

**BRUSE**  
REAL ESTATE

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**MAKE THE MOST OF  
THE \$15,000 GRANT**

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## **ROSTREVOR**

6 Morialta Place



Bevan Bruse  
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0419 816 470

357 Greenhill Road  
Toorak Gardens SA 5065  
RLA 181689

## 6 Morialta Place, ROSTREVOR

**Single level homes are hard to find in this price range. You can get the new Home Builders grant of \$15,000. Do not miss out.**

THIS HOME IS NOW UNDER CONSTRUCTION.

GREAT DESIGN, EXCELLENT FLOORPLAN, GOOD SIZE ALLOTMENT OF LAND, WONDERFUL LOCATION, ADJACENT TO MORIALTA RESERVE.

If you want to have some input in to colour schemes this is your opportunity.

Building about to commence and will suit many single level buyers as single level homes with double garages are really a rare commodity in this very sought after price range.

The home includes designer kitchen, designer bathrooms, excellent generous living areas, outdoor living area, 3 good size bedrooms and stunning open living and dining area.

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.

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.

This is an opportunity to buy in a wonderful quiet estate surrounded by other quality homes and certainly all buyers considering this property will be very pleased with the result at the end.

\* The home is one of the rare homes that will attract the new Home Builders Grant of \$15,000.

# Floor Plan

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**SITE/FLOOR PLAN**  
SCALE 1:100

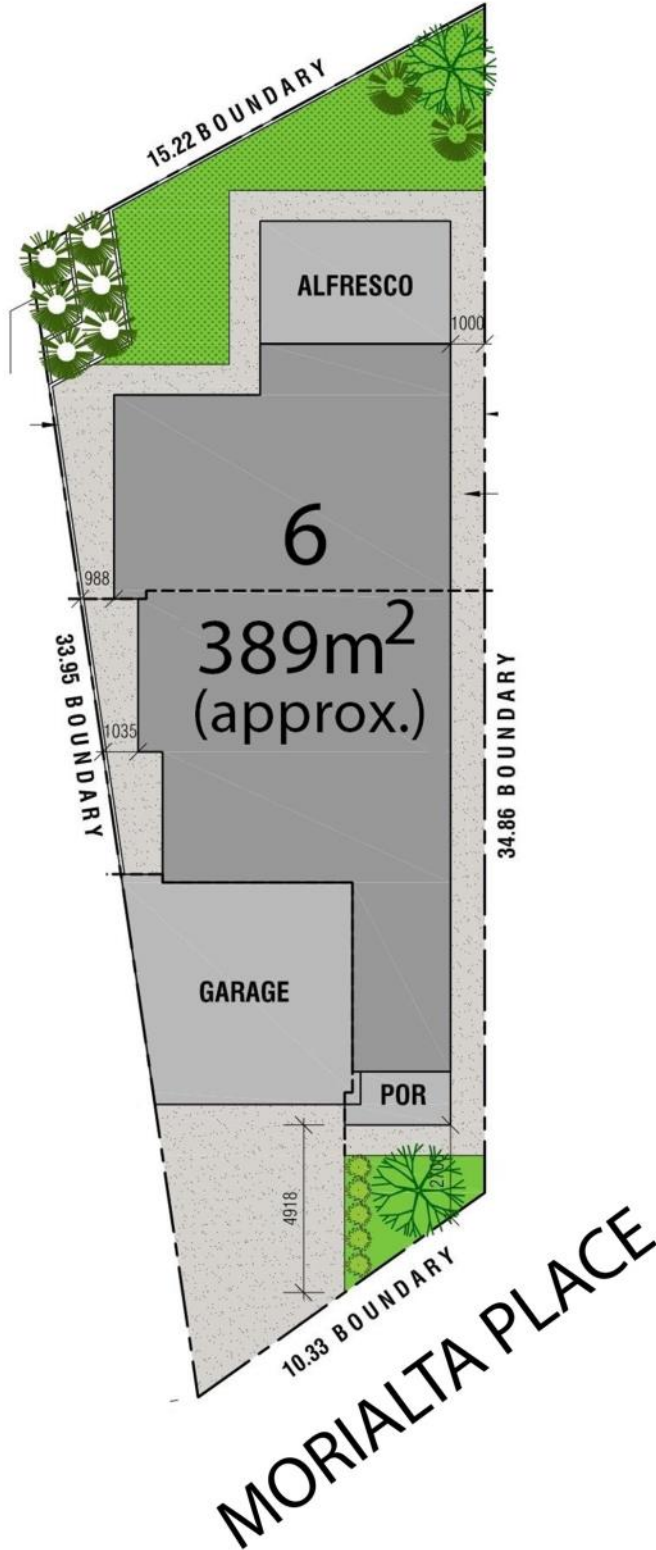


AREAS	sqm
LIVING	156.99
GARAGE	41.39
ALFRESCO	20.12
POR	4.48
<b>TOTAL</b>	<b>222.98</b>
SITE:	389.25

**Price** **\$729,000**

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



**MORIALTA PLACE**

**SITE PLAN**

SCALE 1:200



AREAS	sq.m
LIVING	156.99
GARAGE	41.39
ALFRESCO	20.12
POR	4.40
<b>TOTAL</b>	<b>222.90</b>
SITE:	389.25
P.O.S.	93.52
SITE COVERAGE	57.26%

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 6, 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 Tile Veneer Blade Walls – Stone look tiles
- Rendered Brick to front facade
- Perimeter Brick: PGH Haze with Grey Mortar
- Front Render colour: Dulux Narrow Neck Quarter

### **5. EXTERNAL DOORS & WINDOWS**

- Residential Aluminium powder coated doors and windows (Colorbond Woodland Grey)
- 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 2<sup>nd</sup> FIX CARPENTRY**

- 10mm Plasterboard to walls and ceilings
- 6mm Villaboard to walls in bathroom and ensuite
- 90mm CSR Alto cornice to ground floor entry, Kitchen, living and dining
- 90mm CSR Cove cornice to all Beds and robes and laundry
- 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 Sheeting – 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 Aluminum Full glass door (translucent glazing)
- Front Door Hardware: Aluminium Door handle
- 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.
- 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 to match render colour

## **11. INTERNAL STAIRCASE & BALCONY BALUSTRADE**

### **INTERNAL STAIRCASE**

Base:

- MDF Base, treads, risers and cut stringers for tile overlay (same as main floor tile)

Balustrade:

- N/A

Handrail:

- Wall mounted brushed stainless steel 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 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
- 2 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

- 2 tone Stone tops: 20mm Silestone White Storm
- 2 tone laminate coloured kitchen
- Combo Textured & 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

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

### LINEN

- Silk Finish laminate

### 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, 1 x joinery tower with drawers and adjustable shelving, remainder shelf and rail
- Other bedrooms: Mirrored Doors with shelf and rail

## **17. INTERNAL MAIN FLOOR COVERINGS**

### **TILES (INTERNAL)**

- 600x600 rectified edge matte finish tile to entry, Hallway, stairs  
Kitchen, living/dining & pantry

### **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 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 laundry
- 300x600 rectified wall tiles to ensuite and bathroom
- 600x600 rectified floor tiles to bathroom and ensuite & laundry (same tile as main floor)
- 600 x 300 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 bright chrome Semi-Framed Glass showerscreens to bathroom
- Full frameless with chrome 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



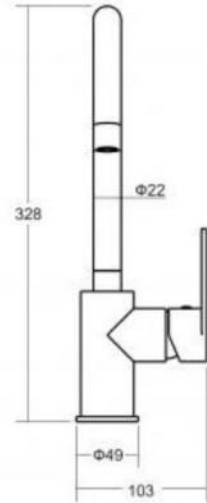
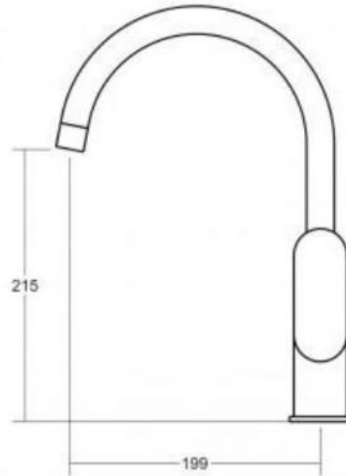
## APPLIANCES



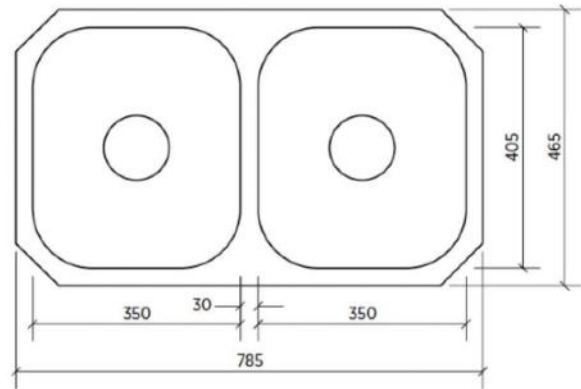
NAME	DESCRIPTION/FINISH	LOCATION
Oven	SMEG 60cm SFA562X2	Kitchen
Gas Cooktop	SMEG 90cm CIR93AXS3	Kitchen
Rangehood	SMEG 90cm PUM901X undermount ducted to ceiling space	Kitchen
Dishwasher	SMEG 60cm Freestanding DWA6214S	Kitchen

