bruse.com.au



CAMPBELLTOWN

23 Clairville Road



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357 Greenhill Road
Toorak Gardens SA 5065
RLA 181689

3/23 Clairville Road CAMPBELLTOWN

Brilliant location, wonderful floorplan, under construction, opportunity to get first home buyer $15K & the $15K rebate that is the government grant.

THESE TORRENS TITLE HOMES ARE NOW UNDER CONSTRUCTION AND WILL BE COMPLETED IN EARLY 2021.

Just buy now and get the benefit of this $30,000 rebate if you are a first home buyer and applicable for the government grant.

The homes will be completed by Plus Construct and the completion date will be March 2021.

These homes are very well designed, very well built and offer brilliant accommodation for any buyer seeking to live in this amazing location.

Each home includes open plan living, dining and kitchen, which is a very good size and offers high end quality appliances to the kitchen and also excellent finishes (we have a full range of documents in our office for you to inspect). Each home has 3 bedrooms. The main bedroom with a walk-in robe and ensuite, the other 2 good size bedrooms both have built in robes. The main bathroom has high quality fixtures and fittings. The home has stunning designer fittings right through out the home and also includes a large pantry adjacent to the kitchen and also 3rd w/c on the lower level. The lock up garage with internal access includes the laundry facility of quite generous proportions.

The home on the external of the residence has a good size garden area and the opportunity to enjoy an outdoor living area under the main roof.

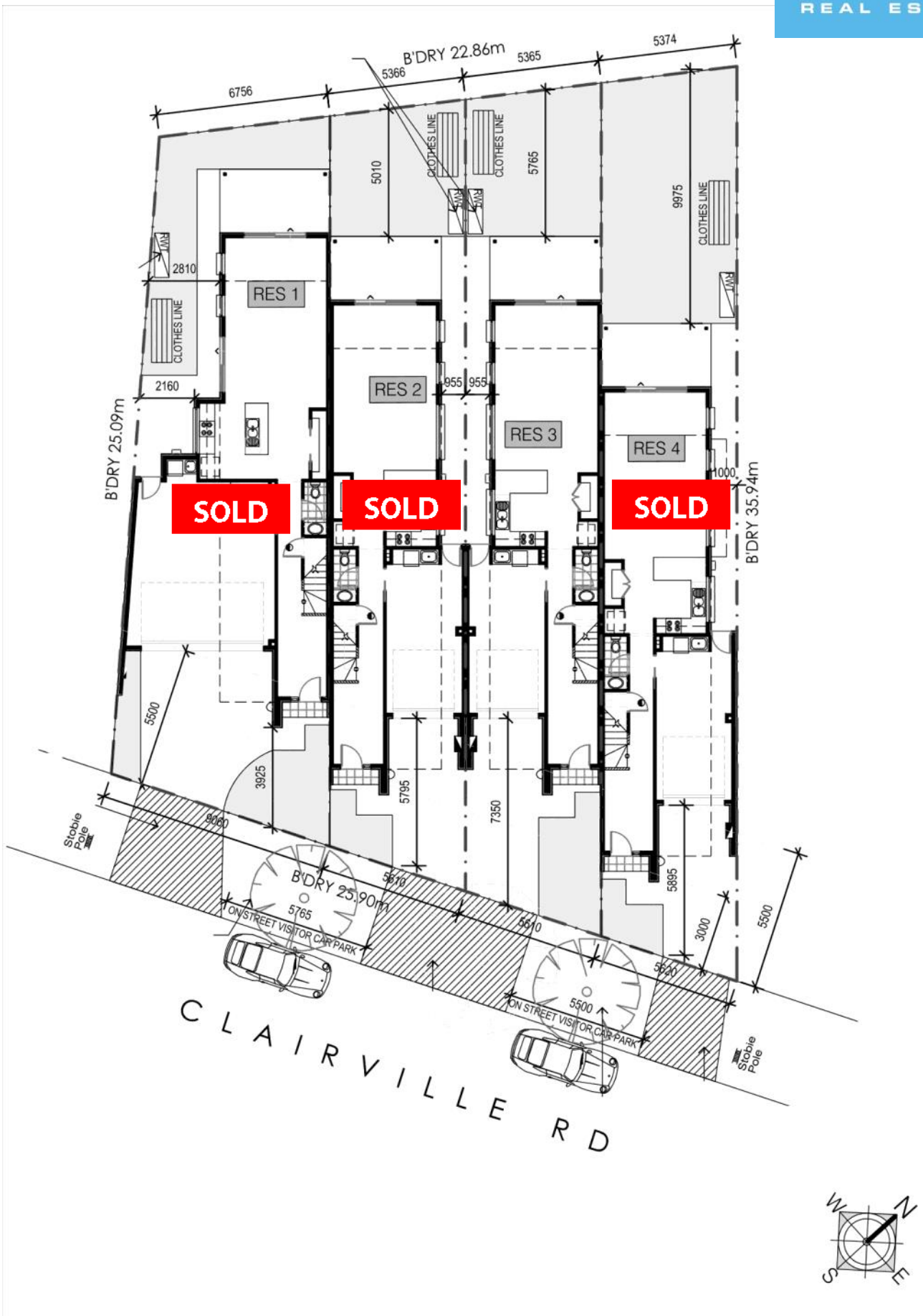
Do not miss it, this is a brilliant opportunity for any buyer seeking to acquire a wonderful home in this amazing location.

