



WALKERVILLE

14 Dyson Road



Bevan Bruse
bevan.bruse@bruse.com.au
0419 809 852



Theon Bruse
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0419 816 470

357 Greenhill Road
Toorak Gardens SA 5065
RLA 181689



14 Dyson Road WALKERVILLE

Now under construction completion April 2021. Buy now with a long settlement to give you time to sell your home & move in to this new home.

BUILT BY KUDO HOMES (BILLY DIAMANTIS) TO A VERY HIGH STANDARD.

THIS MARVELLOUS HOME WILL SUIT MANY BUYERS FROM ALL WALKS OF LIFE. 4 BEDROOMS, GENEROUS LIVING AREAS ON THE LOWER LEVEL AND ALSO A LARGE RETREAT AREA ON THE UPPER LEVEL DOUBLE LOCK UP GARAGE, WONDERFUL OUTDOOR LIVING AREA. A DESIGNER STYLE HOME WITH QUALITY FIXTURES AND FITTINGS. SET IN AN AMAZING LOCATION CLOSE TO EVERY CONVENIENCE OF THE WALKERVILLE DISTRICT, EXCELLENT SCHOOLING, EXCELLENT SHOPPING. IT JUST IS A GREAT SPOT TO LIVE. IT WILL BE A GREAT HOME TO LIVE IN AND ENJOY A WONDERFUL LIFE FOR MANY YEARS TO COME.

The home itself is setup as an entrance hallway that leads to the master bedroom with a large walk in robe and a generous ensuite facility, this room being on the lower level will be very attractive to many buyers.

The large living room on the lower includes the stunning kitchen with a large Butler's Pantry room. The living room is excellent in size and opens out to a courtyard on one side and the alfresco living on the opposite side giving a very excellent flow for family living for lifestyle 2021 and onwards. THIS REALLY IS A SPECTACULAR ROOM THAT BUYERS WILL ABSOLUTELY LOVE.

The upper level of the home includes 3 very good size bedrooms all with built in robes, an excellent main bathroom, the upper level retreat area is generous in size some 3.5m by 4.6m which gives a brilliant room as a second living area for families or for buyers who just want a home with some excellent space to enjoy.

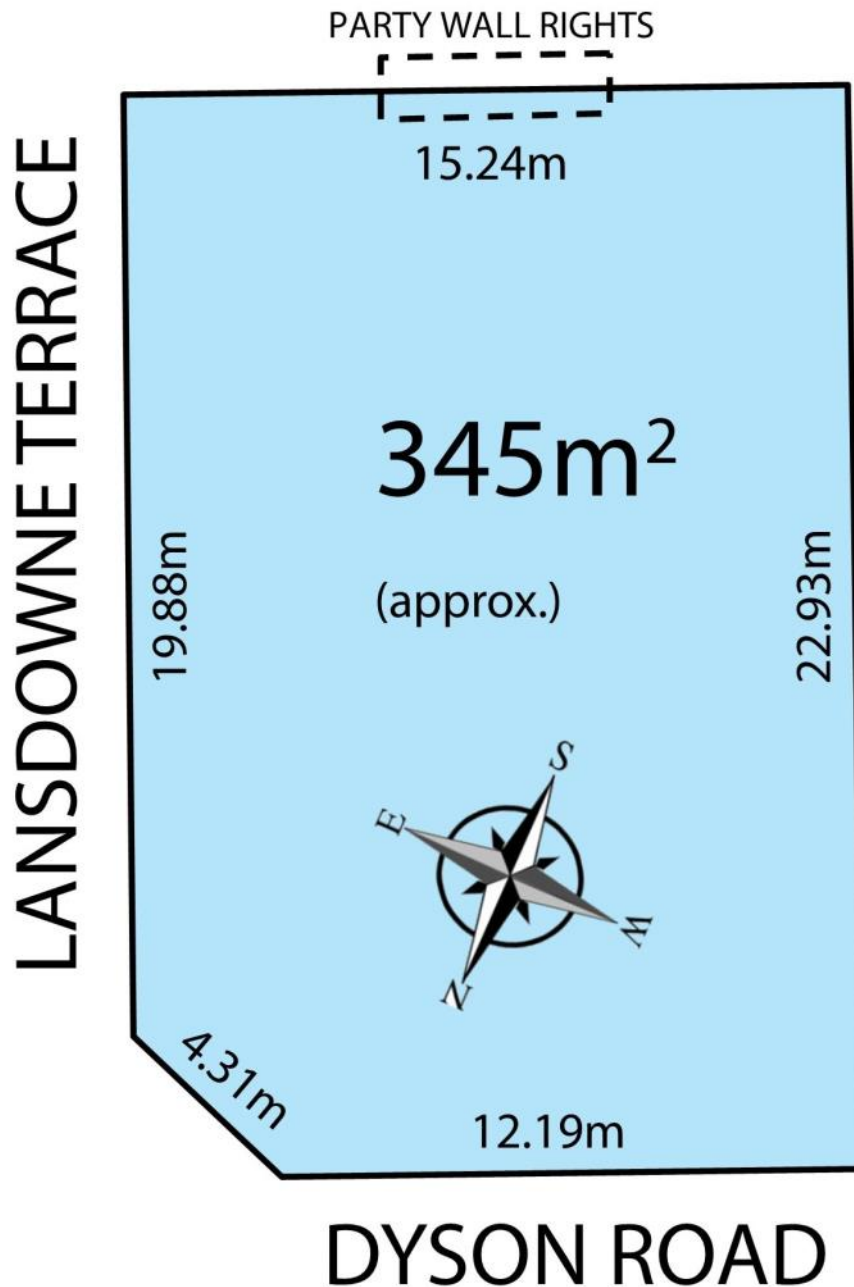
This home is being built to suit buyers from all walks of life and is of some 300m² of living which is a generous home for a great lifestyle.

The home has the features that are desired by many buyers.

Do not miss the brilliant opportunity in a prime location.

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.



AREAS	
LOWER LIVING	141 m ²
UPPER LIVING	95 m ²
GARAGE	44 m ²
PORCH	7 m ²
ALFRESCO	18 m ²
TOTAL	300 m ²
SITE AREA	345 m ²

Price \$1,500,000 - \$1,600,000

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BUILDER : KUDO CONSTRUCTIONS PTY LTD

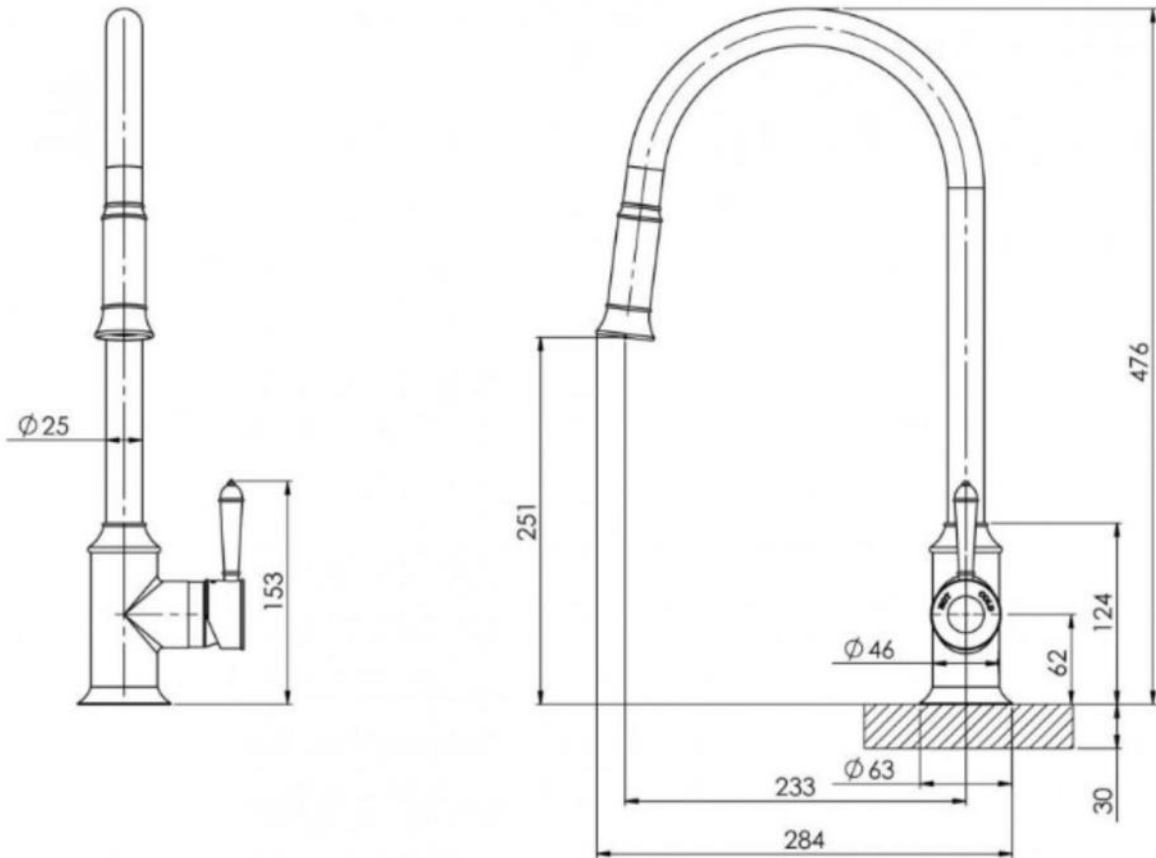
**JOB ADDRESS : RESIDENCE 1, 14 DYSON ROAD,
WALKERVILLE, SA**

PRODUCT SPECIFICATIONS



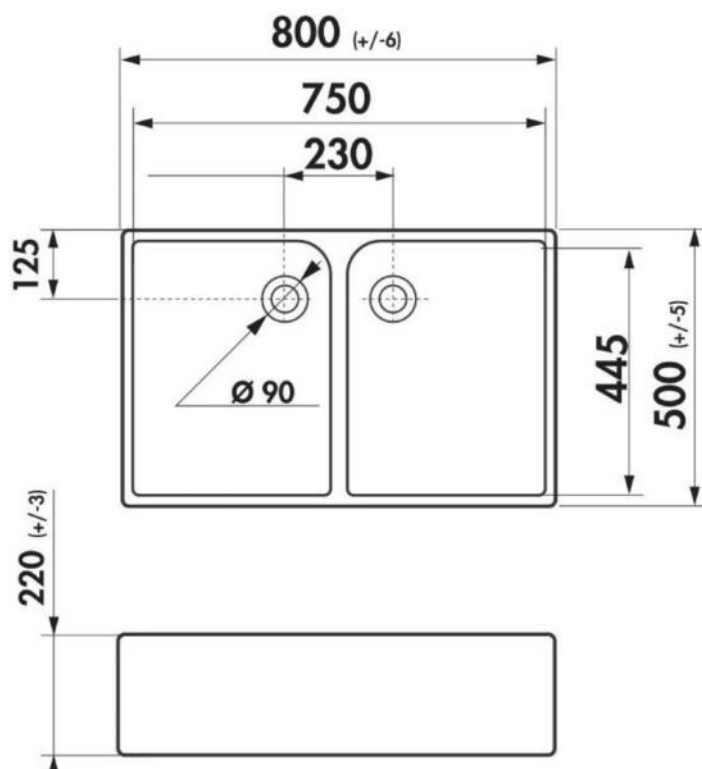
KITCHEN

**PHOENIX
NOSTALGIA PULL OUT SINK MIXER 4 STAR - 6.5LT/MIN CHR - NS710 CHR**



PRODUCT SPECIFICATIONS

KITCHEN

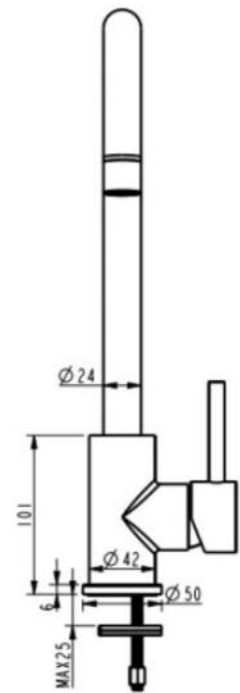
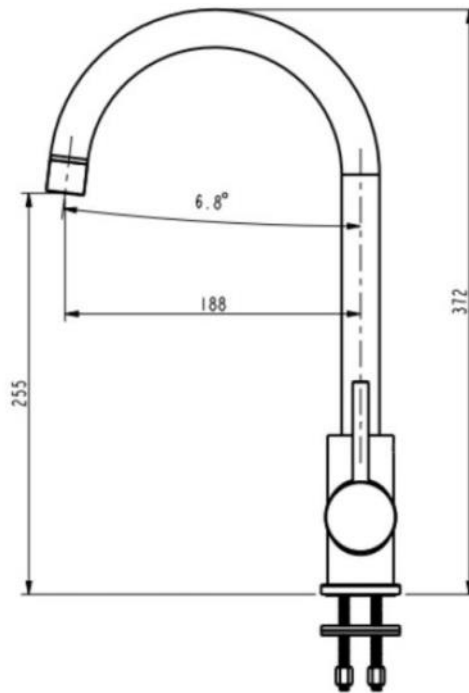