KITCHEN

**alder tapware**



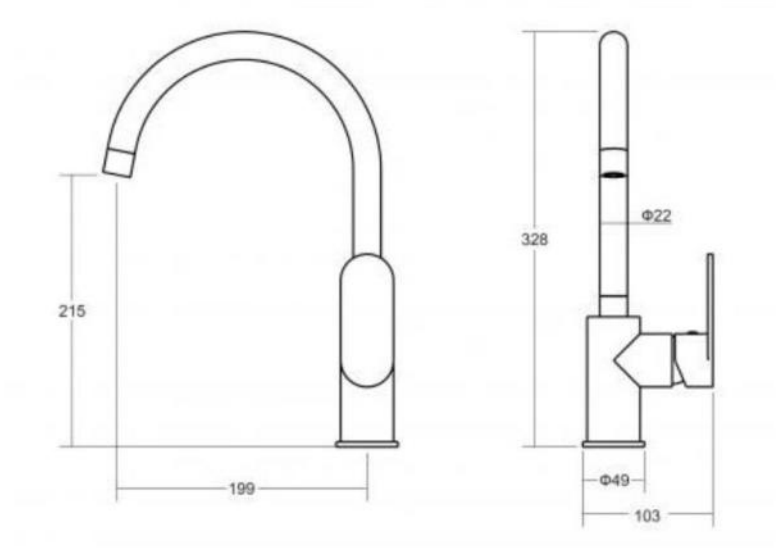
SEIMA



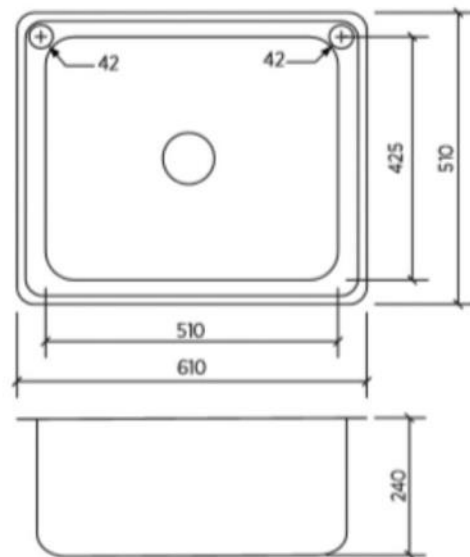
NAME	DESCRIPTION/FINISH	LOCATION
Sink	Seima Acero 201 double bowl undermount	Kitchen as indicated on drawings
Sink Mixer	Alder Kali Sink Mixer 49490 chrome	As indicated on drawings

LAUNDRY

**alder tapware**



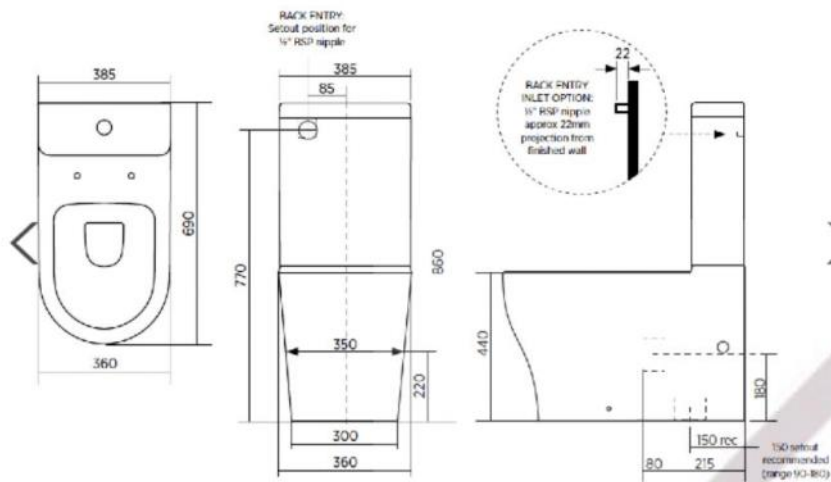
SEIMA



NAME	DESCRIPTION/FINISH	LOCATION
Mixer	Alder Kali Sink Mixer 49490 chrome	Laundry
Trough	45L Inset trough with overflow	Laundry
Laundry W/Machine Tapware	Under bench, hot and cold stop cocks.	

**BATHROOM AND ENSUITE**

SEIMA



NAME

DESCRIPTION/FINISH

LOCATION

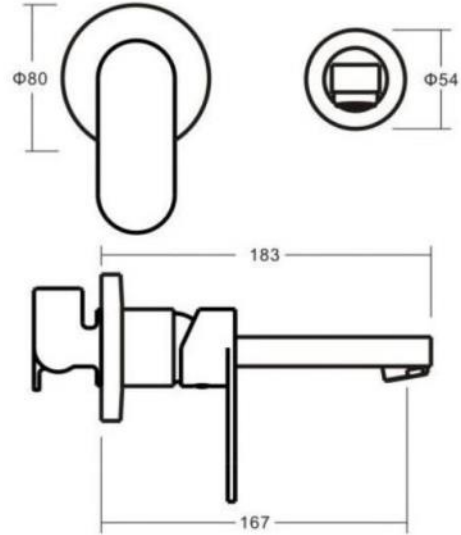
Toilet Suite

Seima Limni STO-309 classic seat  
\*back inlet\*

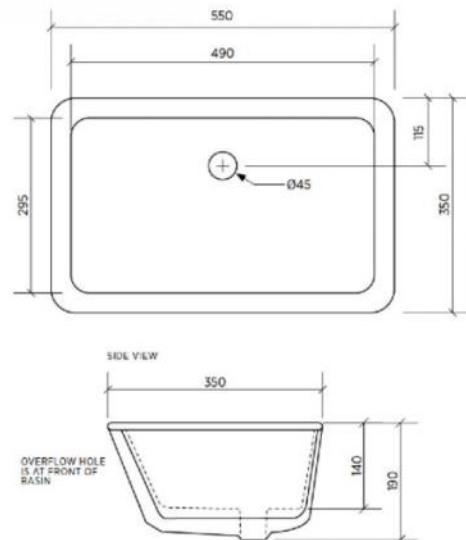
As indicated  
on drawings

**BATHROOM AND ENSUITE**

**alder tapware**



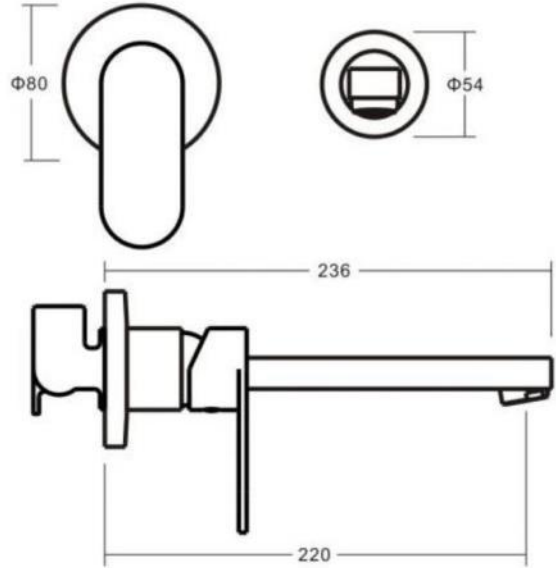
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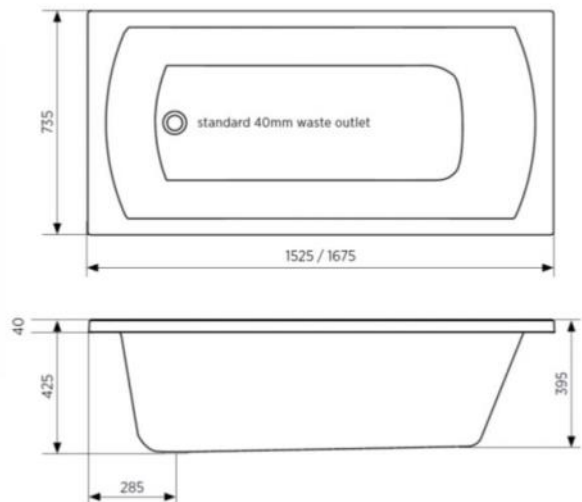
NAME	DESCRIPTION/FINISH	LOCATION
Basin	Seima Plati undermount basin SBC204 with overflow	As indicated on drawings
Basin Mixer	Alder Kali Wall basin mixer set 170mm chrome 49190	As indicated on drawings

**BATHROOM**

**alder tapware**

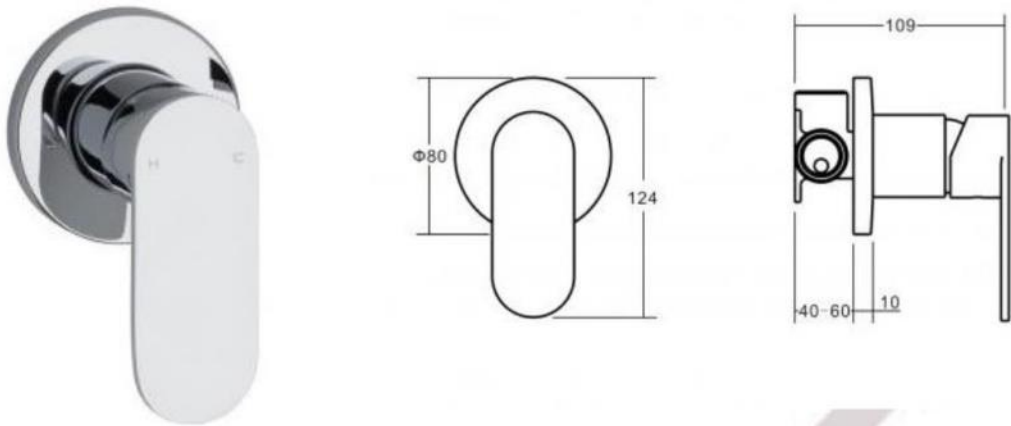


**SEIMA**



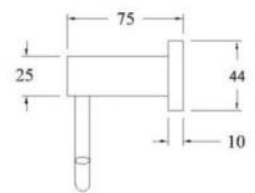
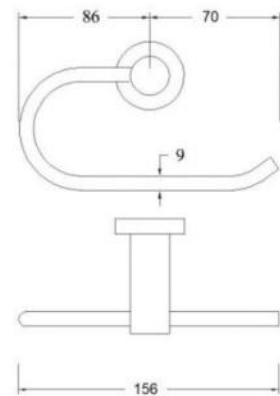
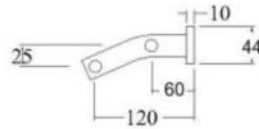
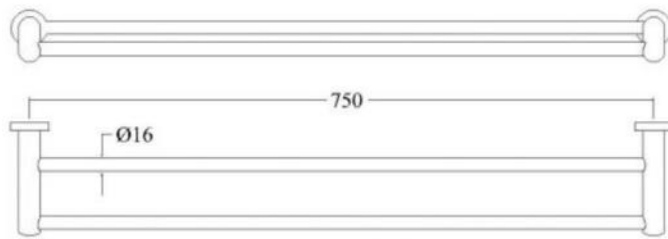
NAME	DESCRIPTION/FINISH	LOCATION
Bath Mixer & Spout	Alder Kali wall bath mixer set chrome 220mm	As indicated on drawings
Bath	49890 Seima Select SBT-01, 1525mm long with overflow and tile flange.	As indicated on drawings