RESIDENCE 3 $495,000

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Site Plan

BRUSE REAL ESTATE



NOTE: THIS PLAN/DOCUMENT IS FOR ILLUSTRATION PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE. WHILE EVERY ENDEAVOUR HAS BEEN MADE TO VERIFY THE CORRECT DETAILS NEITHER THE VENDOR, THE AGENT, NOR THE DESIGNER ACCEPT LIABILITY FOR ERROR OR OMISSION.

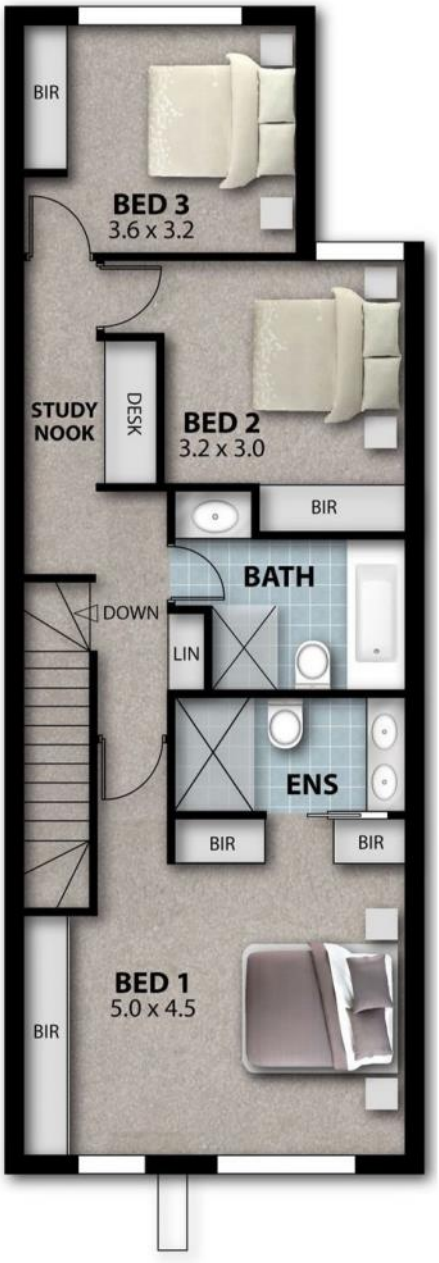
Floorplan

BRUSE REAL ESTATE

GROUND FLOOR



FIRST FLOOR



Price $495,000

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.

Specifications

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440PROTRISC
540AMBSC





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RETAINING WALL

Not Included – BY OWNER

SITE WORKS

Vegetation Removal
Max 100 scrape and disposals (As per sales sheet)
Provide 100mm rubble base to achieve floor level as per engineering
600mm x 300mm Raft Slab with SL72 mesh, 20Mpa concrete allowance. Subject to final engineering. Variation will be sent once final engineering comes in.
Provide fixed price footings and spoil removal from site required as per engineering if available.

TERMITE MANAGEMENT

Type of Treatment
Included – Standard

Area Penetrations and Slab Perimeter Spray

STORM WATER

As per Variation 2 – BY Builder

Plumbing and Gas

✓ Standard Drains in all internal wet areas
(Recommend strip drain for larger tiles)
✓ Standard Drains in External areas
✓ Dishwasher Provision
✓ Standard Garden Tap location Front and Rear of house
Grey Water – Not Included

Gas point Amount (2) Location: Kitchen & Alfresco (Variation 3-Item 7)

Note: Allowance of 20Lm of underground sewer. 10Lm of underground water mains.
1x Garden tap to front and rear of home and cold water connection to dishwasher provision.
(as per sales estimate sheet)

Note: Allowance of 10Lm Underground Gas Mains

HOUSE FRAME

Type Timber

CEILING HEIGHT

Ceiling Height: 2700mm Lower Level (as per plan)
Ceiling Height: 2700mm Upper Level (as per plan)