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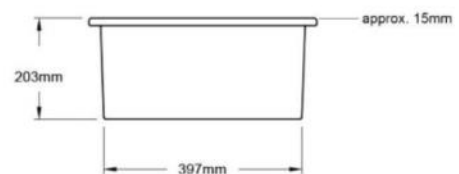
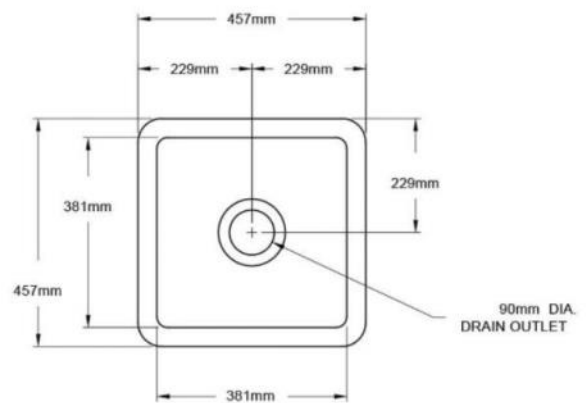


BUTLERS PANTRY

ELYSIAN KITCHEN MIXER – CHROME - 11541



CUISINE 46 X 46 INSET / UNDERMOUNT FINE FIRECLAY SINK - CU46FS



PRODUCT SPECIFICATIONS



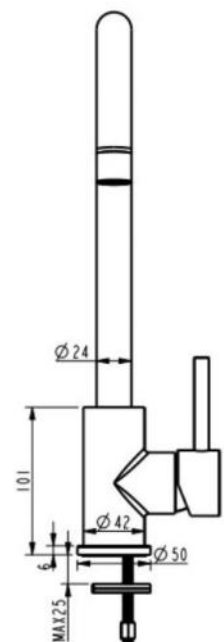
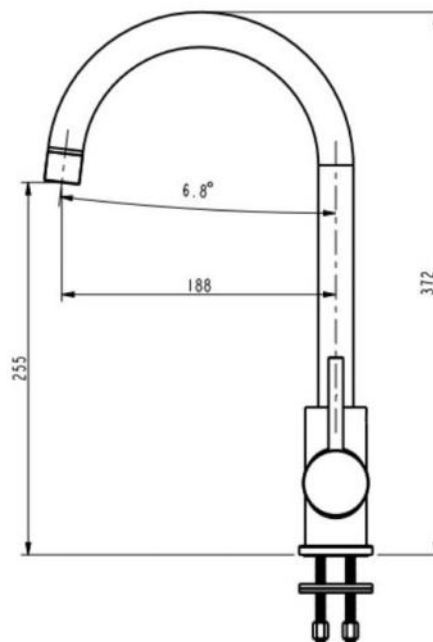
ALFRESCO

SEIMA
ACERO 203 SINK 1B - 191606



190 mm deep

ABI
ELYSIAN KITCHEN MIXER - BRUSHED NICKEL - 10258



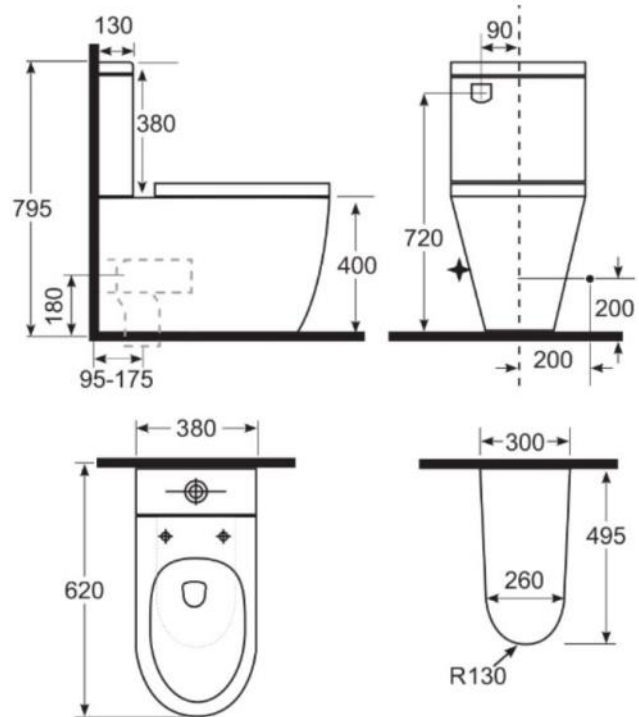
PRODUCT SPECIFICATIONS



POWDER ROOM

ARGENT

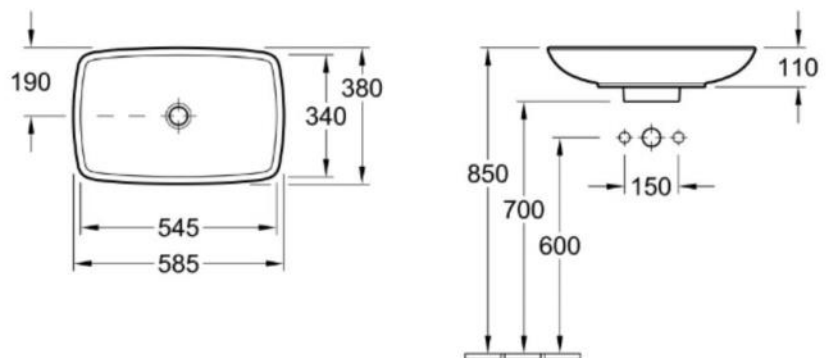
GRACE HYGIENICFLUSH BTW TOILET SUITE S&P TRAP UNIVERSAL ENTRY - 807601S4UB



VILLEROY & BOCH

LOOP 585 RECTANGULAR VESSEL BASIN NO TAP HOLE – 51540001

MATCH PRICE USE CONTINUOUS FLOW WASTE

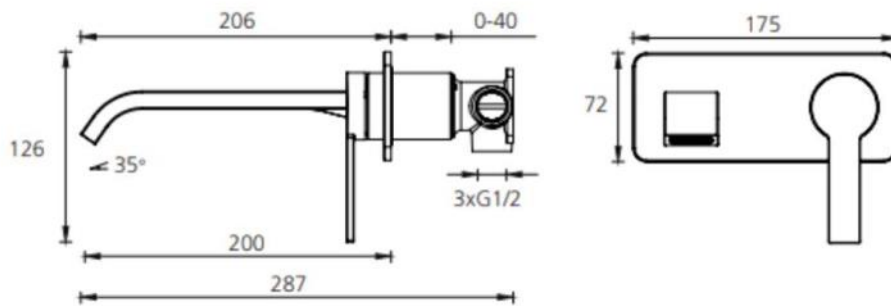
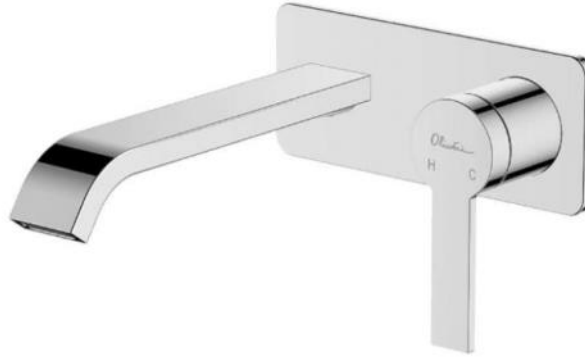