**alder tapware**



NAME	DESCRIPTION/FINISH	LOCATION
Showerhead	Alder Rain Shower Round Wall Arm 350mm chrome 98000	Shower alcove
Shower mixer	Alder Kali wall mixer chrome 49390	Shower alcove

**alder tapware**



NAME	DESCRIPTION/FINISH	LOCATION
Towel rail	Alder Alto double 750mm towel rail chrome 81902	Main and Ensuite
Toilet roll holder	Alder Alto toilet roll holder chrome 81904	Main and Ensuite



Builder: Eastern Building Group  
 Address: Lot 6 Stradbroke Rd  
 Suburb: Rostrevor, SA

### Room: Kitchen Render

Client Name: Eastern Building Group

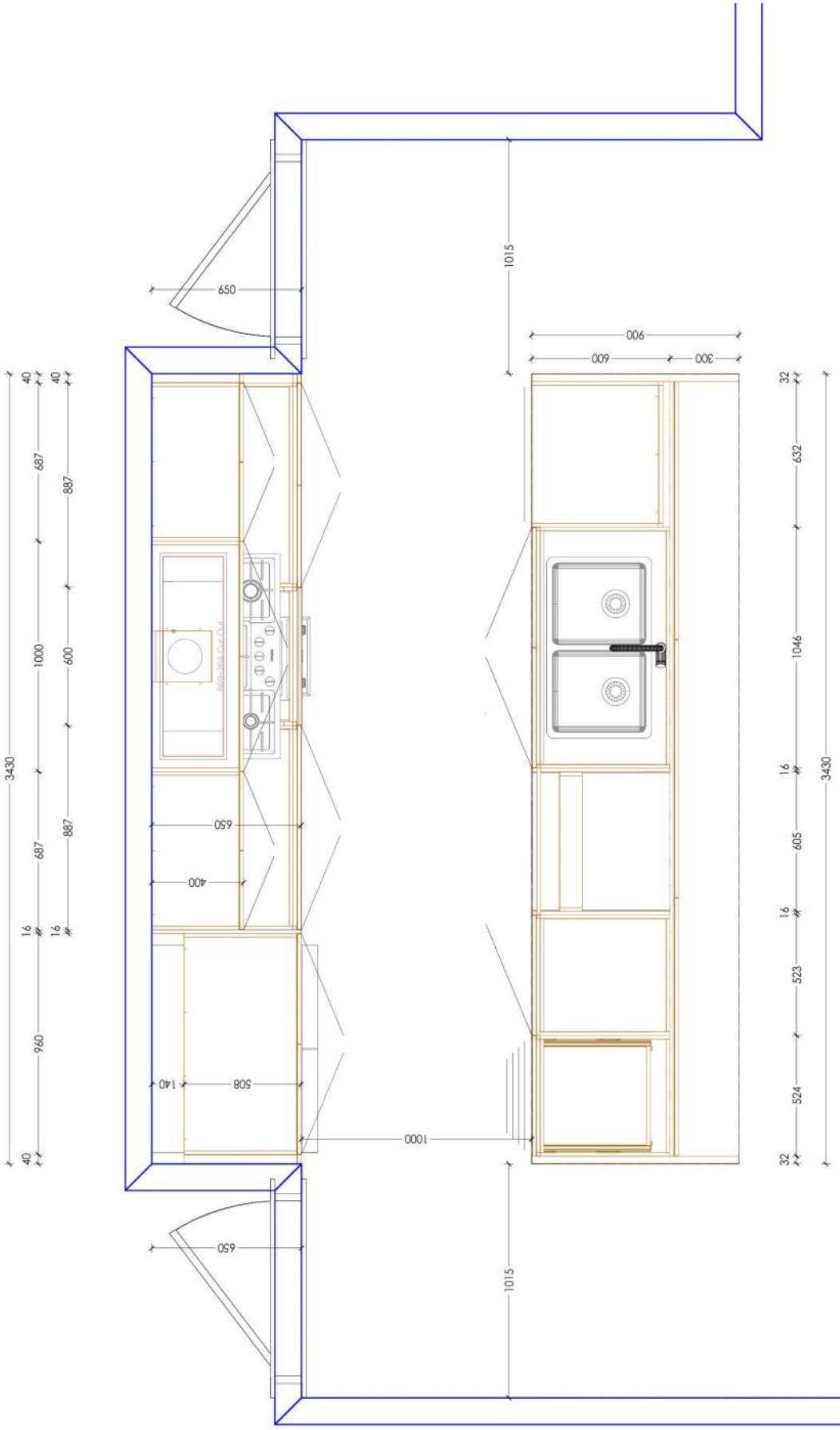
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1 of 16

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

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 only, and cannot be regarded as  
 a substitute for a detailed architectural  
 drawing or plan. The colors and  
 specifications shown are intended to  
 provide a general impression of the  
 possible, but variations can and will  
 occur.



3d renders are a visual illustration only, and cannot be regarded as an accurate representation of the actual product. The actual product may vary in appearance and performance. The actual product may vary in appearance and performance. The actual product may vary in appearance and performance.

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

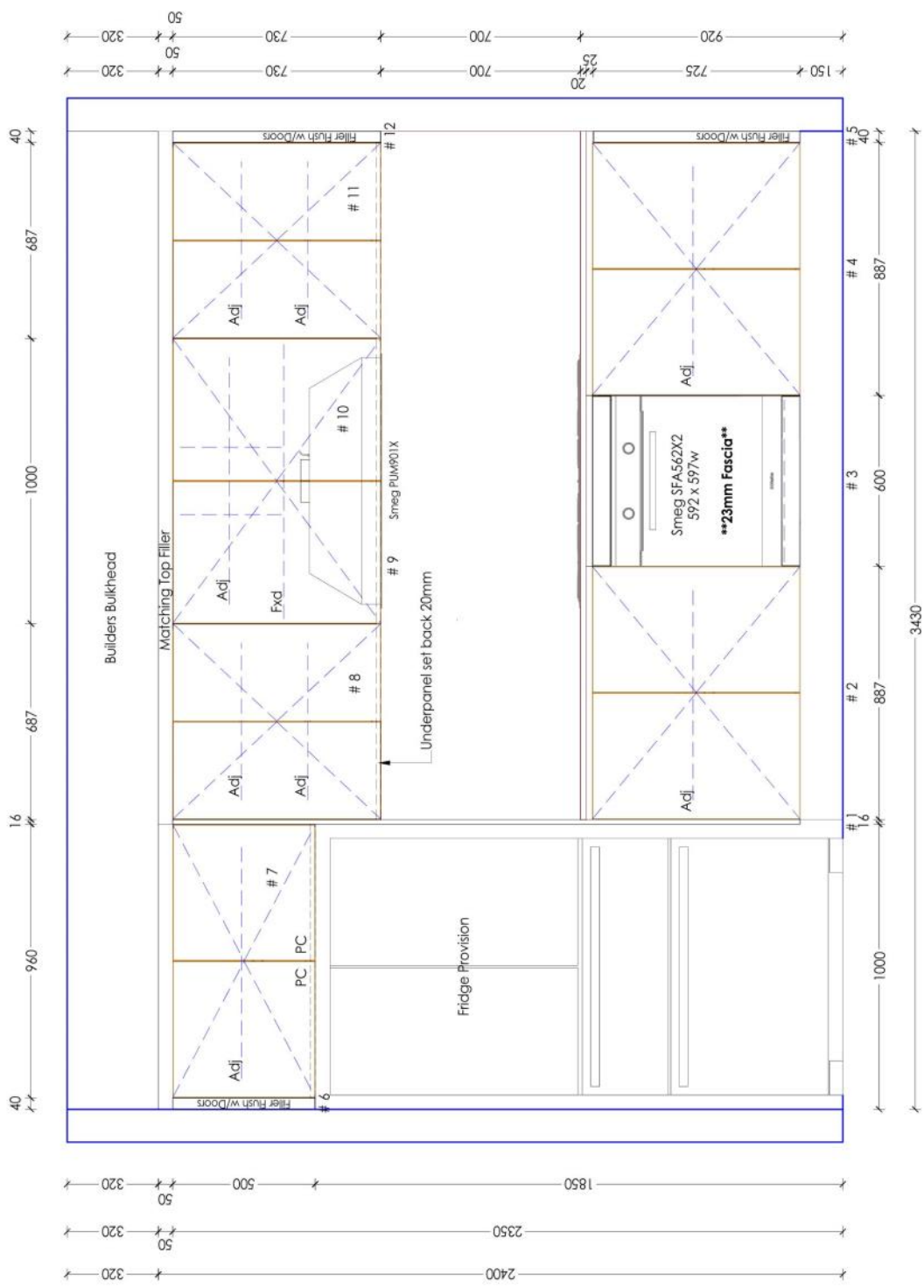
Page 2 of 16  
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Client Name: Eastern Building Group  
Client Signature:

## Room: Kitchen Plan

Builder: Eastern Building Group  
Address: Lot 6 Stradbroke Rd  
Suburb: Rostrevor, SA