WINDOWS FRAMES & SLIDING GLASS DOORS

Colour: White

All aluminium windows to have insect screens Yes
Key locks to windows (sash locks) - Yes **(URBAN STANDARD)**
Sliding doors come complete with key lock and clear glass Yes
Key for sliding glass doors to be same as entry door key No

Obscure Glass Glazing (where applicable) **Type** Spots Wood
Location Refer to plans

External Sills -N/A
Reveals Type: Gyprock Location: upper level to shower
Window Nosings √ No
Note: Builders standard range of powder coated aluminium sliding windows with painted MDF reveals, sizes as indicated on plan and all have clear glazing except wet areas where they will be obscure glazed. All windows include a fly screen. Key window locks are not included. (as per sales estimate sheet)

FASCIA & GUTTER

Fascia	**Colour:** CB Surfmist
PVC Downpipe	**Colour:** Follow Exterior Colour Scheme
Gutter	**Colour:** CB Surfmist

Note: Standard Colorbond steel fascia and gutters with 75mm PVC Downpipes

ROOFING

COLORBOND

Types of sheet:	Standard
Colour	CB Surfmist

ROOF SARKING

Not Included

EXTERNAL WALL MATERIAL

Residence 1

Scyon Matrix Cladding on Featured Box **Colour:** Taubmans – Viking Grey
Scyon Linea Panel Rebated 100mm to stud wall **Colour:** Taubmans – Viking Grey
Scyon Matrix Cladding on 350x100mm blade wall **Colour:** Taubmans – Viking Grey
Scyon Matrix Cladding to Canopy **Colour:** Taubmans – Viking Grey
600mm Galvanised wide sun shade canopy **Colour:** Taubmans – Salinger

Residence 2

Scyon Matrix Cladding on Featured Box **Colour:** Taubmans – Viking Grey
Scyon Linea Panel Rebated 100mm to stud wall **Colour:** Taubmans – Viking Grey
Scyon Matrix Cladding on 350x100mm blade wall **Colour:** Taubmans – Viking Grey
Scyon Matrix Cladding to Canopy **Colour:** Taubmans – Viking Grey

Residence 3

Scyon Matrix Cladding on Featured Box **Colour:** Taubmans – Viking Grey
Scyon Linea Panel Rebated 100mm to stud wall **Colour:** Taubmans – Viking Grey
Scyon Matrix Cladding on 350x100mm blade wall **Colour:** Taubmans – Viking Grey
Scyon Matrix Cladding to Canopy **Colour:** Taubmans – Viking Grey

Residence 4

Scyon Matrix Cladding on Featured Box **Colour:** Taubmans – Viking Grey
Scyon Linea Panel Rebated 100mm to stud wall **Colour:** Taubmans – Viking Grey
Scyon Matrix Cladding on 350x100mm blade wall **Colour:** Taubmans – Viking Grey
Scyon Matrix Cladding to Canopy **Colour:** Taubmans – Viking Grey
600mm Galvanised wide sun shade canopy **Colour:** Taubmans – Salinger

RENDER

Residence 1

Colour: Taubmans Salinger **Location:** Front Façade Ground Floor, refer to plan and elevations.
Colour: Taubmans Salinger **Location:** Front Façade Upper Floor, refer to plan and elevations.
Colour: Taubmans Salinger **Location:** Sides & Rear, refer to plan and elevations.

Residence 2

Colour: Taubmans Salinger **Location:** Front Façade Ground Floor, refer to plan and elevations.
Colour: Taubmans Salinger **Location:** Front Façade Upper Floor, refer to plan and elevations.
Colour: Taubmans Salinger **Location:** Sides & Rear, refer to plan and elevations.

Residence 3

Colour: Taubmans Salinger **Location:** Front Façade Ground Floor, refer to plan and elevations.
Colour: Taubmans Salinger **Location:** Front Façade Upper Floor, refer to plan and elevations.
Colour: Taubmans Salinger **Location:** Sides & Rear, refer to plan and elevations.

Residence 4

Colour: Taubmans Salinger **Location:** Front Façade Ground Floor, refer to plan and elevations.
Colour: Taubmans Salinger **Location:** Front Façade Upper Floor, refer to plan and elevations.
Colour: Taubmans Salinger **Location:** Sides & Rear, refer to plan and elevations.

ELECTRICAL WORK

Solar Power Not Included

Heat Lights Provide 3 in 1, two heat lamp **Location:** Main Bathroom and Ensuite

Exhaust Fan Provide 1 ducted exhaust fan **Location:** WC

Downlights: Provide Eco LED white downlights, in warm white. **Location:** Refer to electrical plan for layout.

Light outlet/s: **Batten** Fixing Light with bulbs **Location:** Refer to electrical plan for layout.

Provision Only 3x Pendent Lights (client to provide pendent light) **Location:** Refer to electrical plan for layout in the Living Room corner for each dwelling.

