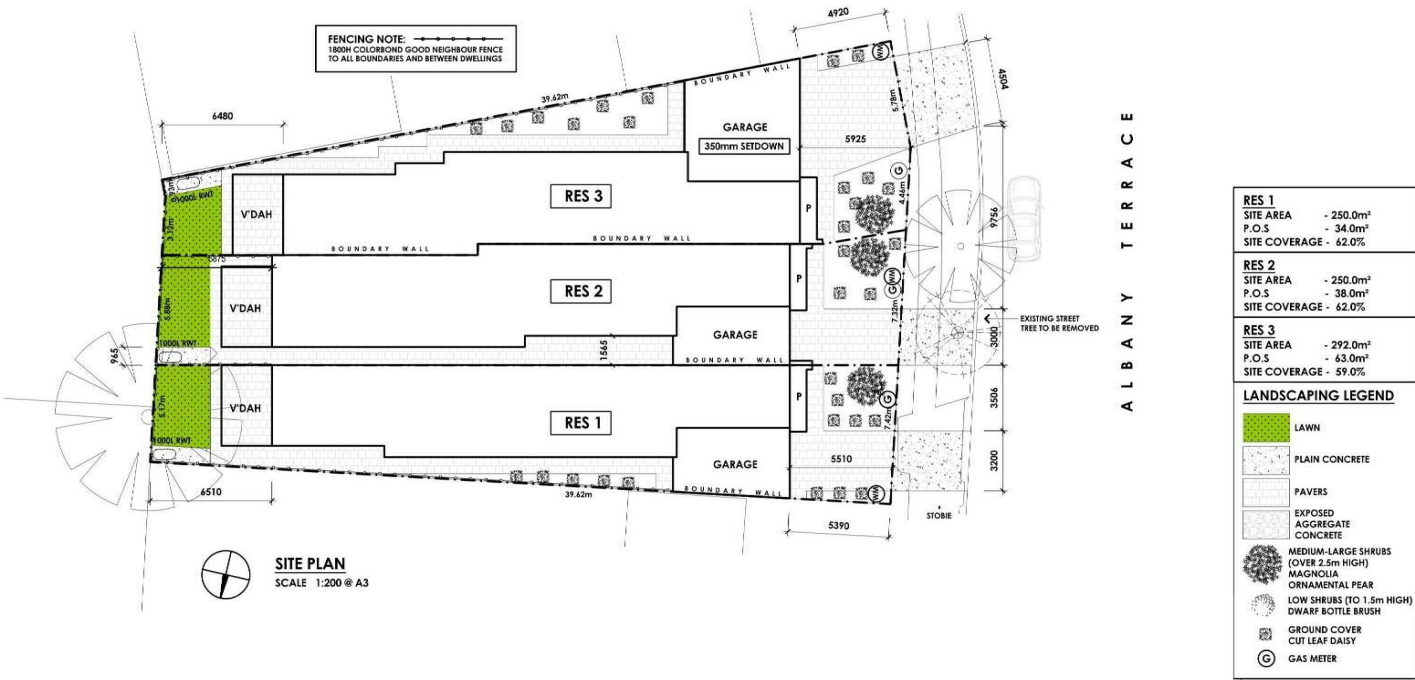
**Tea Tree Plaza O'Bahn Interchange - 4.9km**

**Nearest bus stop - 600m**

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# SITE PLAN

**BRUSE**  
REAL ESTATE



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# Residence 2

**BRUSE**  
REAL ESTATE

RESIDENCE 2	
AREAS	m <sup>2</sup>
LIVING	122.70
GARAGE	22.00
VERANDAH	11.60
PORCH	2.10
TOTAL	158.40
SITE AREA	249m <sup>2</sup>