3rd Revision see in sheet Bulkhead only, and cannot be regarded as actual representations of the specifications, every effort is made to be as accurate as possible but errors and omissions may occur

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Simon Lucas  
Date: 24/11/20

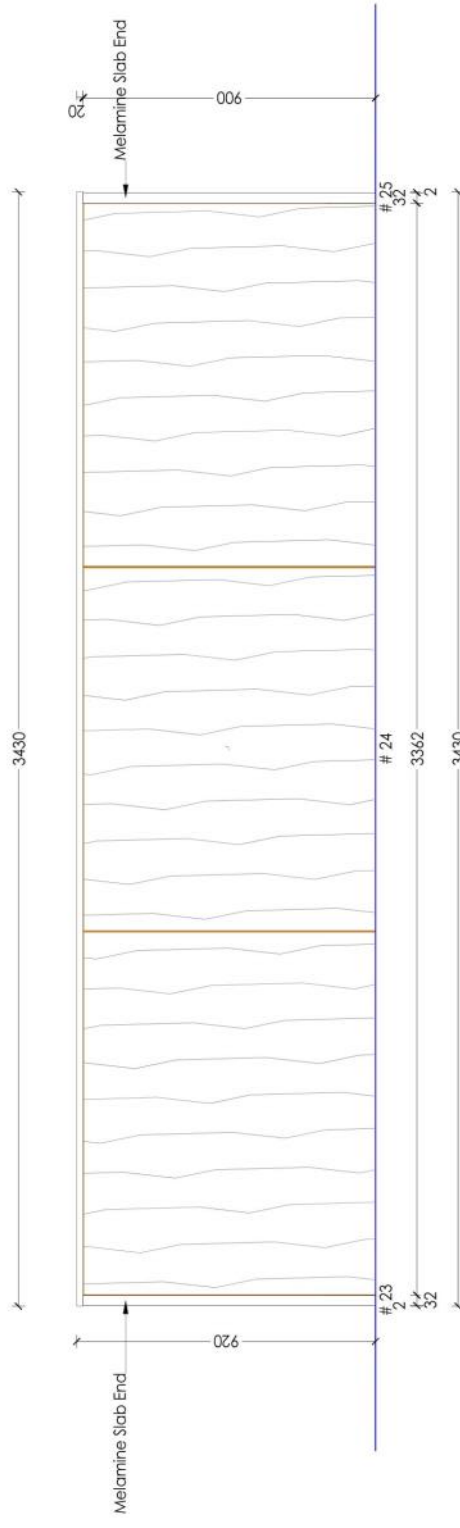
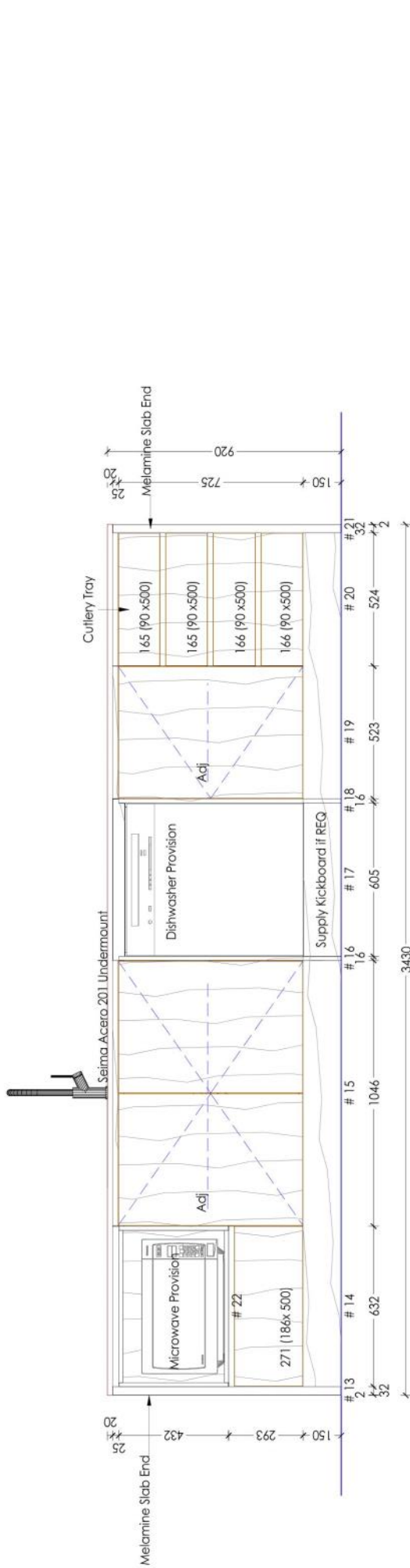
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1 : 15

Client Name: Eastern Building Group  
Client Signature:

### Room: Kitchen Elevation

Builder: Eastern Building Group  
Address: Lot 6 Stradbroke Rd  
Suburb: Rostrevor, SA





Builder: Eastern Building Group  
 Address: Lot 6 Stradbroke Rd  
 Suburb: Rostrevor, SA



### Room: Island Elevation

Client Name: Eastern Building Group  
 Client Signature: \_\_\_\_\_  
 Page 4 of 16  
 Scale 1 : 15  
 DWG. By: Simon Lucas  
 Date: 24/11/20

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Builder: Eastern Building Group  
Address: Lot 6 Stradbroke Rd  
Suburb: Rostrevor, SA

## Room: Pantry Render

Client Name: Eastern Building Group

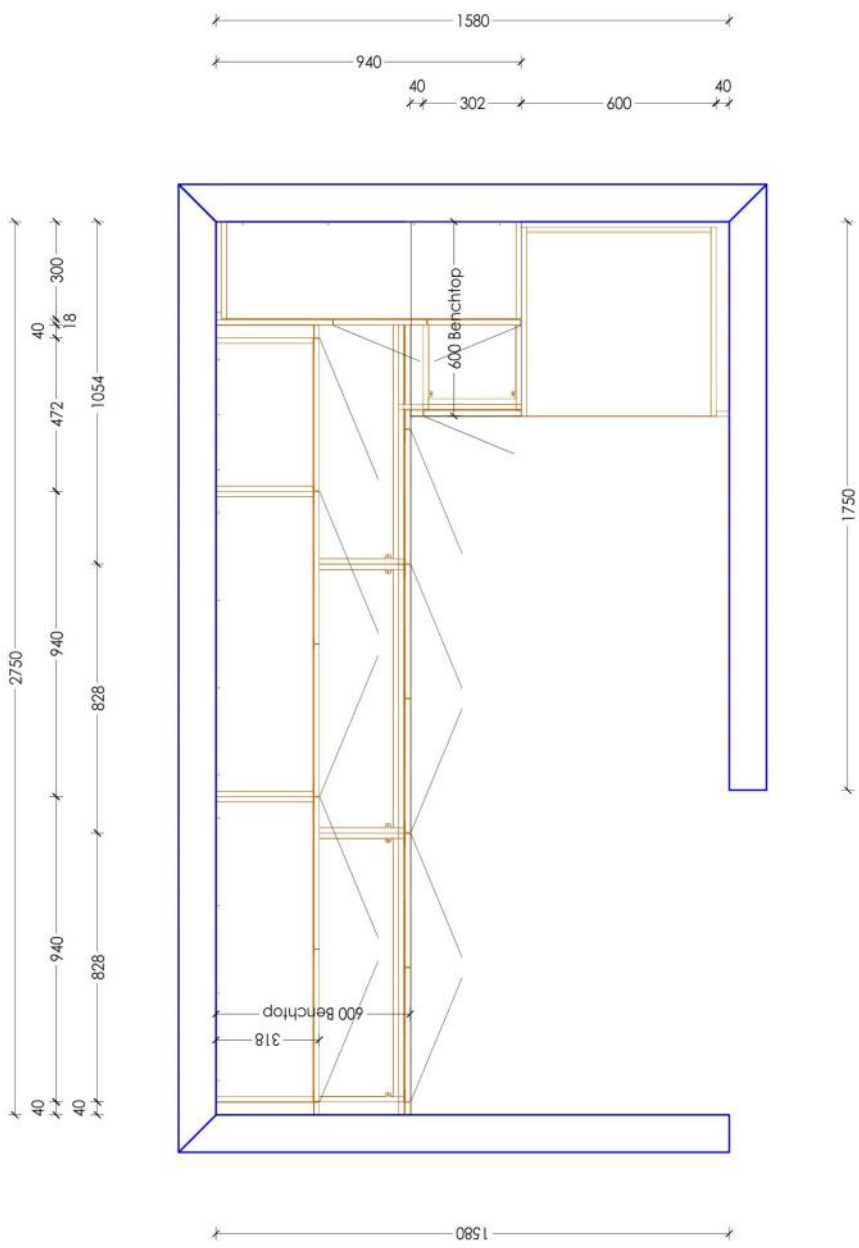
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Simon Lucas  
Date: 24/11/20

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Simon Lucas  
Date: 24/11/20