Two way switches **Location:** Refer to plans if applicable

GPO & Light switches Type Name: Iconic Vivid White

Power Point- internal
NOTE: All houses have one (1) power point to fridge space
Standard-location: 3 bedroom home - power points package, see electrical drawing for location

Power Point- External
Location: Refer to Plans

Phone line
Quantity (1) One **Location:** Refer to electrical plan

Television point
Quantity (2) Two **Location:** Refer to electrical plan

Smoke Alarm
Quantity (2) Two **Location:** Refer to plans

Data Point
Quantity (1) One **Location:** Lounge, refer to plans

Note: Allowance of 10Lm of underground power mains. A generous allowance of Double Power Outlets. Using standard range of Clipsal 2000 Accessories, Smoke Alarms as required. One Phone point. Two TV Points. 2 Sensor Alarm System. (as per sales estimate sheet)

Electricity - The main supplier for this will be AGL. Should you wish to change your supplier, you may do so after you have taken possession of your home (hand over)

Client's Signature_____ Date_____

INSULATION

Type(Urban):R2.0 wall batts included to external walls to all living areas excl garage
Type(Urban):R4.0 ceiling batts included to the ceiling of all living areas excl carport/garage

INTERNAL WALLS & CEILING FEATURES

Skirting	Profile: Corinthian - Dressed All Round PMDAR 67 x 18 mm primed MDF
Architraves	Profile: Corinthian - Dressed All Round PMDAR 67 x 18 mm primed MDF
Window Architraves	Profile: Corinthian - Dressed All Round PMDAR 67 x 18 mm primed MDF
Cornice	Profile: 90mm Cove
Wall	Type: 10mm Gypsum plasterboard
	Location: all internal walls excluding wet areas
	Type: 10mm Aquachek plasterboard
	Location: Bathrooms/ensuites wall
	Type: 10mm Aquachek plasterboard behind taps
	Location: Laundry/kitchen/Power Room/Water Closet
Ceilings	Profile: 10mm plasterboard (superceil or equivalent)

GARAGE/CARPORT

Type Carport
Doors Single **Remote Control** Yes - Automatic operation **(URBAN STANDARD)**
Profile Panel Lift Flatline Textured Door (as per sales sheet)
Colour: CB Surfmist

DOORS

EXTERNAL DOORS

Front Door

Make & Model: Corinthian PMAD101 Glass: Translucent Code: PMAD1018202340T
Colour: CB Surfmist **Finish:** Semi-Gloss
Door Height: 2340mm High

EXTERNAL DOORS FRAMES

Location Front Entrance Type Painted Timber
Colour – CB Surfmist

Other External Sliding Doors

Provide flyscreen to all sliding doors
Make & Model: Glass sliding door Colour – White Frame with Black Mesh Flyscreen

Garage External Doors

Carport / Garage Door Tempered Hardboard Door Primed Code: THB7202340
Door Height: 2340mm High
External Facing Colour: Taubmans Salinger **Finish:** Semi-Gloss
Internal Facing Colour: Dulux Tranquil Retreat **Finish:** Semi-Gloss

INTERNAL DOORS

Make & Model: Standard Flush Panel Redicote Internal Door
Door Height: 2340mm High
Colour: Dulux Tranquil Retreat **Finish:** Semi-Gloss

DOOR FURNITURE

Front Door Furniture

Make & Model: Pros Tristan Lever Entrance Set **Code:** 1440PROTRISC
Make & Model: Pros Dexton Deadbolt Round Double Cylinder SCK **Code:** 1450PRODEXSCK

Garage External Door Furniture

Make & Model: Pros Tristan Lever Entrance Set **Code:** 1440PROTRISC
Make & Model: Pros Dexton Deadbolt Round Double Cylinder SCK **Code:** 1450PRODEXSCK

Garage Internal Door Furniture

Make & Model: Pros Tristan Lever Passage Set in S/C **Code:** 1400PROTRISC
Make & Model: Pros Dexton Deadbolt Round Single Cylinder SCK **Code:** 1445PRODEXSCK

NOTE: ALL EXTERNAL LOCKS ARE TO BE KEYED ALIKE

Internal Door Furniture

Make & Model: Pros Tristan Lever Passage Set in S/C Code: 1400PROTRISC
Make & Model: Pros Tristan Lever Privacy Set in S/C Code: 1410PROTRISC
Make & Model: CSD Privacy Schlage Round Privacy Sliding Cavity Door Code: 393SCS
Make & Model: CSD Passage Schlage Round Passage Sliding Cavity Door Code: 392SCS