FLOOR PLAN



**Priced at \$485,000**

**Lofty**  
building group

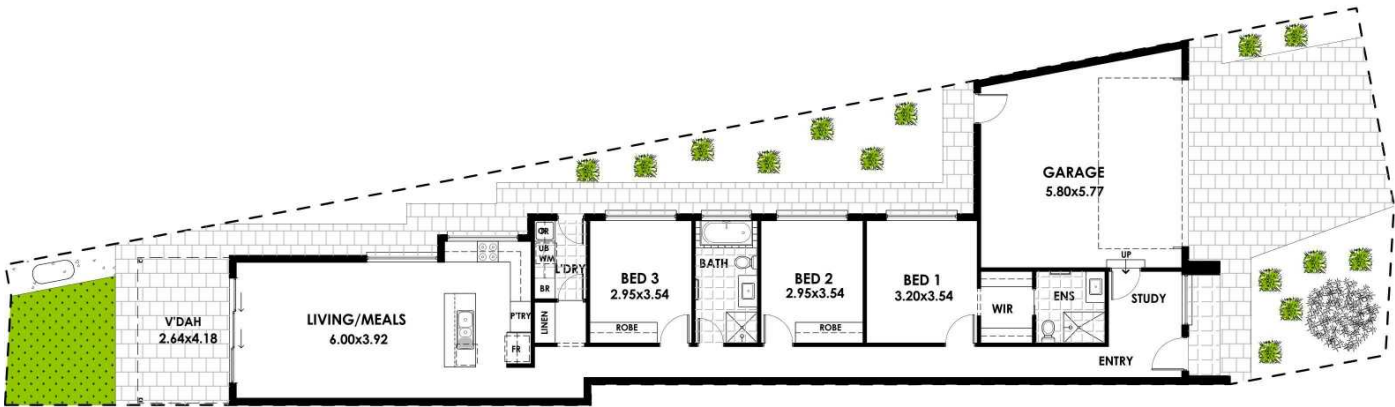
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# Residence 3

**BRUSE**  
REAL ESTATE

RESIDENCE 3	
AREAS	m <sup>2</sup>
LIVING	123.80
GARAGE	36.90
VERANDAH	11.60
PORCH	2.10
TOTAL	174.40
SITE AREA	293m <sup>2</sup>

**SOLD**



FLOOR PLAN



**Priced at**     **SOLD**



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**BRUSE**  
REAL ESTATE

# SOLD



**Lofty**  
building group

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# Specifications

**BRUSE**  
REAL ESTATE

## Residences 1 & 3 - Kitchen



**smeg**

Cooktop SMEG  
CIR93AXS3 90cm



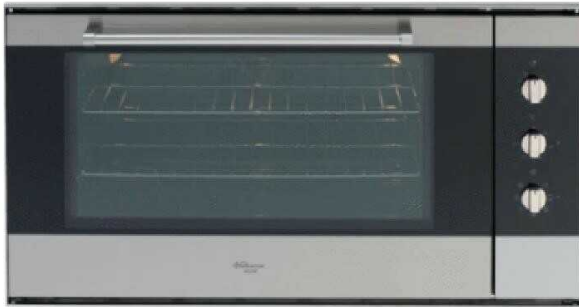
**smeg**

Rangehood SMEG SAH491SS  
90cm front-recirculating  
retractable rangehood



# Kitchen

**BRUSE**  
REAL ESTATE



**euro** appliances

## Oven

EURO EV900MSX

Features:

- Oven light
- Fan forced
- Half grill
- Thermowave Fan Assisted
- Knob function selector
- Timer touch control clock function
- Triple glazed easily removable door
- Full inner glass door
- Contained cavity cooling
- Under-bench or wall oven installation



**Euromaid**

**Euromaid 600mm**

- Freestanding Dishwasher
- Model: EDW145
- 15.3L per wash
- 14 place settings
- 5 wash programs: eco 45C, intensive
- 70C, daily 65C, mini 35C Fixed upper basket
- Overflow safety



Pina Sink Mixer 200mm Gooseneck



## Sink

Blanco DINAS8S175RK/LK - drainer as per plans

# Laundry

**BRUSE**  
REAL ESTATE



**Sink Mixer**

Alder 84190



**Trough**

Abey PR45C

# Bathroom

**BRUSE**  
REAL ESTATE



**Bath**  
(to main bathroom only)  
Decina BA1510W



**Toilet Suite**  
Seima - Scara BTW toilet suite



**Showerhead**  
Methven 14-1708



**Shower  
& Bath Wall Mixer**  
Alder 84290

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**Toilet Roll Holder**  
Fienza 89003