PRODUCT SPECIFICATIONS

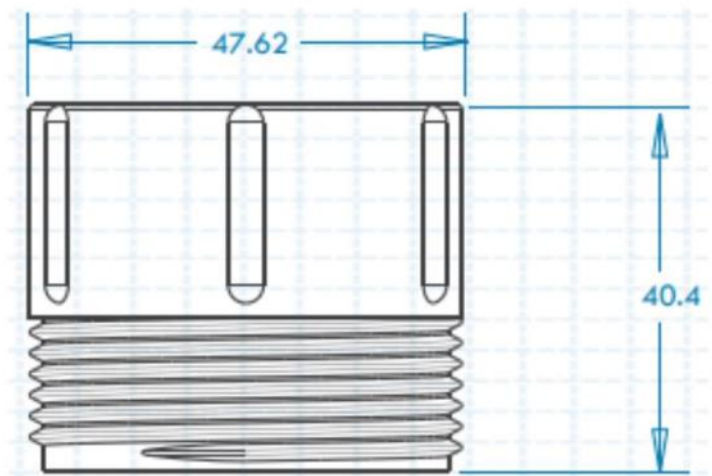


POWDER ROOM

OLIVERI BARCELONA WALL MIXER SET CR - BA122500CR



PLASTEC TRAP ADAPTOR 32 X 40MM - 11795

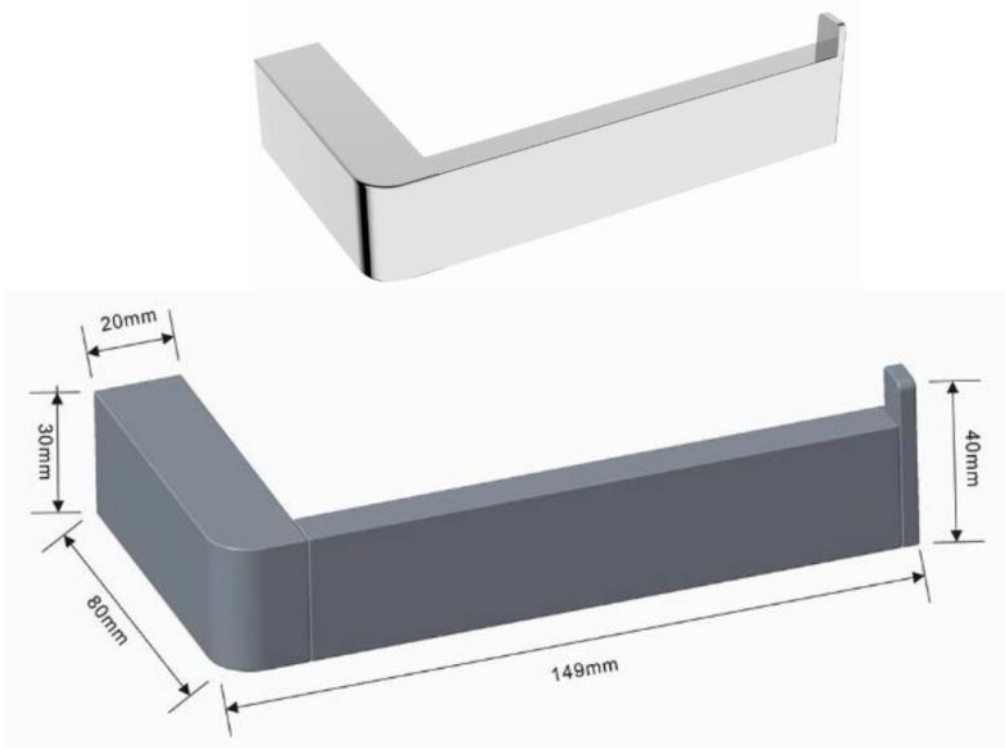


PRODUCT SPECIFICATIONS

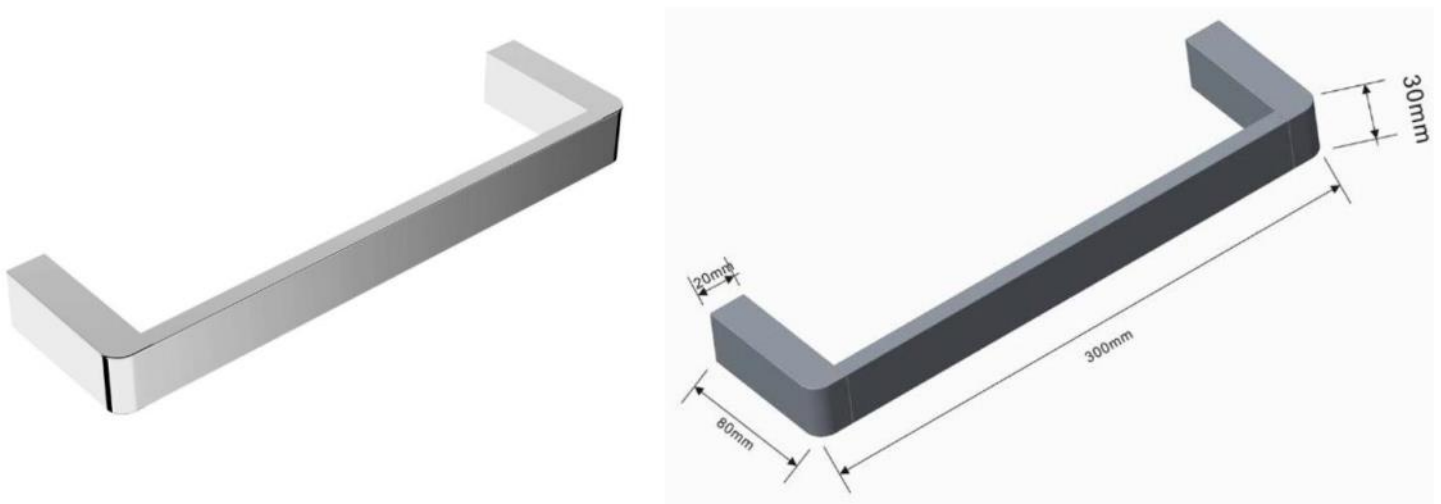


POWDER ROOM

ARGENT MONDRIAN NEU TOILET ROLL HOLDER RH - AR93686R



ARGENT MONDRIAN NEU 300 HAND TOWEL RAIL - AR93612

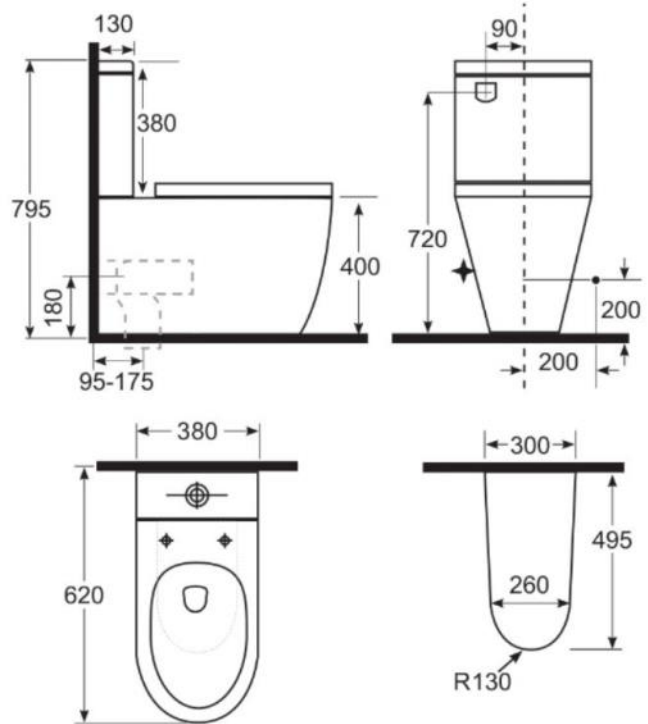


PRODUCT SPECIFICATIONS

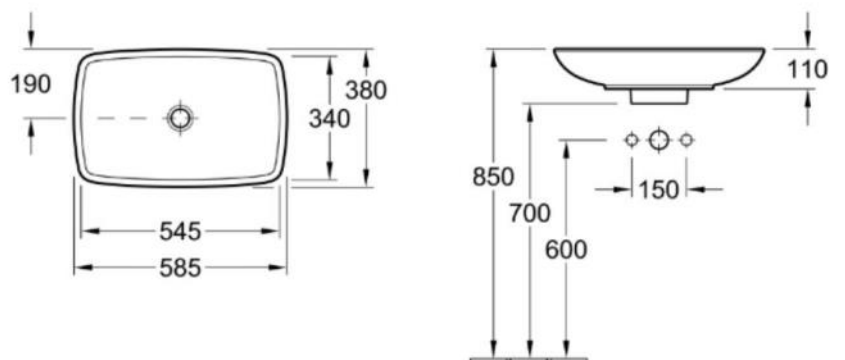


ENSUITE

ARGENT GRACE HYGIENICFLUSH BTW TOILET SUITE S&P TRAP UNIVERSAL ENTRY - 807601S4UB



VILLEROY & BOCH LOOP 585 RECTANGULAR VESSEL BASIN NO TAP HOLE – 51540001



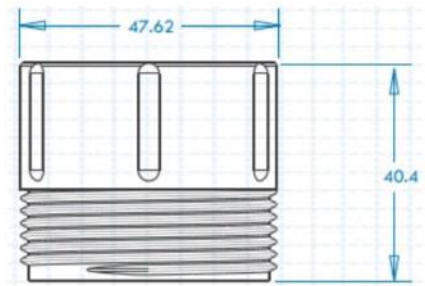
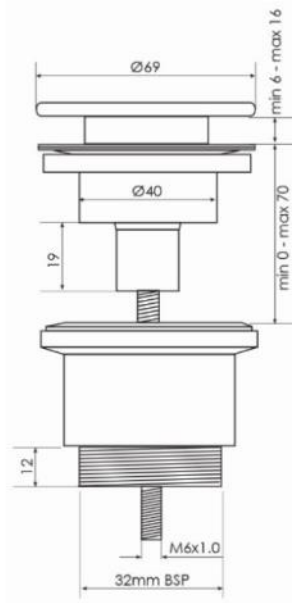
PRODUCT SPECIFICATIONS



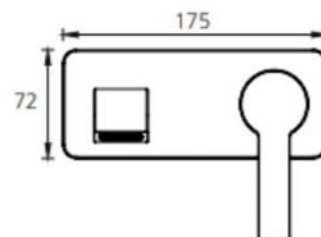
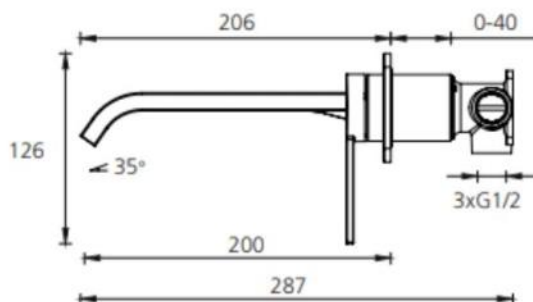
ENSUITE

ARGENT
POP UP WASTE 40 - K316-DWC

PLASTEC
TRAP ADAPTOR 32 X 40MM - 11795



OLIVERI
BARCELONA WALL MIXER SET CR - BA122500CR

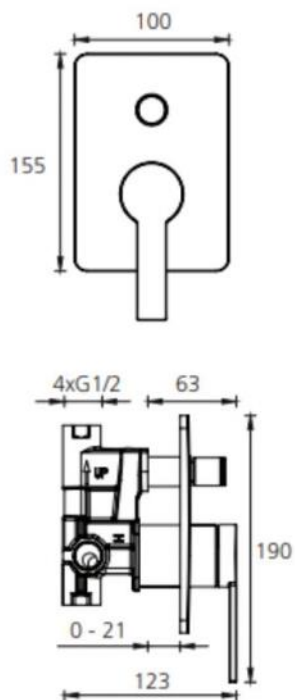


PRODUCT SPECIFICATIONS



ENSUITE

OLIVERI BARCELONA DIV MIXER CHROME - BA121500CR



FIENZA ISABELLA RAIL SHOWER - 444105



PRODUCT SPECIFICATIONS



ENSUITE

FIENZA ROUND 600MM CEILING DROPPER - 422101D



Model: 422101D

Dimension: 600mm (Length)

Colours: Chrome

Material: Stainless Steel Construction 304

Features: Ceiling dropper for rain shower heads. Flange included. Female 1/2 BSP thread.

FIENZA SLICE ROUND SHOWERHEAD 400MM - 411126



FEATURES

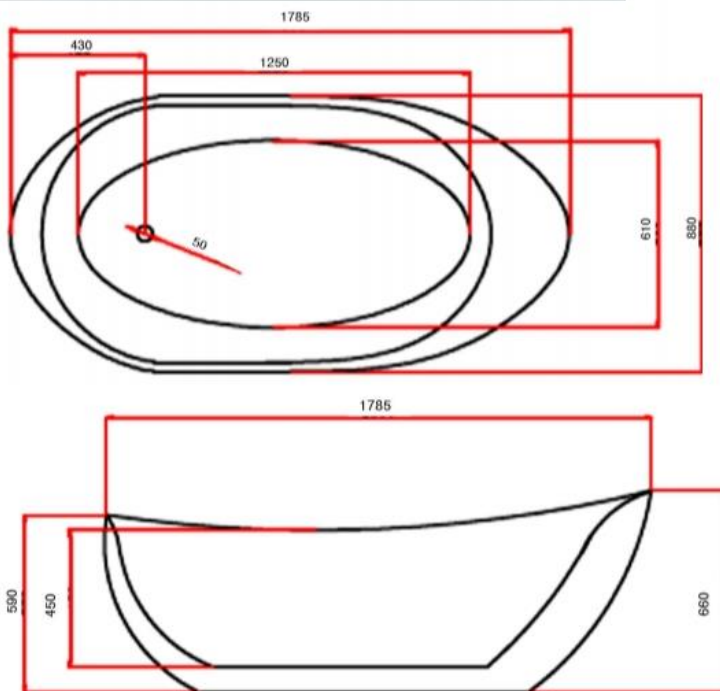
- ★ Super thin
- ★ 304 stainless steel construction
- ★ Polished mirror finish
- ★ Brass swivel joint
- ★ WELS 3 Star Rated
- ★ 9 Litres/minute
- ★ Female 1/2 BSP inlet
- ★ 2mm thick

400 x 400 mm, 2 mm thick

LUXE BATHROOMS

Palmcove

1.8 Freestanding Bath



FLEXI HOSE INCLUDED IS FOR **FACTORY WATER TESTING ONLY**. THIS IS NOT TO BE INSTALLED. AUS. STANDARD HOSE MUST BE SOURCED THROUGH PREFERRED PLUMBING SUPPLIER.

PLEASE NOTE there is minimal clearance in the cavity beneath Luxe baths. We recommend additional clearance within the flooring to allow for hose accessibility. Please discuss your options with a licensed professional prior to purchase.

SPECIFICATIONS

Code	BT82481.7
Size	1785x890x660mm
Material	Acrylic
Waste	40mm

WARRANTY

1 year parts & labour
5 year structural
*Further details available upon request

VARIATIONS

Please note all designs and sizes should be used as a guide and are subject to variation.

** This bathtub is constructed from 100% Sanitary Grade Lucite Acrylic supported by a 5 layered fibreglass shroud over a steel reinforced frame with adjustable feet.*