Door Hinges

Make & Model: Gains Broad Butt Hinge 100x75x2.5mm S/C F/CAP Fixed Pin Code: GA1075FCFSC
Make & Model: Gains Broad Butt Hinge 100x75x2.5mm S/C F/CAP Loose Pin Code: GA1075FCLSC
Make & Model: Stainless Steel Lift Off Hinge 2.5mm Left Hand Code: DAX13211SSS01LH

Door Stops

Make & Model: Cushioned Door Stops 453WH 75mm White Code: DS75WH

Door Seal

Make & Model: Raven RP4 Door Seal 926mm Mill Finish Storm Seal Code: R4MT

CUPBOARDS & JOINERY

Main Bathroom

Bench Top
Supplier Laminex **Name** Polar White 205 **Finish** Diamond Gloss **Edge Type** Acrylic Edge

Cupboard Face and/or Drawers
Supplier Laminex **Name** Polar White 205 **Finish** Natural Finish

Handles
Make and Model: 100mm U Shaped Handle **Finish:** Brushed Nickel **Code:** 111.33100.412
Laid Cupboards Horizontal
Laid Drawers Horizontal

WC

Bench Top
Supplier Laminex **Name** Polar White 205 **Finish** Diamond Gloss **Edge Type** Acrylic Edge

Cupboard Face and/or Drawers
Supplier Laminex **Name** Polar White 205 **Finish** Natural Finish

Handles
Make and Model: 100mm U Shaped Handle **Finish:** Brushed Nickel **Code:** 111.33100.412
Laid Cupboards Horizontal
Laid Drawers Horizontal

Ensuite

Bench Top
Supplier Laminex **Name** Polar White 205 **Finish** Diamond Gloss **Edge Type** Acrylic Edge

Cupboard Face and/or Drawers
Supplier Laminex **Name** Polar White 205 **Finish** Natural Finish

Handles
Make and Model: 100mm U Shaped Handle **Finish:** Brushed Nickel **Code:** 111.33100.412
Laid Cupboards Horizontal
Laid Drawers Horizontal

Kitchen

Bench Top
Supplier Laminex **Name** Polar White 205 **Finish** Diamond Gloss **Edge Type** Acrylic Edge

Overhead Cupboard Faces
Supplier Laminex **Name** Polar White 205 **Finish** Natural Finish

Bottom Cupboard Face and/or Drawers
Supplier Laminex **Name** Polar White 205 **Finish** Natural Finish

Handles
Make and Model: 100mm U Shaped Handle **Finish:** Brushed Nickel **Code:** 111.33100.412
Laid Bottom Cupboards Horizontal
Laid Drawers Horizontal
Overhead Cupboards
Overhead Cupboards – Drop Down Finger Pull to remainder
Push Catches above slideout rangehood

Extended island to the breakfast bar - Refer Plans
Overhead Cupboards √ Yes
2700 ceiling height house - overheads to approximately 2400 high
Bulkhead Included as standard item
2700 ceiling height house – approx 300mm mdf bulkhead for paint finish with 90mm cove cornice
Overhead cupboard doors above the fridge Included as standard item
Soft Close to Drawers Yes (as pre sales estimate sheet)
Pot Drawer Location Under microwave space Refer to Floor Plan
Microwave Space Location Refer to Floor Plan
Refrigerator Space Location Refer to Floor Plan
Dishwasher Space Location Refer to floor plan
Bank of Drawers includes one (1) bank of four (4) drawers with one (1) PVC cutlery tray to top drawer only **Location** Refer to Floor Plan

Pantry

16mm White MR particle board carcass construction to all open shelf's pantry at 1500 high cabinets at 500 off floor.

Pantry Shelve Faces
Supplier Laminex **Name** Polar White 205 **Finish** Natural

Study

Bench Top
Supplier Laminex **Name** Polar White 205 **Finish** Diamond Gloss **Edge Type** Acrylic Edge

Passage Linen

Cupboard Face
Supplier Laminex **Name** Polar White 205 **Finish** Natural Finish

Handles
Push Catches to Doors

Laundry

Bench Top
Supplier Laminex **Name** Polar White 205 **Finish** Diamond Gloss **Edge Type** Acrylic Edge

Overhead Cupboard Faces
Supplier Laminex **Name** Polar White 205 **Finish** Natural Finish

Cupboard Face and/or Drawers
Supplier Laminex **Name** Polar White 205 **Finish** Natural Finish

Handles
Make and Model: 100mm U Shaped Handle **Finish:** Brushed Nickel **Code:** 111.33100.412
Laid Bottom Cupboards Horizontal
Laid Drawers Horizontal
Overhead Cupboards – Drop Down Finger Pull