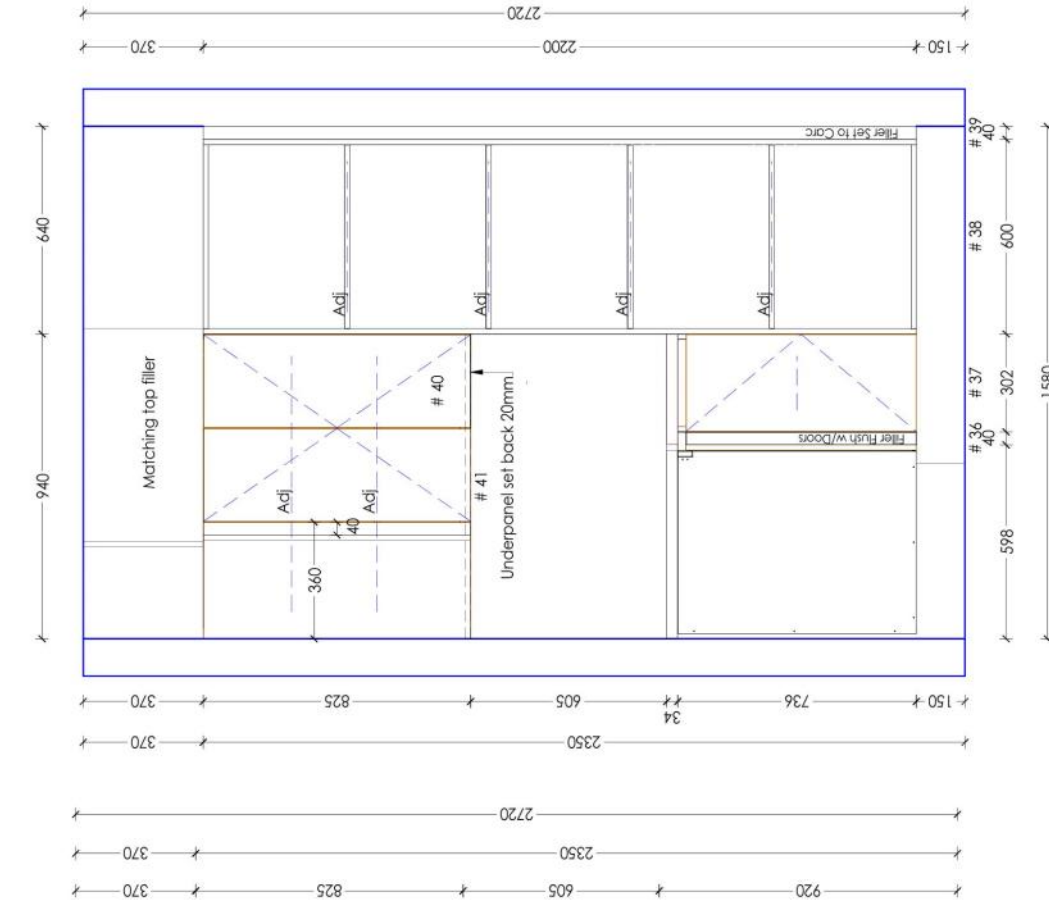
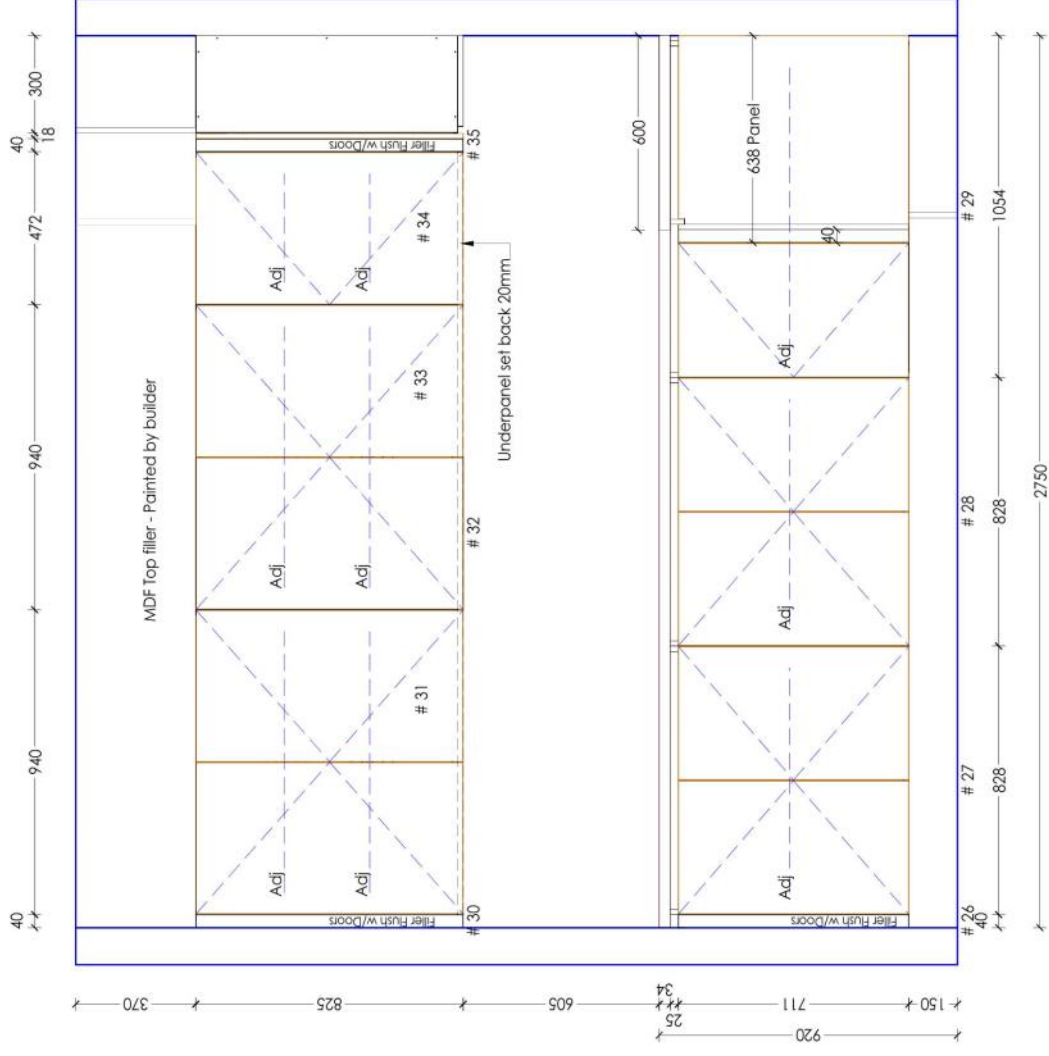
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Scale  
1 : 15

Client Name: Eastern Building Group  
Client Signature:

Room: Pantry Plan

Builder: Eastern Building Group  
Address: Lot 6 Stradbroke Rd  
Suburb: Rostrevor, SA





Builder: Eastern Building Group  
 Address: Lot 6 Stradbroke Rd  
 Suburb: Rostrevor, SA

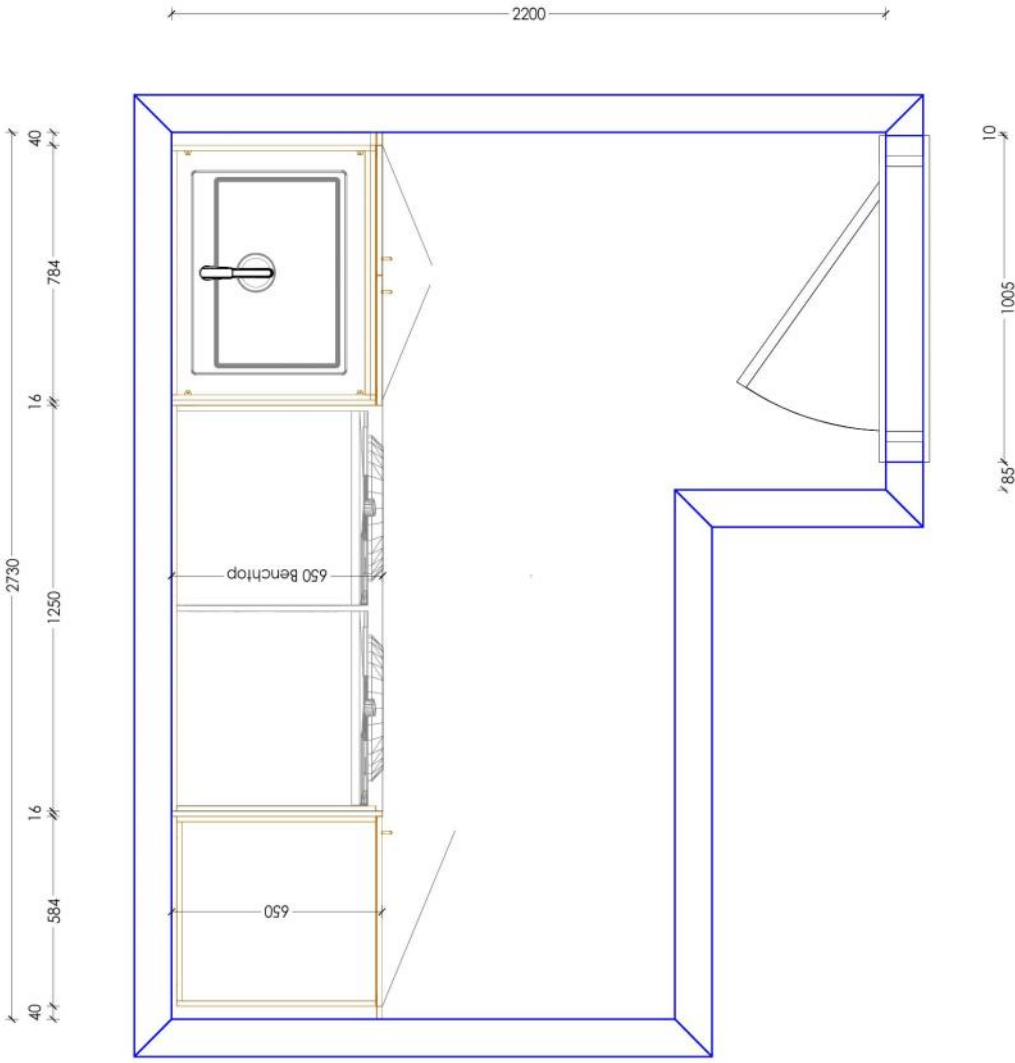
# Room: Pantry Elevation

Client Name: Eastern Building Group

Page 7 of 16  
 Scale 1 : 15

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

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The Designer does not accept liability for any errors or omissions in the drawings, and cannot be regarded as a professional engineer or architect. All dimensions are approximate and may vary without notice. The Designer is not responsible for any errors or omissions in the drawings, and cannot be regarded as a professional engineer or architect.