PRODUCT SPECIFICATIONS

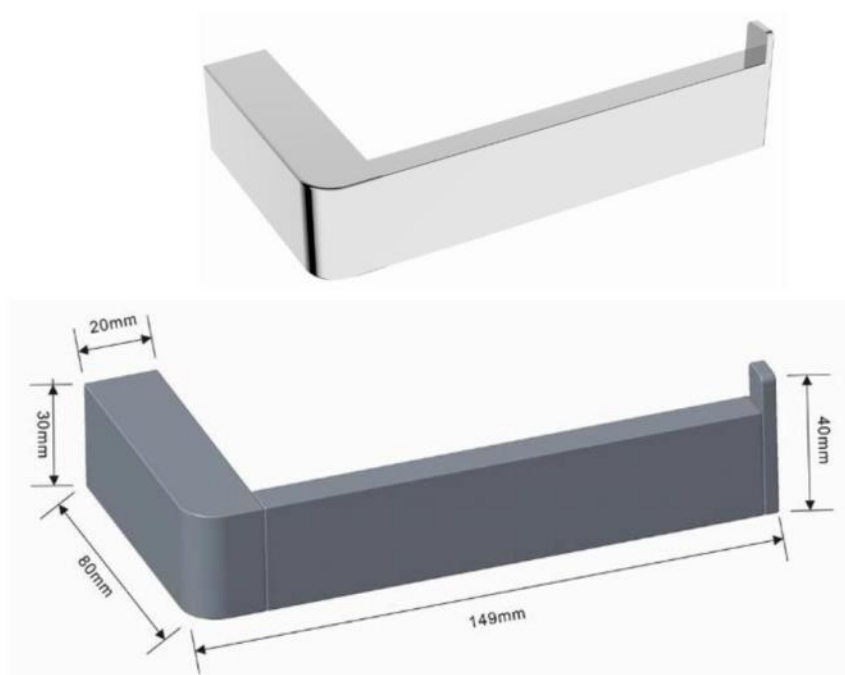


ENSUITE

ARGENT MONDRIAN NEU 800 DOUBLE TOWEL RAIL - AR93632D



ARGENT MONDRIAN NEU TOILET ROLL HOLDER RH - AR93686R

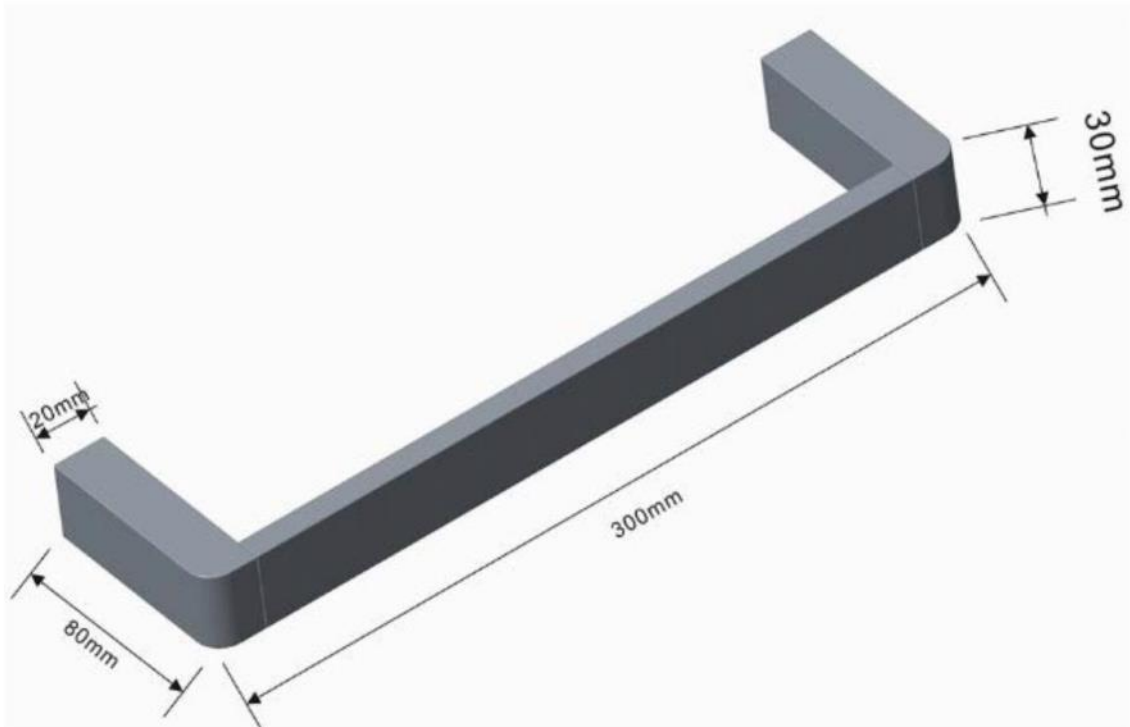
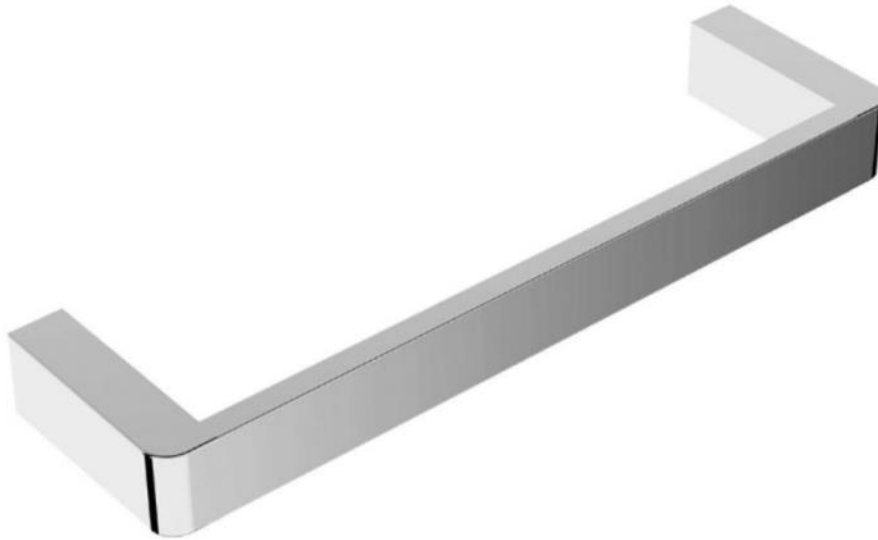


PRODUCT SPECIFICATIONS



ENSUITE

ARGENT
MONDRIAN NEU 300 HAND TOWEL RAIL - AR93612



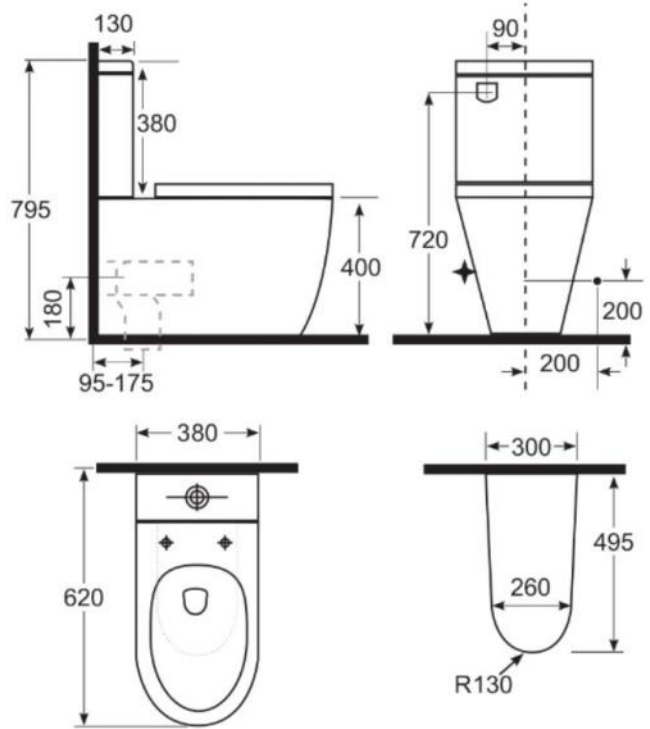
PRODUCT SPECIFICATIONS



BATHROOM

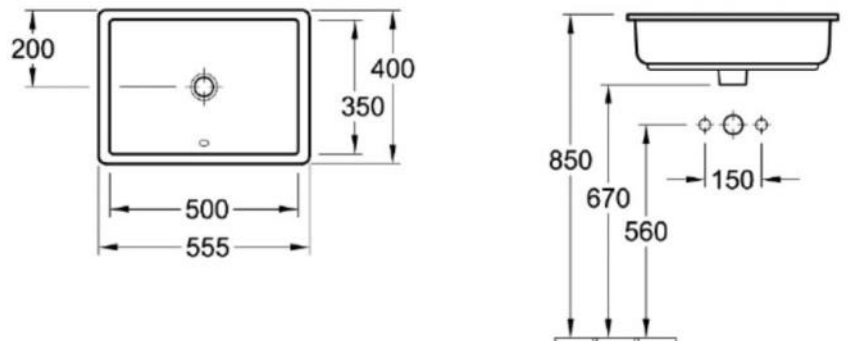
ARGENT

GRACE HYGIENICFLUSH BTW TOILET SUITE S&P TRAP UNIVERSAL ENTRY - 807601S4UB



VILLEROY & BOCH

ARCHITECTURA 500 RECT UC BASIN NTH - 41525001



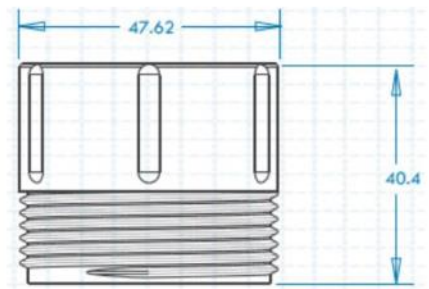
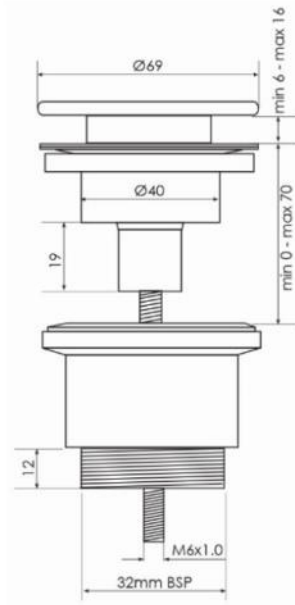
PRODUCT SPECIFICATIONS



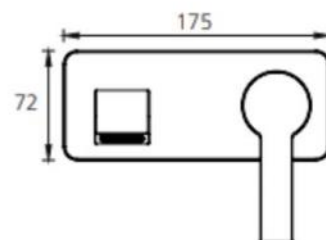
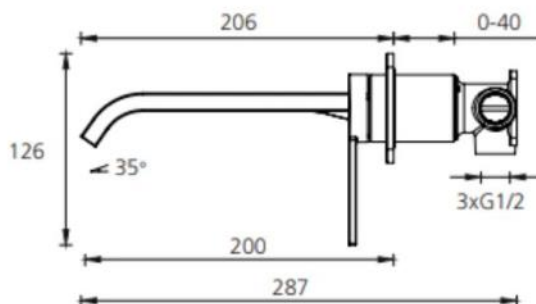
BATHROOM

ARGENT
POP UP WASTE 40 - K316-DWC

PLASTEC
TRAP ADAPTOR 32 X 40MM - 11795



OLIVERI
BARCELONA WALL MIXER SET CR - BA122500CR



PRODUCT SPECIFICATIONS

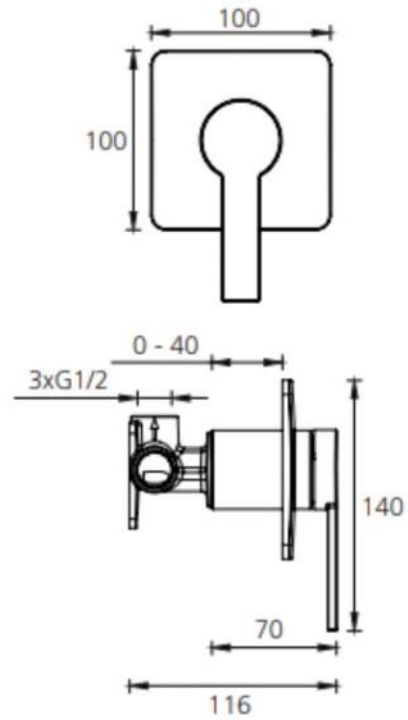


BATHROOM

OLIVERI
BARCELONA WALL MIXER CHROME - BA120500CR

QTY: 2

1X BATH, 1X SHOWER



FIENZA
ISABELLA RAIL SHOWER - 444105



NOTE: BATH AND WASTE SUPPLIED BY CLIENT

PRODUCT SPECIFICATIONS

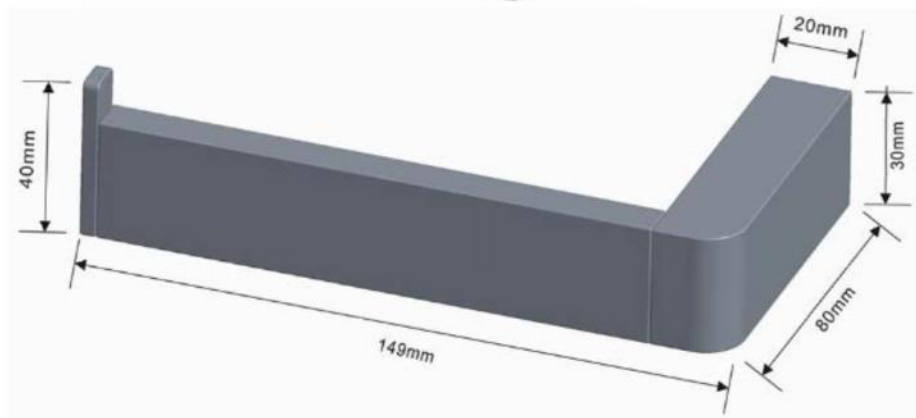


BATHROOM

ARGENT VUE FS BATH SPOUT – 231337



ARGENT MONDRIAN NEU TOILET ROLL HOLDER LEFT HAND FACED - AR93686L

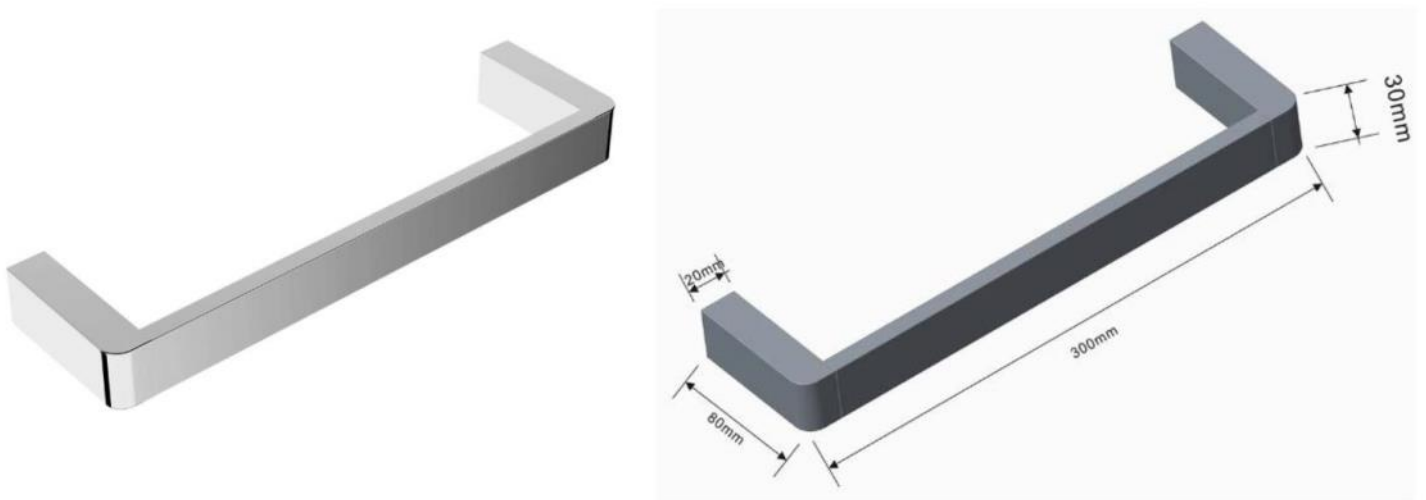


PRODUCT SPECIFICATIONS



BATHROOM

ARGENT MONDRIAN NEU 300 HAND TOWEL RAIL - AR93612



ARGENT MONDRIAN NEU 800 DOUBLE TOWEL RAIL - AR93632D



Air Conditioning Specifications

Unit (per residence)

Daikin Inverter (16kW) Reverse Cycle Split System
Ducted to a total of 5 outlets and 3 linear diffusers with 6 zones.

Specifications

Make: Daikin Inverter – Single Phase
Model: FDYQN160LAV1 / RZQ160LV1
Controller: 1 x Daikin zone controller & 1 x remote sensor
Type: Reverse Cycle Ducted Split System
Capacity: 7.3 – 15.5kW Cooling, 7.3 - 18kW Heating

Areas to be conditioned

Control of the conditioned air to the various rooms within your home will be by the 5 motorised zoned areas as follows.