TILING AREAS WALL AND FLOOR

Trim for bath to match wall tile colour

Main Bathroom & WC Upstairs

Floor
Tile Name Tech Lab Evo Simply Grey Natural **Code** NT17-4328FL
Size 300x600mm **Grout Colour** 112 Mid Grey Mapei Grout **Laid** (Line Up with Wall Tiles)
Bath Hob
Tile Name Tech Lab Evo Simply Grey Natural **Code** NT17-4328FL
Size 300x600mm **Grout Colour** 112 Mid Grey Mapei Grout **Laid** Vertical (Line Up with Floor Tiles)
Wall To Ceiling
Tile Name Tech Lab Evo Simply Grey Natural **Code** NT17-4328FL
Size 300x600mm **Grout Colour** 112 Mid Grey Mapei Grout **Laid** Vertical (Line Up with Floor Tiles)

W/C Ground Floor

Floor
Tile Name Castello Silver Fox **Code** NT17-4163FL
Size 300x600mm **Grout Colour** 111 Silver Grey Mapei Grout **Laid** Horizontal (Line Up with Wall Tiles)
Wall To Ceiling
Tile Name Café Cool Grey Matt **Code** NT18-1122WP
Size 100x300mm **Grout Colour** 111 Silver Grey Mapei Grout **Laid** Vertical Stack

Ensuite

Floor
Tile Name Tech Lab Evo Simply Grey Natural **Code** NT17-4328FL
Size 300x600mm **Grout Colour** 112 Mid Grey Mapei Grout **Laid** (Line Up with Wall Tiles)
Wall To Ceiling
Tile Name Tech Lab Evo Simply Grey Natural **Code** NT17-4328FL
Size 300x600mm **Grout Colour** 112 Mid Grey Mapei Grout **Laid** Vertical (Line Up with Floor Tiles)

Laundry

Floor
Tile Name Castello Silver Fox **Code** NT17-4163FL
Size 300x600mm **Grout Colour** 111 Silver Grey Mapei Grout **Laid** Horizontal (Line Up with Wall Tiles)
Wall
Tile Name Café Cool Grey Matt **Code** NT18-1122WP
Size 100x300mm **Grout Colour** 111 Silver Grey Mapei Grout **Laid** Vertical Stack
Behind Washing Machine Wall
Tile Name Café Cool Grey Matt **Code** NT18-1122WP
Size 100x300mm **Grout Colour** 111 Silver Grey Mapei Grout **Laid** Vertical Stack

Kitchen

Splash Back
Tile Name Café Cool Grey Matt **Code** NT18-1122WP
Size 100x300mm **Grout Colour** 111 Silver Grey Mapei Grout **Laid** Vertical Stack

Main Flooring - Entry, Passage, Under Staircase, Kitchen, Pantry, Living & Meals

Floor
Tile Name Castello Silver Fox **Code** NT17-4163FL
Size 300x600mm **Grout Colour** 111 Silver Grey Mapei Grout **Laid** Horizontal

External Floor Areas

Porch / Seals / Verandah (Alfresco)
Floor
Tile Name Castello Silver Fox **Code** NT17-4163FL
Size 300x600mm **Grout Colour** 111 Silver Grey Mapei Grout **Laid** Horizontal

SANITARY WARE & ACCESSORIES

Main Bathroom

Baths: Make & Model: Decina Como MKII 1520mm Bath in White Code: 530126
Overflow Kit: Make & Model: Decina Bath Overflow Kit & Pop Down Waste in Chrome Code: OWA002
Bath Tapware: Make & Model: Make & Model: Soprano Bath Mixer in Chrome Code: TW0006
Bath Outlet: Make & Model: Alder Tapware Vito Bath Spout Swivel in Chrome Code: 98807
Shower Tapware: Make & Model: Soprano Shower Mixer in Chrome Code: TW0006
Shower Head: Make & Model: Eco Dual Shower Elite Rain Round HS205 Set in Chrome (Dual Shower Head & Rail) Code: 98750
Vanity Basin: Make & Model: Semia Kyra Ceramic Square Basin 430 1TH Code: SBC-017 Qty: Two (x2)
Vanity Basin Pop Up Waste: Make & Model: Seima Unviersal Pop Up Waste Code: SVA-050 Qty: Two (x2)
Vanity Tapware: Make & Model: Soprano Basin Mixer Chrome Code: TW0001 Qty: Two (x2)
Toilet: Make & Mode: Seima Limni II ceramic wall faced 4.5/3L toilet suite classic seat both back & bottom entry White Code: STO-309-00
Cistern Connector: Make & Mode: Fit quick mini cistern Code: SD15SNC

Accessories:
Make & Model: Kore Toilet Roll Holder in Chrome Code: A1003
Make & Model: Kore Towel Ring in Chrome Code: A1004
Make & Model: Kore Double Towel Rail 900mm in Chrome Code: A1002