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Simon Lucas  
Date: 24/11/20

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Scale

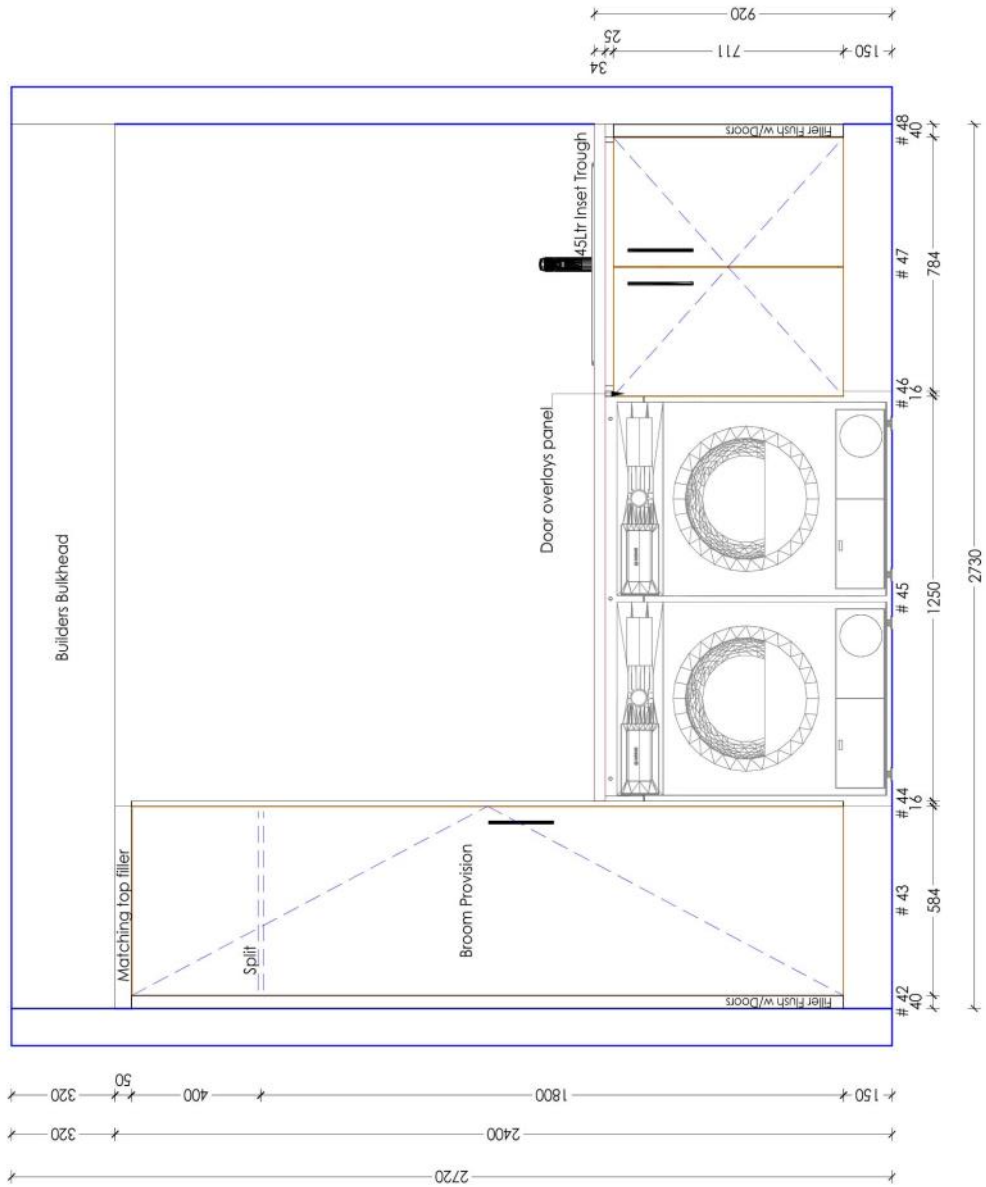
Client Name: Eastern Building Group

Client Signature:

## Room: Laundry Plan & Render

Builder: Eastern Building Group  
Address: Lot 6 Stradbroke Rd  
Suburb: Rostrevor, SA





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Simon Lucas  
Date: 24/11/20

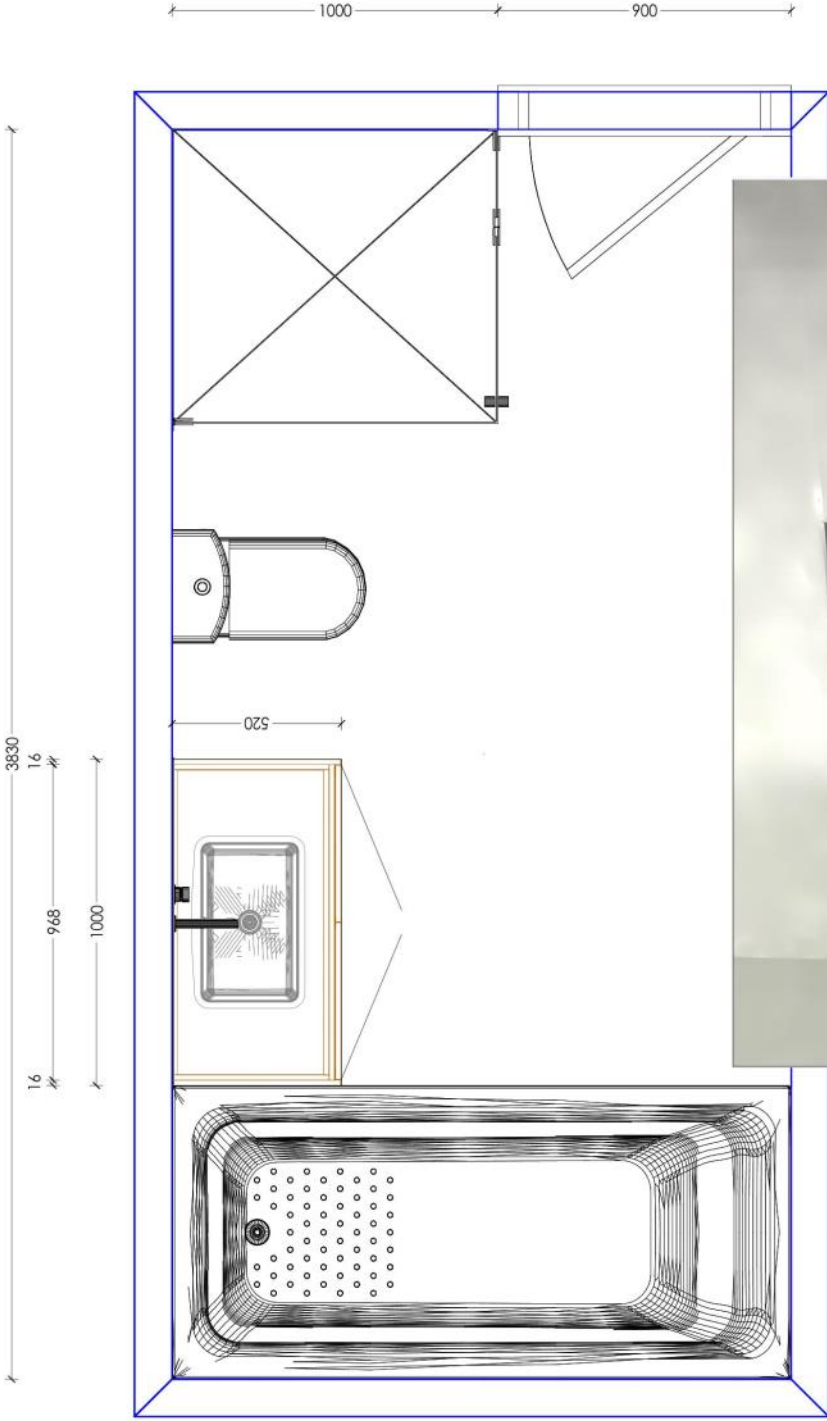
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Client Name: Eastern Building Group  
Client Signature:

### Room: Laundry Elevation

Builder: Eastern Building Group  
Address: Lot 6 Stradbroke Rd  
Suburb: Rostrevor, SA





All dimensions are based on drawings only and cannot be regarded as actual representations of the project. While every effort is made to be as accurate as possible, variations may occur.