Example of Staircase





Builder: Kudo Homes - File 1/2
 Address: Res 1 - 14 Dyson Road
 Suburb: Walkerville, SA

Room: Kitchen Render

Client Name: Billy Diamantis

Client Signature:

Page
1 of 12

Scale
1 : 18.18222

DWG. By:
Simon Lucas

Date: 25/09/20

3d Render is a visual illustration of a proposed design and is not a contract. It is intended to provide a visual representation of the design and is not a substitute for a contract. The colours outlined in the drawing are for illustrative purposes only and may vary from the actual materials. The rendering is made to be as accurate as possible, but variation can and will occur.



Builder: Kudo Homes - File 1/2
Address: Res 1 - 14 Dyson Road
Suburb: Walkerville, SA

Room: Kitchen Render 2

Client Name: Billy Diamantis

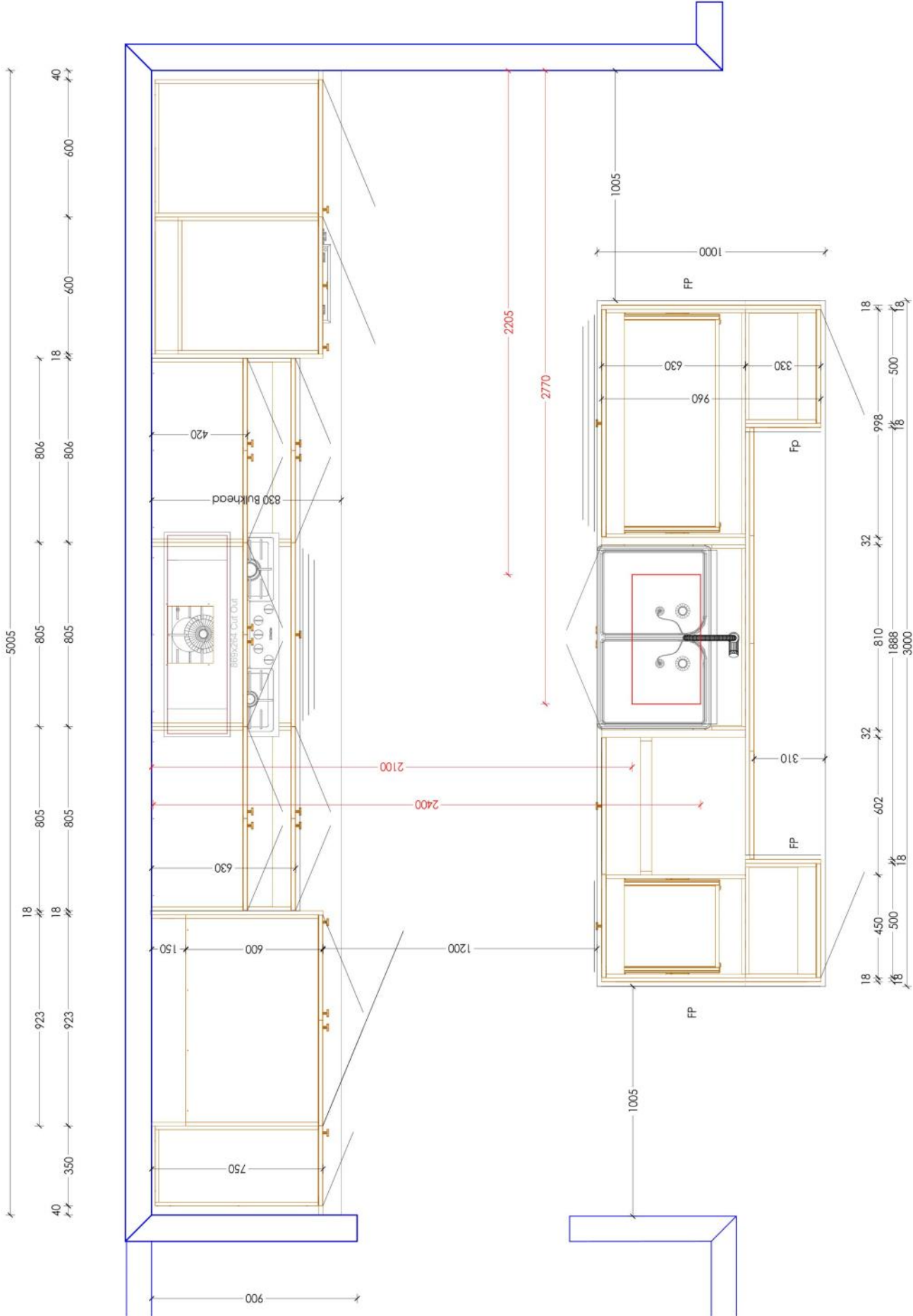
Client Signature:

Page
2 of 12

Scale
1 : 21.334718

DWG. By:
Simon Lucas
Date: 25/09/20

This Render is a visual illustration only, and cannot be regarded as a final design. It is intended to show the colour outlined in the specifications, where alternatives are possible, but variations can and will occur.



3d Renderers are a visual illustration only, and cannot be regarded as a substitute for the actual construction. The client should ensure that the specifications, energy efficiency, and other details are in accordance with the contract and that any possible variations are noted and agreed.

DWG. By: Simon Lucas
Date: 25/09/20

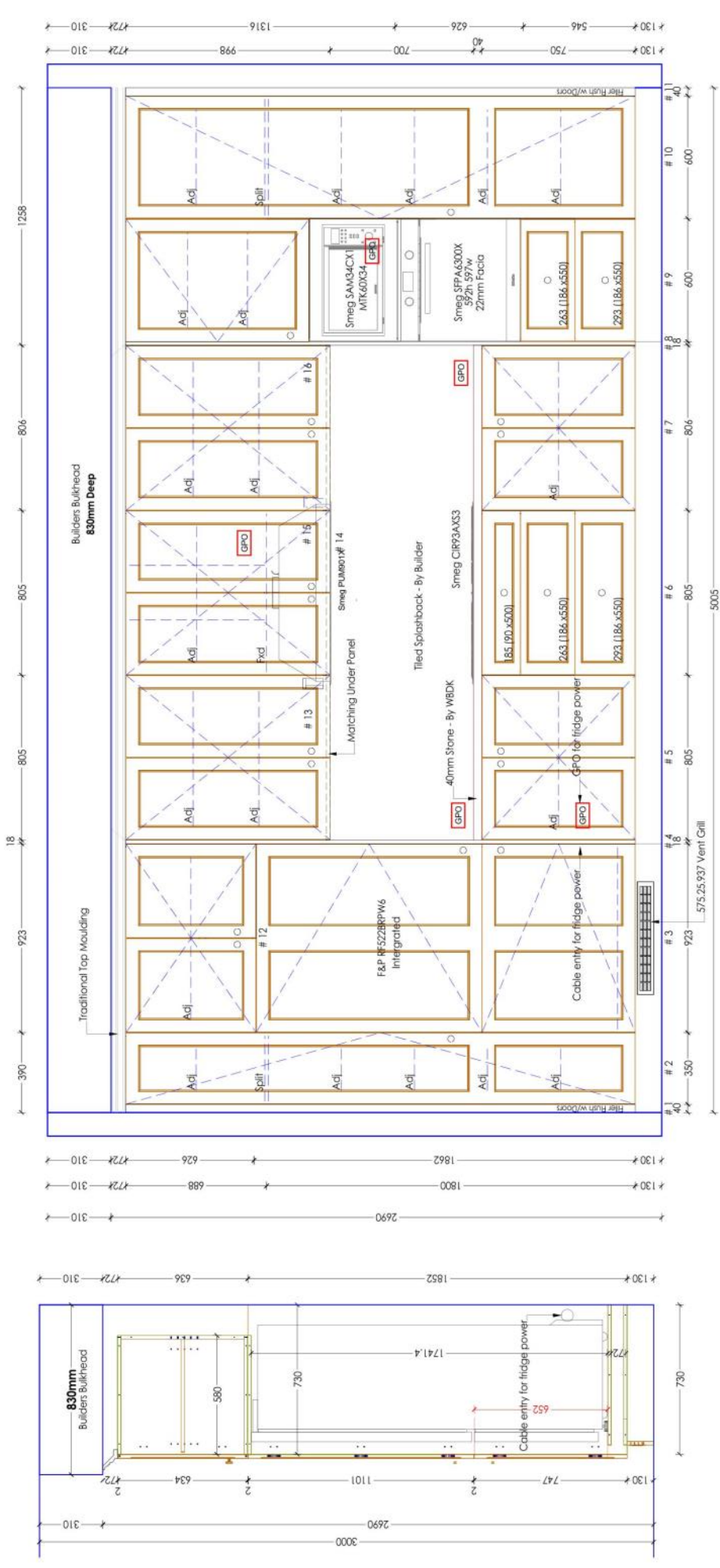
Page 3 of 12
Scale 1 : 15

Client Name: Billy Diamantis
Client Signature:

Room: Kitchen Plan

Builder: Kudo Homes - File 1/2
Address: Res 1 - 14 Dyson Road
Suburb: Walkerville, SA





30 drawings are a visual illustration of the proposed design. They are not to be used as a basis for construction. All dimensions are in millimeters unless otherwise stated. The drawings are made to the best of our knowledge and belief, but we do not warrant their accuracy or completeness.

DWG. By: Simon Lucas
 Date: 25/09/20

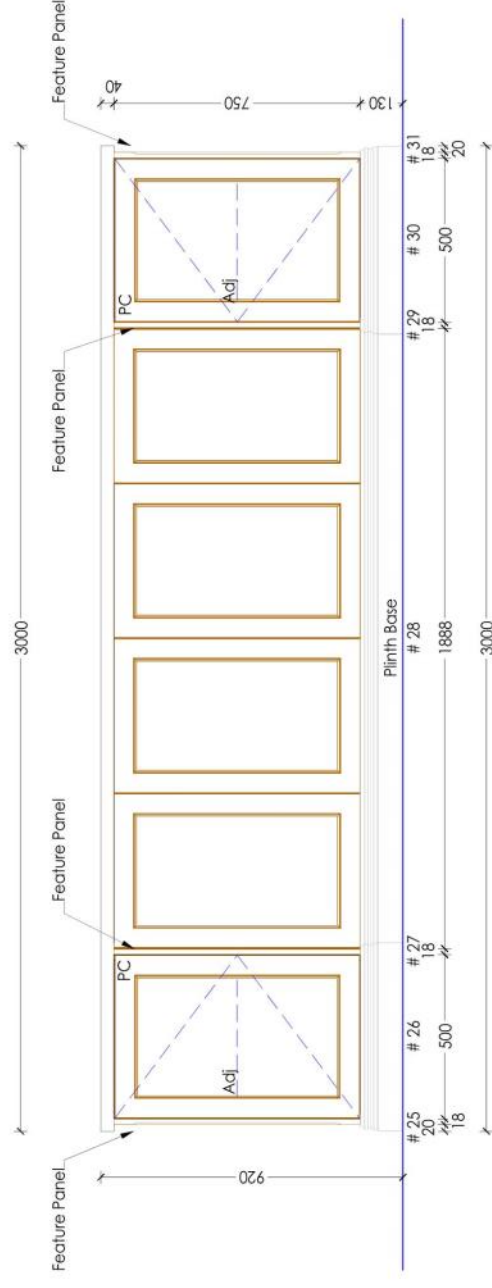
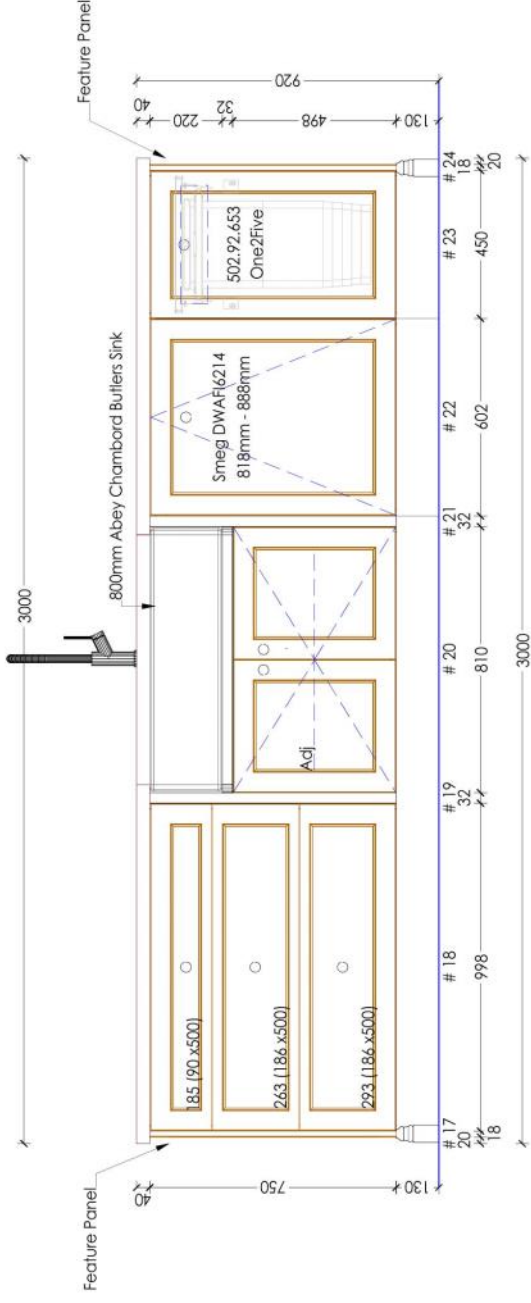
Page 4 of 12
 Scale 1 : 19