Shower Screen √ Pivot Door (Semi Frameless – Aqua Delux) √ Standard Height (1800mm High) ***Frame Colour*** Matt Silver √ Clear laminated screen (standard) (as per sales estimate sheet)

Mirror √ Frameless (Standard) 900mm high by the length of the vanity
Grate Make & Model: Floor Grate 80mm Chrome 71570 Square FLG7 Code: VFGS1

Water Closet

Vanity Basin: Make & Model: Semia Kyra Ceramic Square Basin 430 1TH Code: SBC-017
Vanity Basin Pop Up Waste: Make & Model: Seima Unviersal Pop Up Waste Code: SVA-050
Vanity Tapware: Make & Model: Soprano Basin Mixer Chrome Code: TW0001
Toilet: Make & Mode: Seima Limni II ceramic wall faced 4.5/3L toilet suite classic seat both back & bottom entry White Code: STO-309-00
Cistern Connector: Make & Mode: Fit quick mini cistern Code: SD15SNC

Accessories:
Make & Model: Kore Toilet Roll Holder Chrome Code: A1003
Make & Model: Kore Towel Ring Chrome Code: A1004

Mirror √ Frameless (Standard) 900mm high by the length of the vanity
Grate Make & Model: Floor Grate 80mm Chrome 71570 Square FLG7 Code: VFGS1

Ensuite

Shower Tapware: Make & Model: Soprano Shower Mixer in Chrome Code: TW0006
Shower Head: Make & Model: Eco Dual Shower Elite Rain Round HS205 Set in Chrome (Dual Shower Head & Rail) Code: 98750
Vanity Basin: Make & Model: Semia Kyra Ceramic Square Basin 430 1TH Code: SBC-017 Qty: Two (x2)
Vanity Basin Pop Up Waste: Make & Model: Seima Unviersal Pop Up Waste Code: SVA-050 Qty: Two (x2)
Vanity Tapware: Make & Model: Soprano Basin Mixer Chrome Code: TW0001 Qty: Two (x2)
Toilet: Make & Mode: Seima Limni II ceramic wall faced 4.5/3L toilet suite classic seat both back & bottom entry White Code: STO-309-00
Cistern Connector: Make & Mode: Fit quick mini cistern Code: SD15SNC

Accessories:
Make & Model: Kore Toilet Roll Holder Chrome Code: A1003
Make & Model: Kore Towel Ring Chrome Code: A1004
Make & Model: Kore Robe Hook Chrome Code: A1006 Qty: Two (x2)

Shower Screen √ Pivot Door (Semi Frameless – Aqua Delux) √ Standard Height (1800mm High) ***Frame Colour*** Matt Silver √ Clear laminated screen (standard) (as per sales estimate sheet)

Mirror √ Frameless (Standard) 900mm high by the length of the vanity
Grate Make & Model: Floor Grate 80mm Chrome 71570 Square FLG7 Code: VFGS1

Laundry

Trough Make & Model: Seima Acero 45L Trough Inset 2xHoles W/Overflow S/S Code: SKS-45LO
Tap wear Make & Model: Soprano Kitchen Mixer Chrome Code: TW0008
Washing Machine Tap Make & Model: Mini Wash/Dish Mach Stops ¼ turn Code: LQDC
Grate Make & Model: Floor Grate 80mm Chrome 71570 Square FLG7 Code: VFGS1

Kitchen

Sink Make & Model: Caroma Polar Double Bowl S/Steel Sink 1TH 790x470x200mm Overmount Code: PPL20B.1
Tap wear Make & Model: Soprano Kitchen Mixer Chrome Code: TW0008
Dishwasher Tap Make & Model: Mini Wash/Dish Mach Stops ¼ turn Code: LQDC

KITCHEN APPLIANCES

Oven: √Electric
Supplier SMEG Model: 60cm electric oven S/Steel finish Code: SFA562X2
Cooktop √Natural Gas
Supplier SMEG Model: 60cm gas cooktop S/Steel finish Code: CIR66XS3
Rangehood
Supplier SMEG Model: 60cm canopy S/Steel finish Code: SAH461SS
Rangehood venting: Ceiling Space (standard)
Dishwasher SMEG 60cm Dishwasher Code: DWA6214S2

HOT WATER SYSTEM

Hot Water System Type Rinnai B26 Natural Gas Preset 50 Code: B26N50

ROBES & LINEN CUPBOARD

Walk In Robe
Location: Bedroom 1 to RESIDENCE 1 ONLY
Please Note: Hanging rail with one shelf

Built in Sliding Robe to Bedroom 1, 2 & 3 TO RESIDENCE 2, 3 & 4
Inset: Built-in Frame **Colour:** Matt Silver
Door Faces: 2x Mirror Doors
Please Note: Hanging rail with one shelf

PAINT SELECTION SCHEDULE

Paint System

Internal Walls Two (2) paint coat system
Internal Ceiling Two (2) paint coat system

External Colours

Note: The Standard Urban range is 2 colours, inclusive of 1 colour to the eaves, and 1 colour to the external doors, downpipes and posts.