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Date: 24/11/20

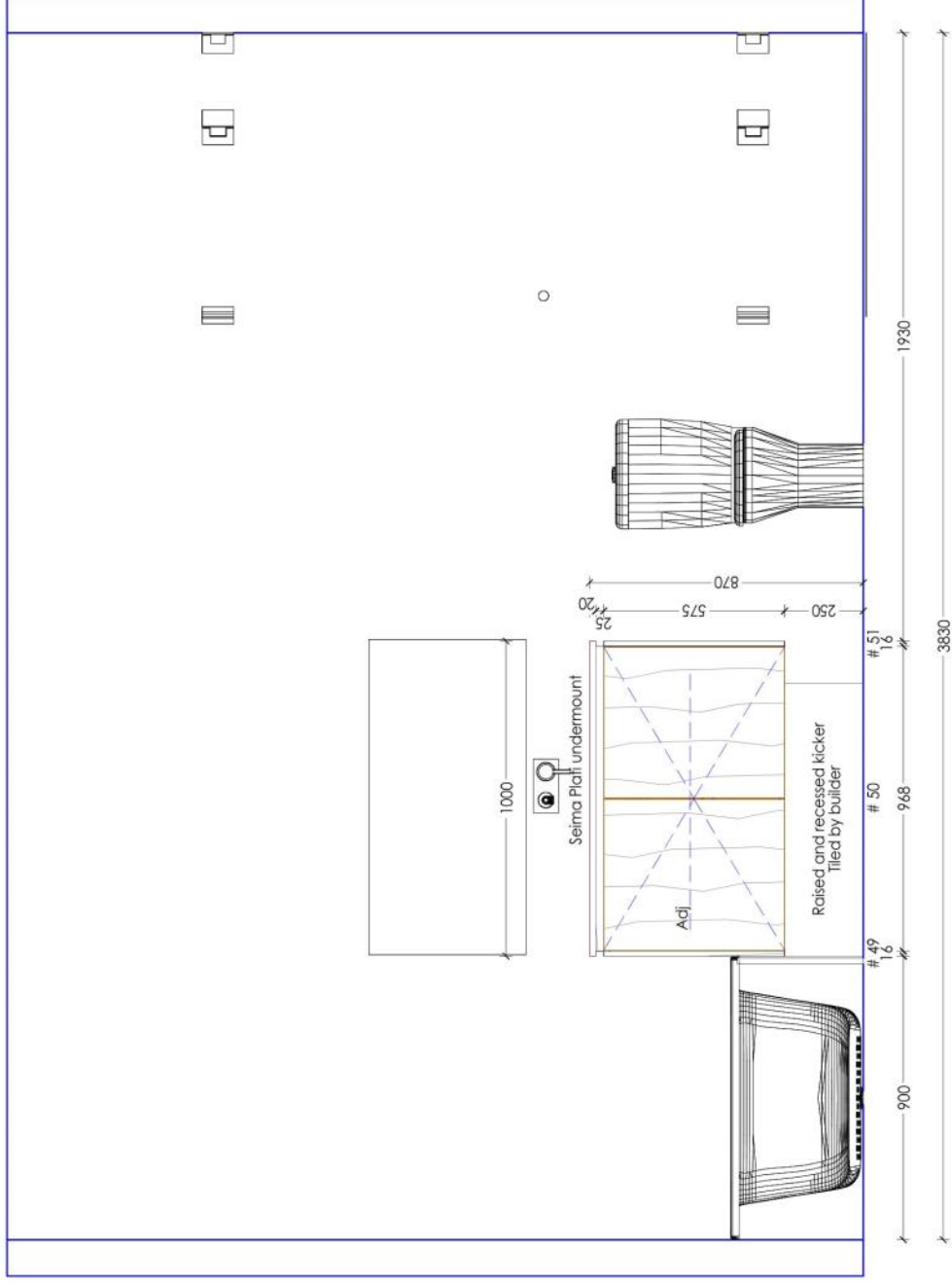
Page 10 of 16  
Scale

Client Name: Eastern Building Group  
Client Signature:

### Room: Bathroom Plan

Builder: Eastern Building Group  
Address: Lot 6 Stradbroke Rd  
Suburb: Rostrevor, SA





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

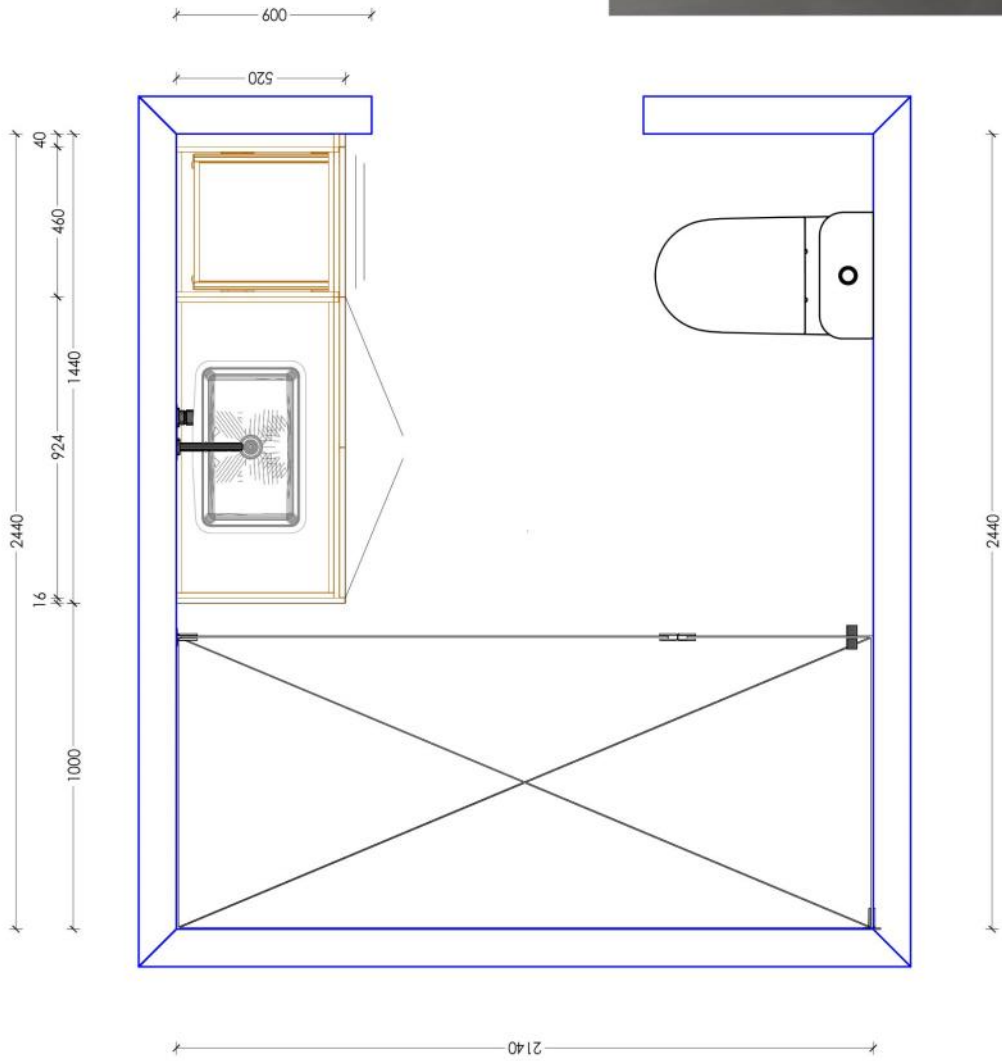
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11 of 16  
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1 : 15

Client Name: Eastern Building Group  
Client Signature:

### Room: Bathroom Elevation

Builder: Eastern Building Group  
Address: Lot 6 Stradbroke Rd  
Suburb: Rostrevor, SA





Builder: Eastern Building Group  
 Address: Lot 6 Stradbroke Rd  
 Suburb: Rostrevor, SA



### Room: Ensuite Plan

Client Name: Eastern Building Group

Client Signature:

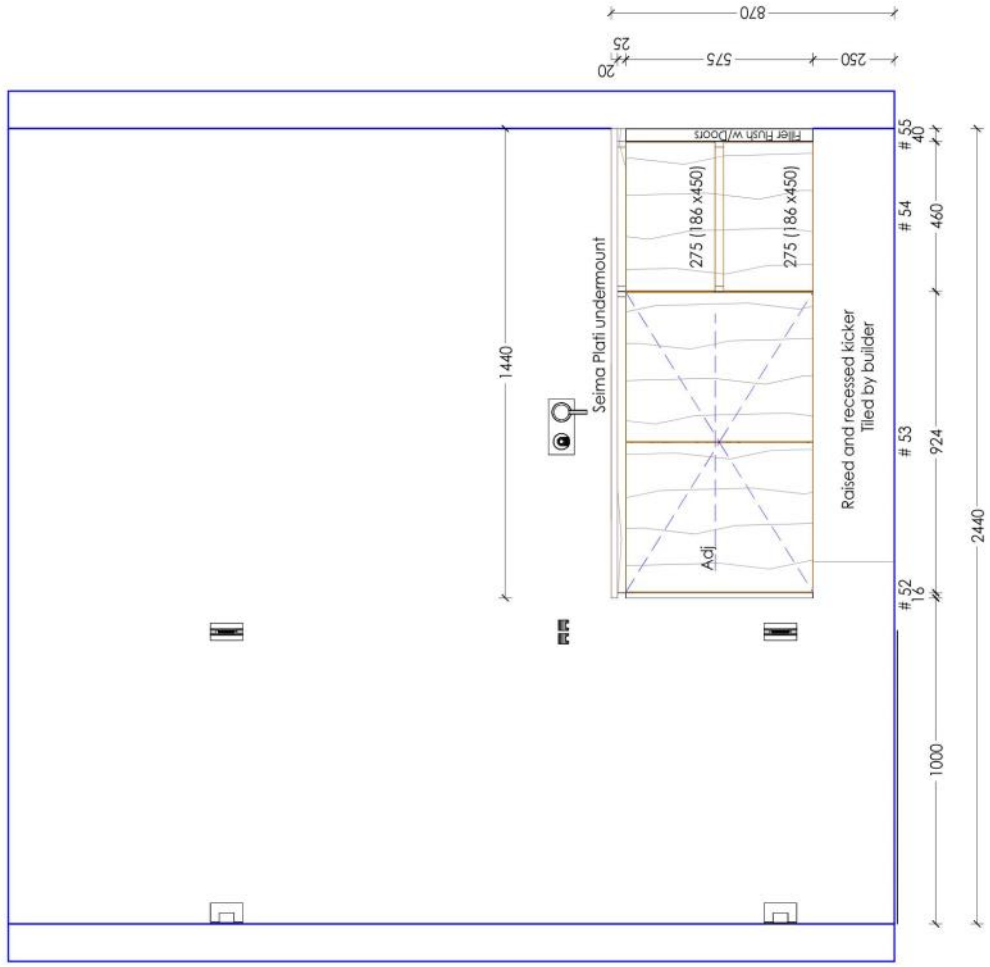
Page  
12 of 16

Scale

DWG. By:  
Simon Lucas

Date: 24/11/20

All fixtures are to exact manufacturer  
 exact representations of the  
 specifications, every effort is  
 made to be as accurate as  
 possible but errors and omissions  
 may occur



All dimensions are to face unless otherwise specified. All work shall be in accordance with the relevant specifications. Every effort is made to be as accurate as possible, but variations will occur.