Client Name: Billy Diamantis
 Client Signature:

Room: Kitchen Cooktop Elevation

Builder: Kudo Homes - File 1/2
 Address: Res 1 - 14 Dyson Road
 Suburb: Walkerville, SA





Builder: Kudo Homes - File 1/2
 Address: Res 1 - 14 Dyson Road
 Suburb: Walkerville, SA

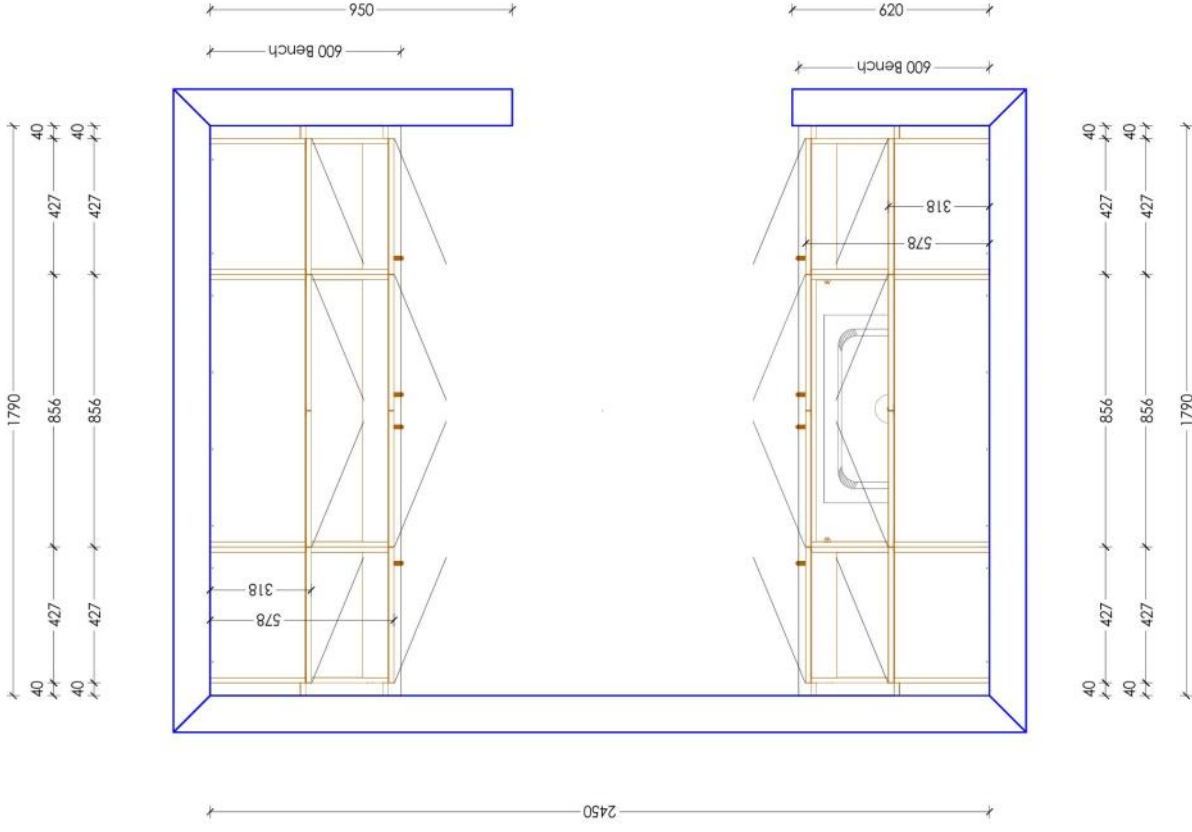
Room: Kitchen Island Elevations

Client Name: Billy Diamantis
 Client Signature:

Page 5 of 12
 Scale 1 : 15

DWG. By: Simon Lucas
 Date: 25/09/20

All elevations are illustrative and do not represent the actual representation of the finished product. All dimensions are approximate and made to be as accurate as possible. 3D rendering can only be provided for reference.



3d finishes are a visual illustration only, and cannot be reproduced as such. All finishes, materials, colors, and textures are subject to change without notice. Specifications, even if they are possible, but variations can and will occur.

DWG. By:
Simon Lucas
Date: 25/09/20

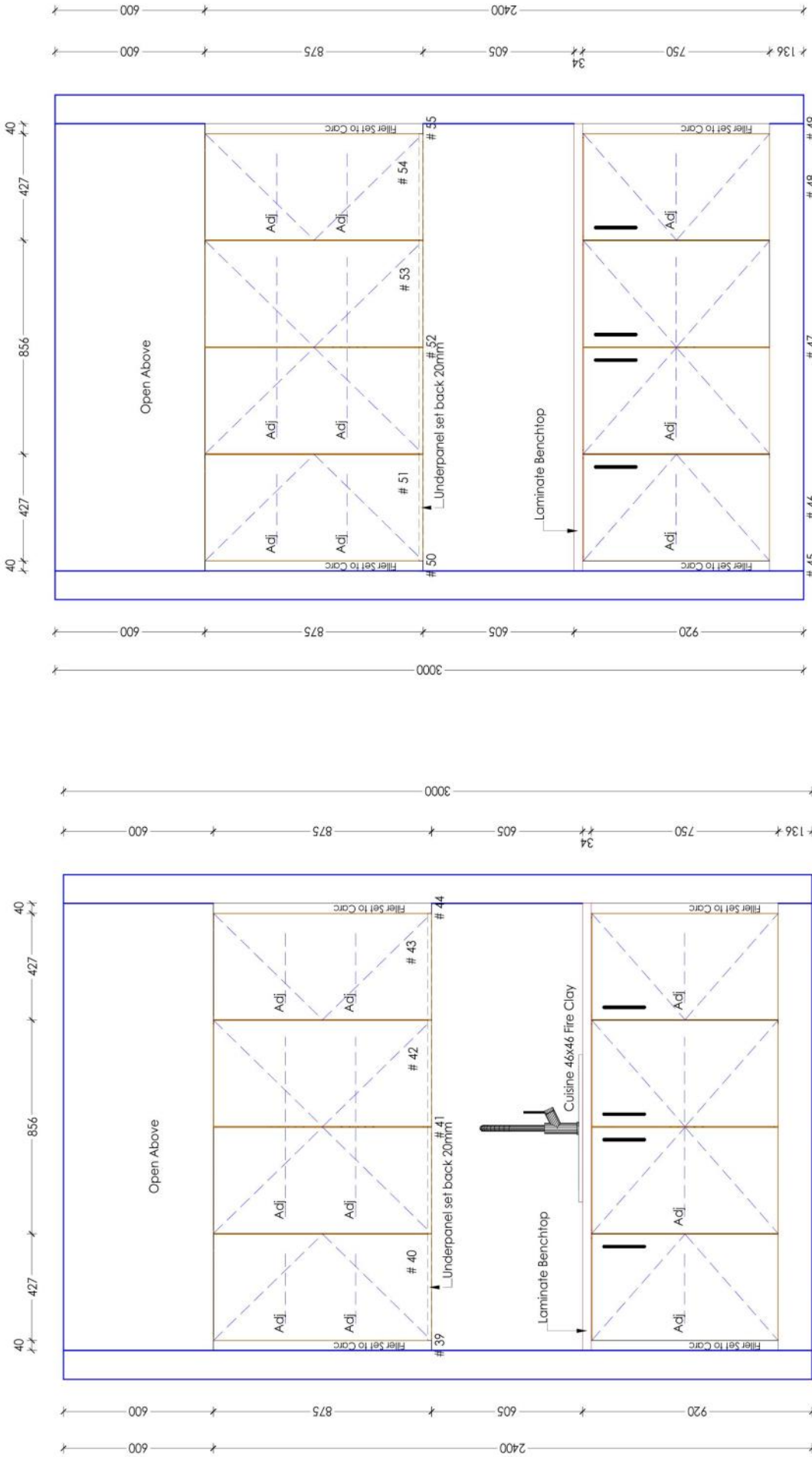
Page
6 of 12
Scale
1 : 15

Client Name: Billy Diamantis
Client Signature:

Room: Pantry Plan

Builder: Kudo Homes - File 1/2
Address: Res 1 - 14 Dyson Road
Suburb: Walkerville, SA





33 Revisions are to avoid duplication of drawings and to ensure that the latest version of the drawing is used. All drawings are to be checked and approved by the architect before construction. The architect is not responsible for any errors or omissions in the drawings. The architect is not responsible for any variations in the drawings. The architect is not responsible for any variations in the drawings. The architect is not responsible for any variations in the drawings.

DWG. By: Simon Lucas
Date: 25/09/20

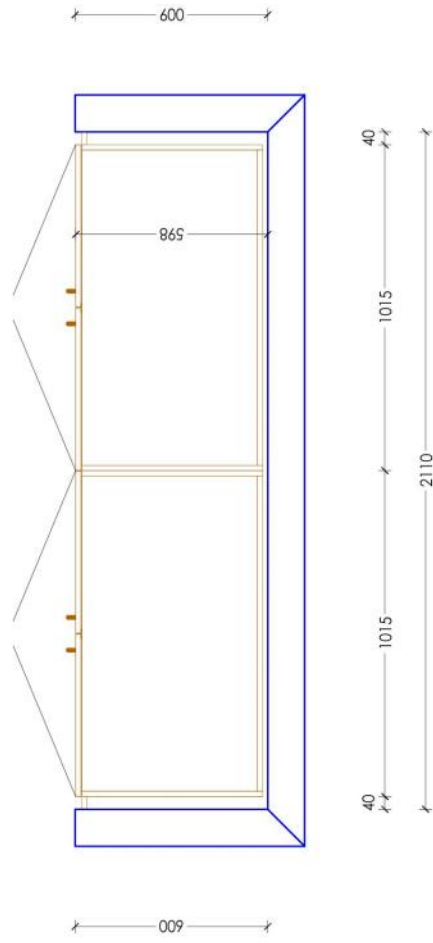
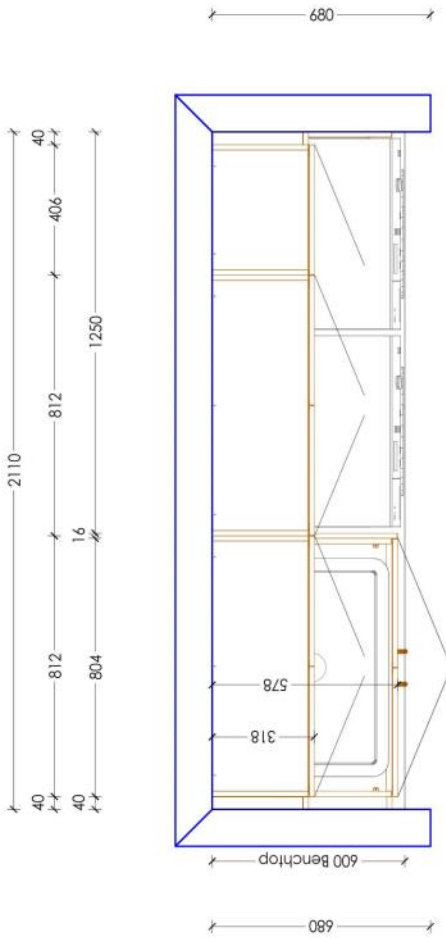
Page 7 of 12
Scale 0

Client Name: Billy Diamantis
Client Signature:

Room: Pantry Elevation

Builder: Kudo Homes - File 1/2
Address: Res 1 - 14 Dyson Road
Suburb: Walkerville, SA





Builder: Kudo Homes - File 1/2
 Address: Res 1 - 14 Dyson Road
 Suburb: Walkerville, SA