**Double Towel Rail (main bathroom)  
&  
Hook (ensuite)**  
Fienza 89008-810 & RA897



**Bath Spout**  
(to main bathroom only)  
Fienza 332.110



**Shower  
& Bath Wall Mixer**  
Alder 84290



### **Rinnai 26 litre Gas Unit**

**Model: B26N50**

**50 degree unit**

**Quality Japanese design and manufactured in Rinnai's own high tech facility**

**High quality componentry, engineered to last**

**Quick connect system for water controller cables**

**Rinnai B26N50 features Puretemp temperature stability technology**

**Superior 6+ star efficiency across the range of 16 – 26 litre units**

**15 years Heat Exchanger warranty\*. Conditions apply**

**Sleek and compact design**

**Low flow shower head (WELS) compatible**

**1.5L/minute minimum operating flow rate**



# Specifications

**BRUSE**  
REAL ESTATE

## Residence 2 - Kitchen



**smeg**

Cooktop SMEG  
CIR93AXS3 90cm

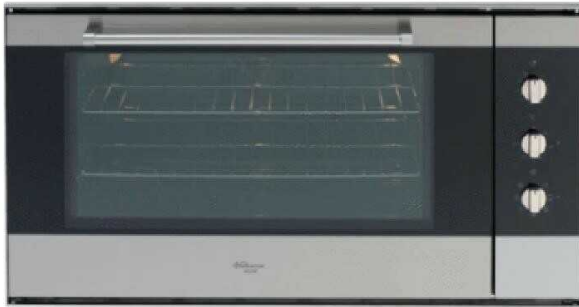


**smeg**

Rangehood SMEG SAH491SS  
90cm front-recirculating  
retractable rangehood

# Kitchen

**BRUSE**  
REAL ESTATE



**europa** appliances

## Oven

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Features:

- Oven light
- Fan forced
- Half grill
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- Knob function selector
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# Laundry

**BRUSE**  
REAL ESTATE



**Sink Mixer**

Alder 84190



**Trough**

Abey PR45C

# Bathroom

**BRUSE**  
REAL ESTATE



**Bath**  
(to main bathroom only)  
Decina BA1510W



**Toilet Suite**  
Seima - Scara BTW toilet suite



**Showerhead**  
Round Rail Shower -  
Matte Black  
CL10045.B3A

*\*Water nozzle to be at  
1800mmH FFL*



**Shower  
& Bath Wall Mixer**

Pina 15378050010



**Basin**

Impressions VCB509B (counter top)



**Basin Mixer Pina**

Basin Mixer



**Bath Spout**  
(to main bathroom only)

Pina Bath Mixer- 153-7812-10-C



**Toilet Roll Holder**

Phoenix RA892 MB



**Toilet Roll Holder**

Phoenix RA892 MB





### **Rinnai 26 litre Gas Unit**

**Model: B26N50**

**50 degree unit**

**Quality Japanese design and manufactured in Rinnai's own high tech facility**

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**Quick connect system for water controller cables**

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**15 years Heat Exchanger warranty\*. Conditions apply**

**Sleek and compact design**

**Low flow shower head (WELS) compatible**

**1.5L/minute minimum operating flow rate**

# Detailed Inclusions

- 25 year structural guarantee
- 2700mmH ceilings throughout
- Automatic controllers to front garage door
- Classic Range tiles to bathroom, ensuite, laundry and porch
- Classic Range Laminate to main living areas
- Classic Range Carpet to all bedrooms
- 20mm builders range stone to kitchen
- Laminate benchtops throughout (10x10mm profile in Natural Finish)
- Rinnai B26 Hot Water System
- 1800mmH framed shower screens to all showers
- Vinyl doors to built-in robes
- 2 coats internal and external paint system
- Floor to ceiling tiles to bathroom and ensuite
- Ducted reverse-cycle air-conditioning with zone control
- Fencing and retaining walls where required
- Paving and landscaping
- Electrical as per electrical plan



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:** [theon.bruse@bruse.com.au](mailto:theon.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):** Theon Bruse  
[theon.bruse@bruse.com.au](mailto:theon.bruse@bruse.com.au)  
0419 816 470

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

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*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](http://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**

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- 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**

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- 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**

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- 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](http://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](http://www.bruse.com.au)