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

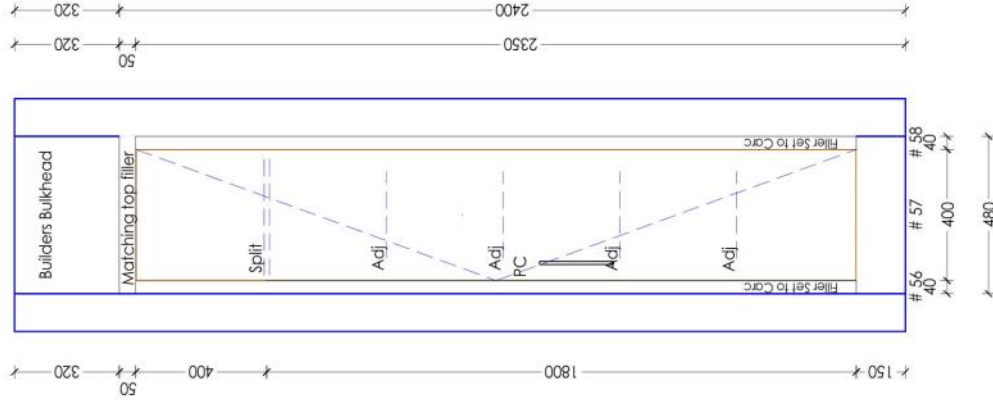
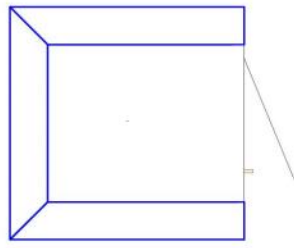
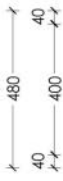
Page  
13 of 16  
Scale  
1 : 15

Client Name: Eastern Building Group  
Client Signature:

### Room: Ensuite Elevation

Builder: Eastern Building Group  
Address: Lot 6 Stradbroke Rd  
Suburb: Rostrevor, SA





Builder: Eastern Building Group  
 Address: Lot 6 Stradbroke Rd  
 Suburb: Rostrevor, SA

Room: Linen

Client Name: Eastern Building Group

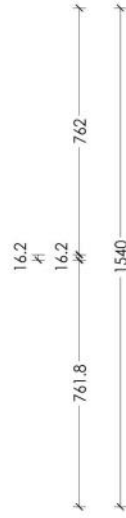
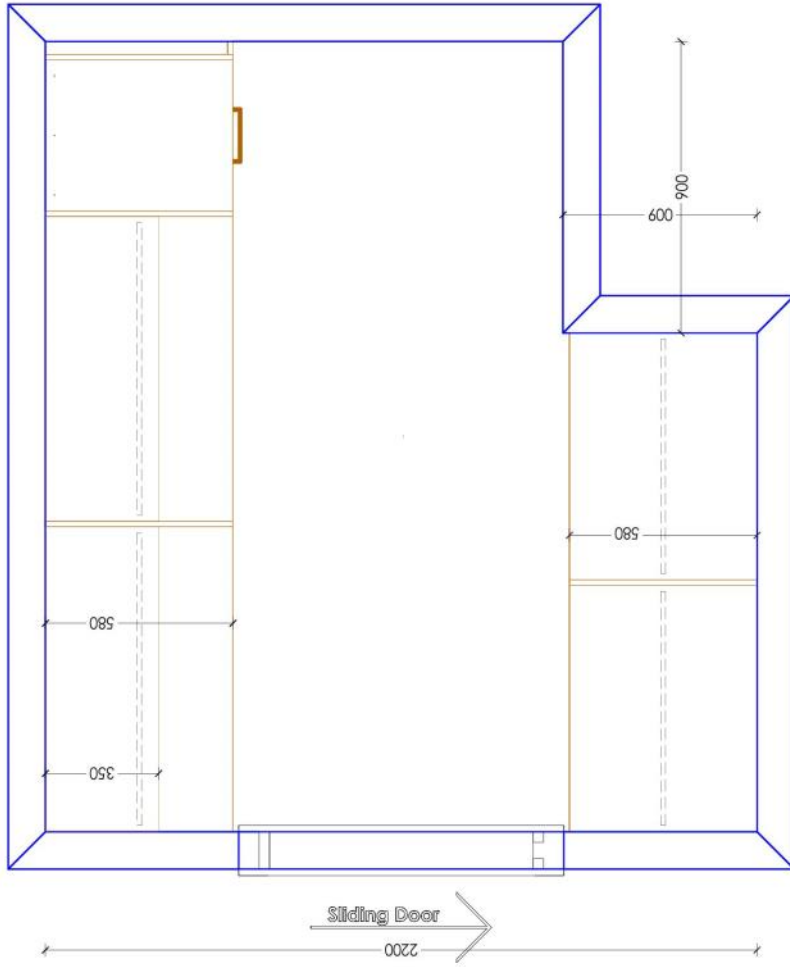
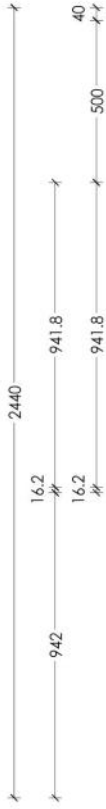
Client Signature:

Page 14 of 16

Scale

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

3d Renders are a visual illustration and do not represent the actual appearance of the colours outlined in the specifications. Colours may vary slightly from those shown in the renders. It is made to be as accurate as possible. Our variation can and will occur.



**Room: WIR Plan**

Builder: Eastern Building Group  
 Address: Lot 6 Stradbroke Rd  
 Suburb: Rostrevor, SA



Client Name: Eastern Building Group

Client Signature:

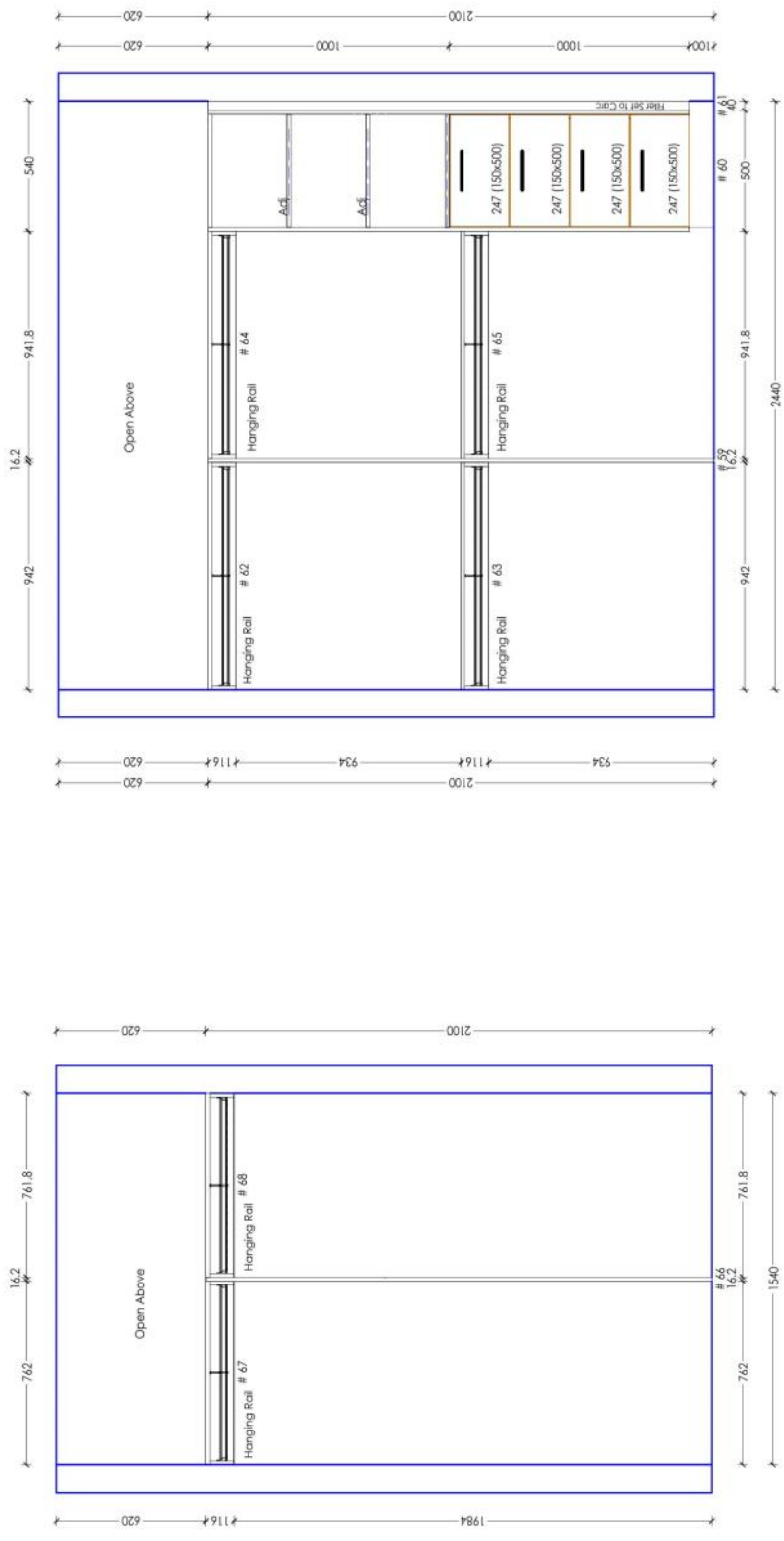
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Scale

DWG. By: Simon Lucas

Date: 24/11/20

3d Renders are a visual illustration only, and cannot be regarded as a representation of the final product. The colours outlined in the specifications, even if they are as close as possible, but variations can and will occur.



1. All dimensions are to level finish unless otherwise specified. 2. All dimensions are to the centerline of the unit unless otherwise specified. 3. All dimensions are to be accurate as possible, but tolerances and will occur.

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

Page 16 of 16  
Scale 1 : 20

Client Name: Eastern Building Group  
Client Signature:

### Room: WIR Elevation

Builder: Eastern Building Group  
Address: Lot 6 Stradbroke Rd  
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](mailto: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](mailto: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

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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)