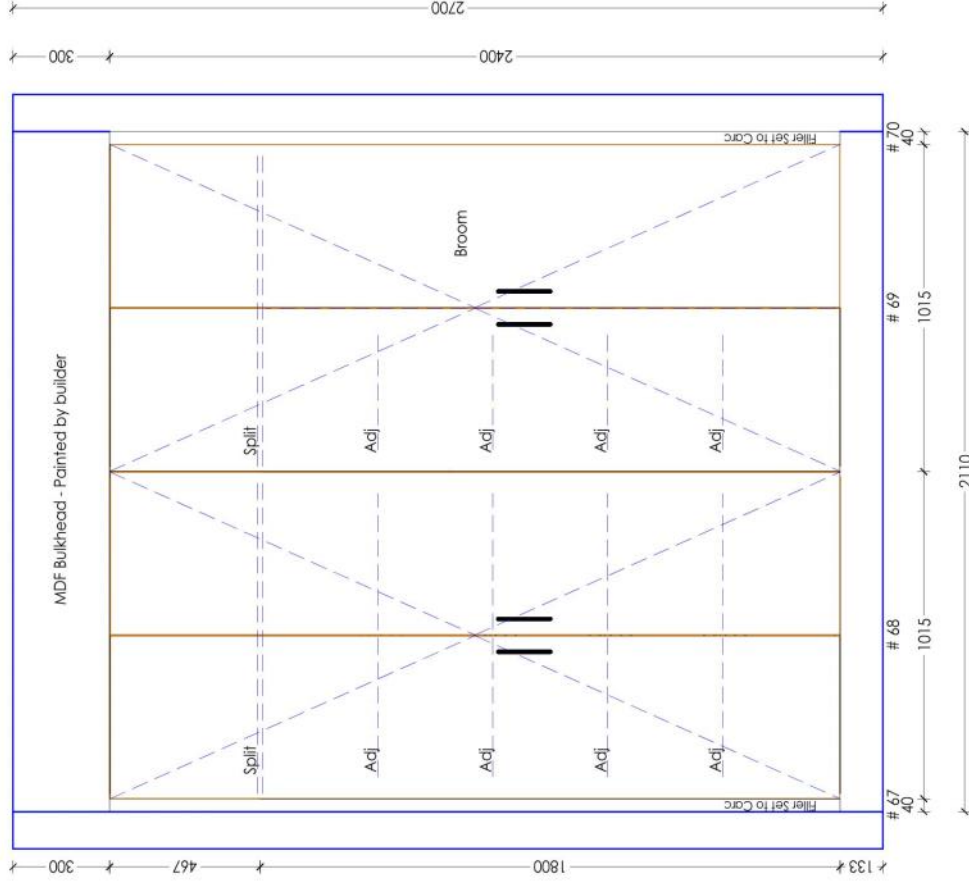
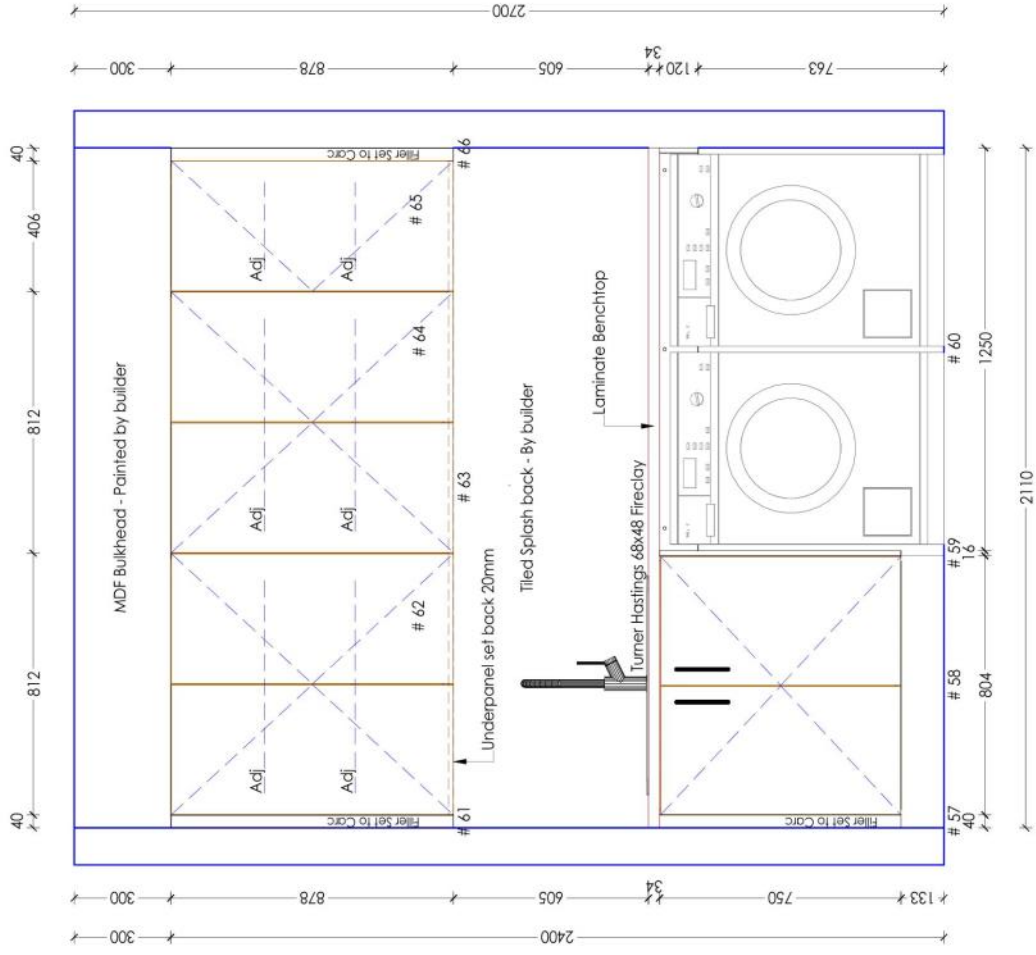
Room: Laundry Plan

Client Name: Billy Diamantis
 Client Signature:

Page 8 of 12
 Scale 0

DWG. By: Simon Lucas
 Date: 25/09/20

3D Render on a local illustration
 and is not intended to be an
 actual representation of the
 finished product. The
 dimensions and materials
 shown are for information only
 and may vary from the actual
 product. The client is advised
 to verify all dimensions and
 materials with the supplier
 before construction and
 installation.



Builder: Kudo Homes - File 1/2
 Address: Res 1 - 14 Dyson Road
 Suburb: Walkerville, SA

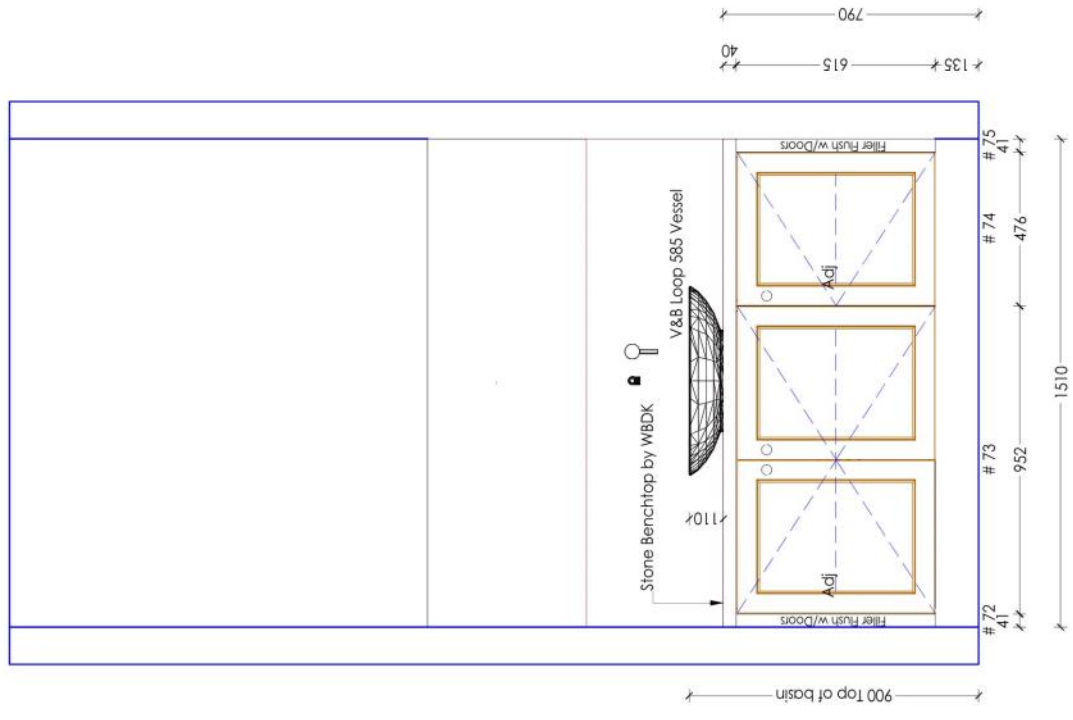
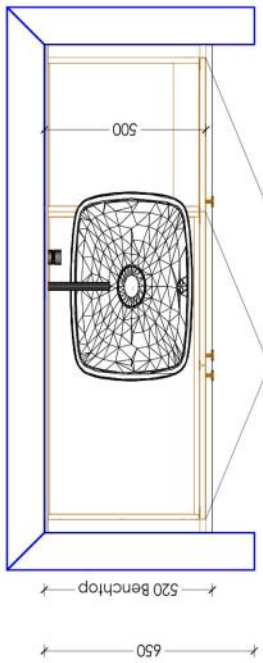
Room: Laundry Elevations

Client Name: Billy Diamantis
 Client Signature:

Page 9 of 12
 Scale 0

DWG. By: Simon Lucas
 Date: 25/09/20

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Builder: Kudo Homes - File 1/2
Address: Res 1 - 14 Dyson Road
Suburb: Walkerville, SA



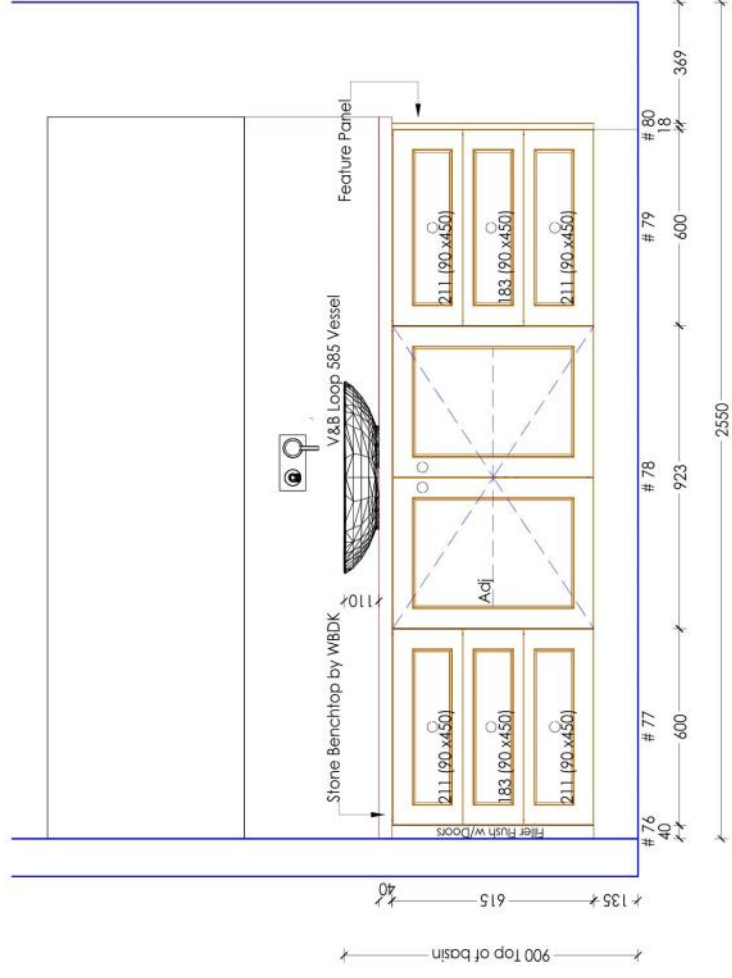
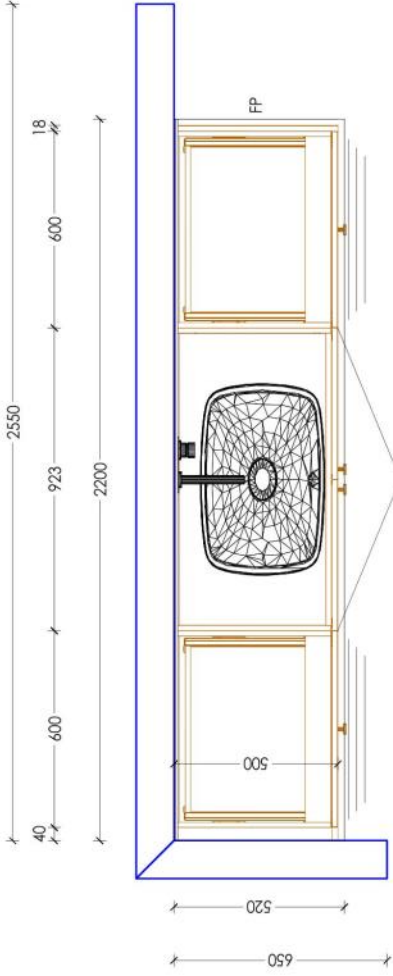
Room: Powder Room