Exterior	Colour	Finish (Matte, Low Sheen, Semi-Gloss, Gloss)
Render Elevations	Refer to Plans – Taubmans Salinger	Matte
Nib Wall on Boundary for Mounting Meterboxes	Taubmans Salinger	Matte
Front Door Front Door Frame	CB Surfmist	Semi - Gloss
External Garage Door Door Frame	External Face – Taubmans Salinger Internal Face – Dulux Tranquil Retreat	Semi - Gloss
Eaves/Lining	Dulux - Natural White	Matte
Meter Box and Gas Box	Taubmans Salinger	Matte
Downpipes	Refer to Plans – Follow wall Colour Taubmans Salinger	Matte
Posts	Refer to Plans - Taubmans Salinger	Matte

Internal Colours

Note: The Standard Urban range is 3 colours, inclusive of 1 colour to the ceiling and cornices, 1 colour to the walls, and 1 colour to the trim and doors.
Upstairs – Dulux Tranquil Retreat inc Ceilings
Downstairs – Dulux Natural White inc Ceilings

Interior	Product	Colour	Finish (Matte, Semi Gloss, Gloss)
Ceiling	Ceilings	Dulux – Natural White	Flat
Cornices	Cornices	Dulux – Natural White	Flat
Walls	Walls	Dulux – Tranquil Retreat	Matte
Trim	Architraves	Dulux – Tranquil Retreat	Semi-Gloss
	Skirting	Dulux – Tranquil Retreat	Semi-Gloss
Doors	Internal	Dulux – Tranquil Retreat	Semi-Gloss

Note: Colours must be selected only from the range available. Robe and large cupboard interiors to match room walls. Paint used on this construction will be in accordance to manufacturer specifications (if applicable).

FLOOR COVERINGS

Bedrooms 1, 2, 3, Staircase, WIR & Upstairs Hallway

Carpet Type Name Redebook Carpet Skyway **Colour:** 95 Grey Sky Carpet with 8mm underlay

Entry, Passage, Kitchen, dining, Living

Laminate Type 12mm Longboard Grey Oak with 3mm Underlay

OPTIONAL EXTRA'S

TV Ariel Supply and install 1x TV aerial as per sales estimate sheet

Clothesline Provide Austral Standard 28.5m fold down clothesline with Austral 2.4m fold down clothesline accessory ground mount kit Colour: CB Surfmist

Fencing Provide imported colorbond type post and rails fencing up to 1.8m high no plinth under between houses. **Colour:** CB Surfmist

Gate Provide colorbond single gate 1800mm high x 900mm wide **Colour:** CB Surfmist

Rainwater Tank By Builder – Variation 2 – Item 3 **Colour:** CB Surfmist

NBN Provision Basic Provision

Curtains/Blinds By Owner

Landscape By Owner

Alarm System Provide 2 Sensor Alarm System As per sales estimate sheet

Air Conditioner Provide Samsung F-AC090 Single phase ducted system 9kw Cooling / 10kw Heating 8kw zone ducted inverter air conditioning package, controller position as shown on plan as per sales estimate sheet & Variation 2 – Item 1

Letterbox Provide Elite Letterboxes Vermont Pillar Letterbox Code: 3210285 Colour: Charcoal

CONCRETE AREA

Note: Cracking of external concrete is common. The builder will accept no liability

Location: Base of rainwater tank (as per plan). (As per sales estimate sheet)
Colour of concrete: Plain Grey N20 **Colour:** Plain Grey

Location: Driveway and Perimeter Paths (As per Plan) **Note:**
Concrete: Standard **Colour** Grey

Coloured concrete driveways require sealing to ensure the colour does not fade. It will be required to be re-sealed every 6-12 months to maintain colour. **Caution:** The use of sealer may make the driveway slippery when wet.

PAVING AREA

Not Included

Disclaimer: If any item or selection from the sanitary ware, appliances and air conditioners are unavailable or for construction constraints, may be exchanged by the developer for an item of similar brand, aesthetics and model.

BRUSE
REAL ESTATE

3 Generations of
Success in Real Estate

357 Greenhill Road
Toorak Gardens
South Australia 5065

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.

PLEASE NOTE:
It is crucial you provide all details to ensure we have the correct information to provide to Vendors.

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

Licenced Real Estate
Agents & Auctioneers
RLA 181689
ABN 34 122 770 068

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.