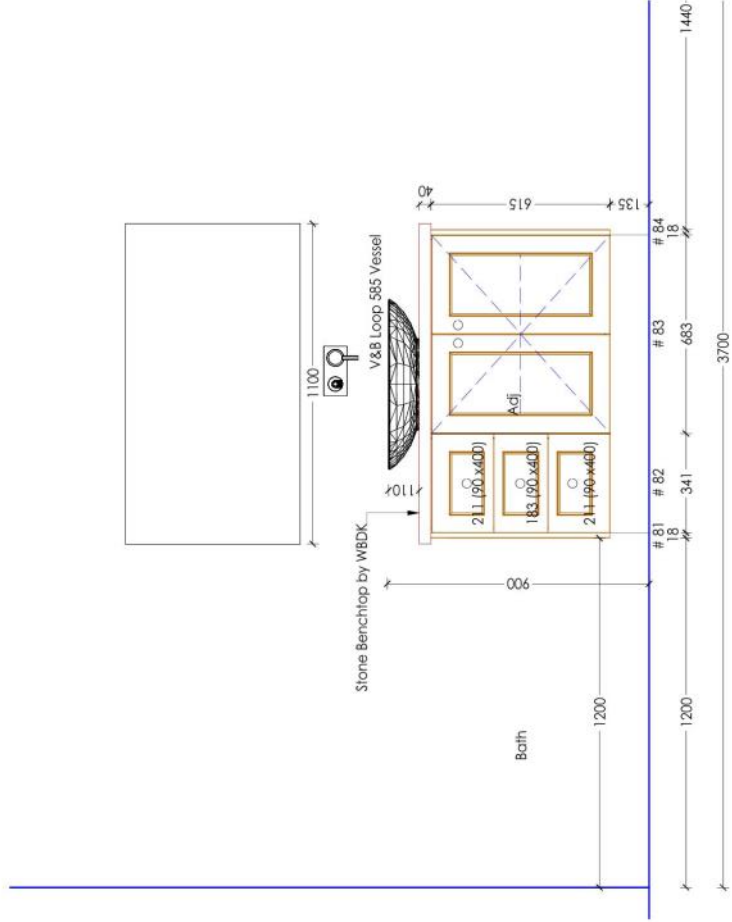
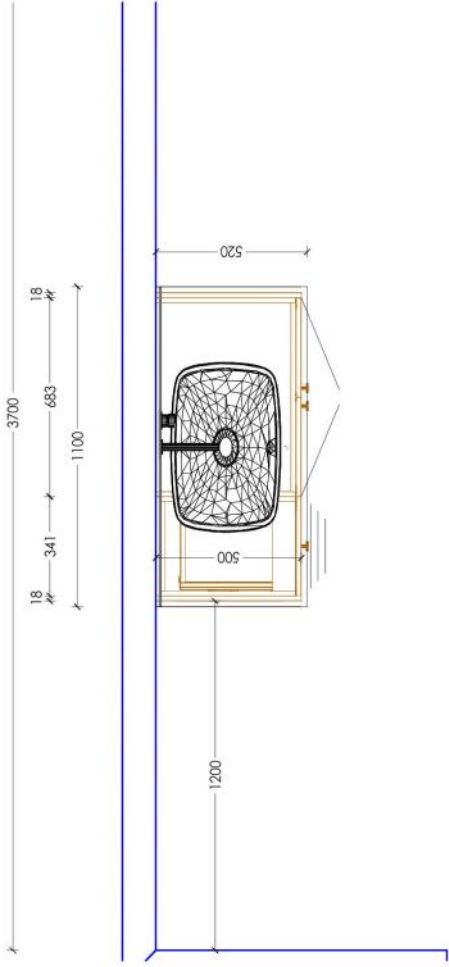
Client Name: Billy Diamantis

Page 10 of 12
Scale 0

DWG. By: Simon Lucas
Date: 25/09/20

3d Renders are a visual illustration only, and cannot be regarded as a substitute for the actual product. Specifications, even when attempted to be as accurate as possible, may vary from what is shown. All variations can and will occur.





Builder: Kudo Homes - File 1/2
 Address: Res 1 - 14 Dyson Road
 Suburb: Walkerville, SA

Room: Bathroom Upstairs

Client Name: Billy Diamantis

Client Signature:

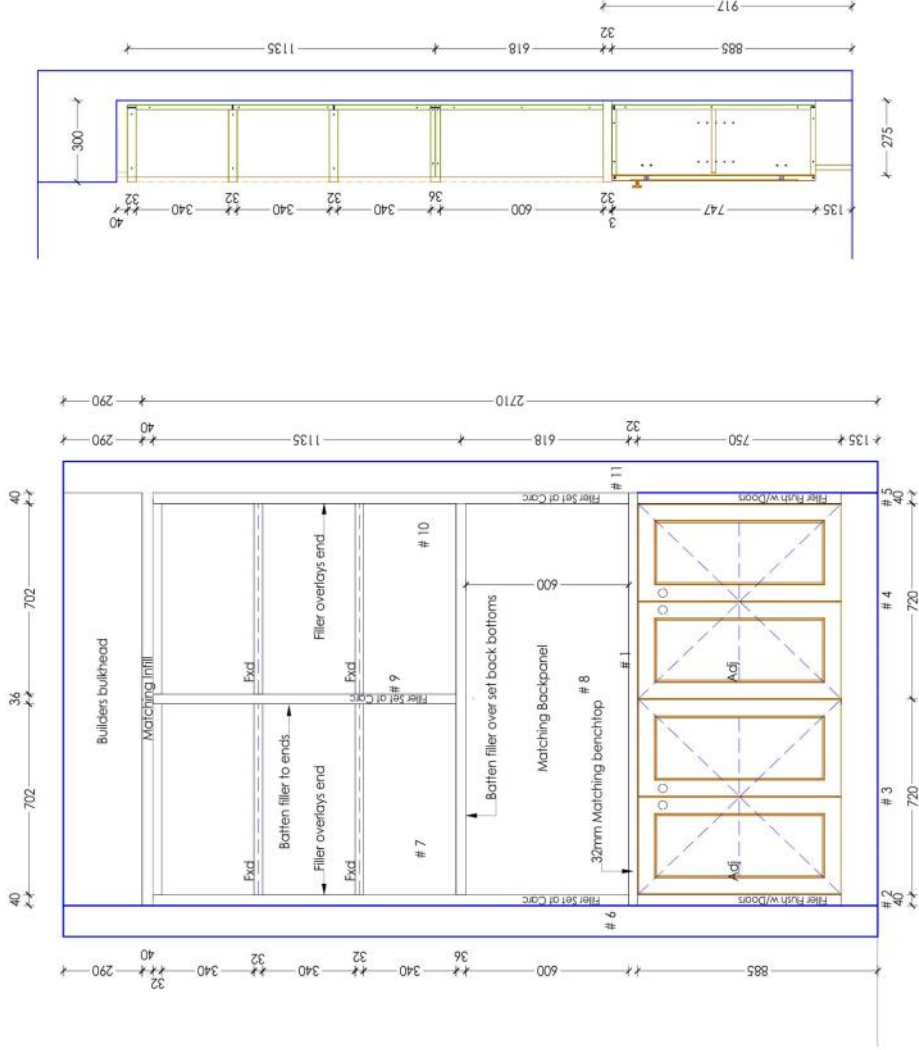
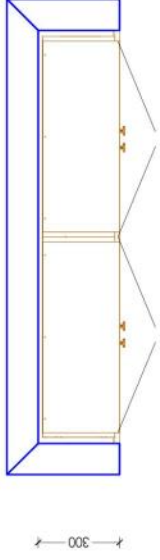
Page 12 of 12

Scale 0

DWG. By: Simon Lucas

Date: 25/09/20

All fixtures are a selected illustration only, and cannot be regarded as actual representations of the specific colors, every attempt is made to be as accurate as possible, but errors can and will occur.



1st Revision only to avoid duplication of drawings. All dimensions are to be taken from the drawings only, and cannot be regarded as a substitute for the actual representations of the drawings. Any changes to the specifications, every attempt is made to be as accurate as possible, but errors and omissions may occur.

DWG. By: Simon Lucas
Date: 11/09/20

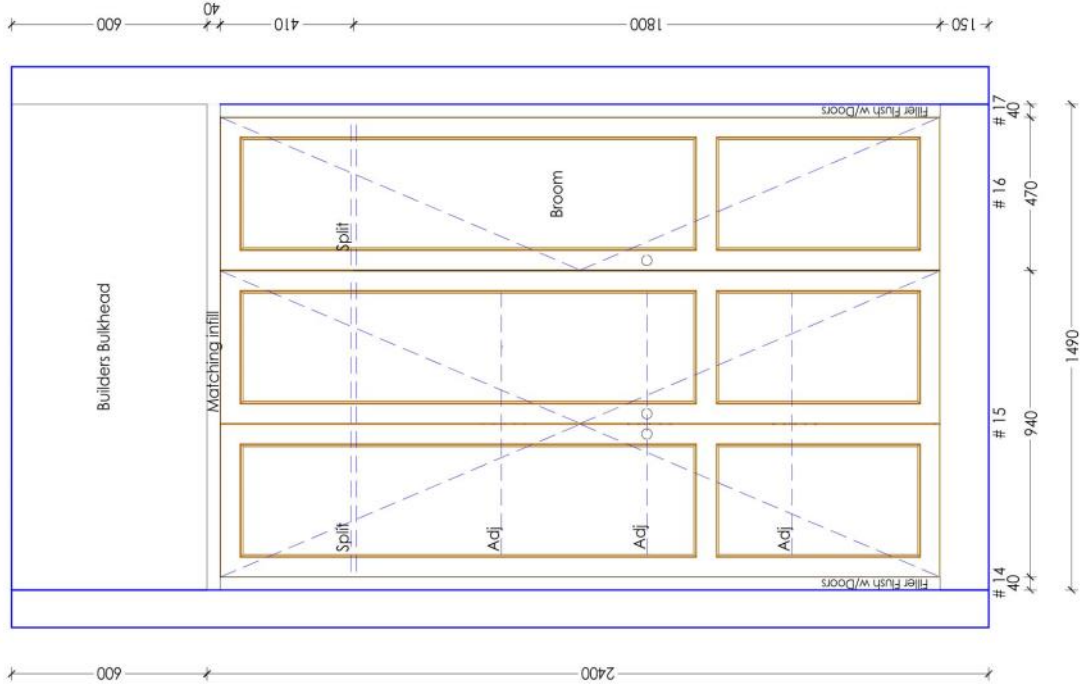
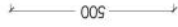
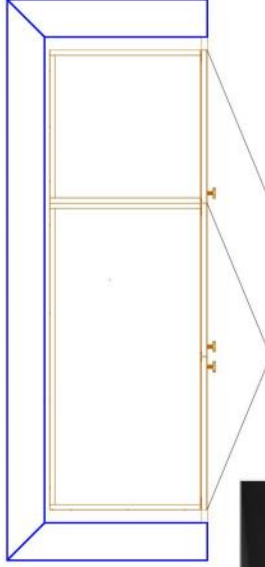
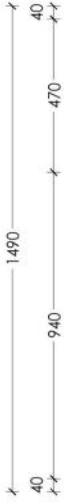
Page 1 of 8
Scale

Client Name: Billy Diamantis
Client Signature:

Room: Bookcase

Builder: Kudo Homes - File 2/2
Address: Res 1 - 14 Dyson Road
Suburb: Walkerville, SA





Builder: Kudo Homes - File 2/2
 Address: Res 1 - 14 Dyson Road
 Suburb: Walkerville, SA

Room: Upstairs Linen

Client Name: Billy Diamantis

Client Signature:

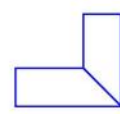
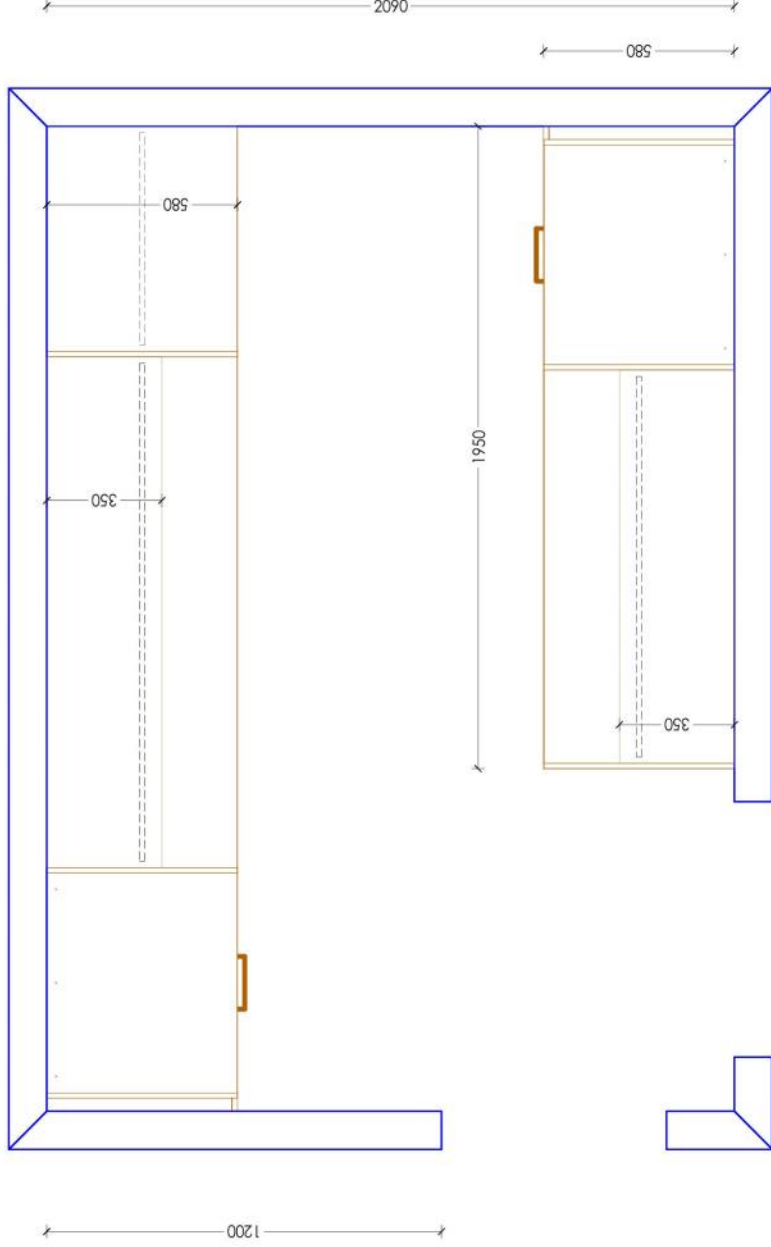
Page 2 of 8

Scale 0

DWG. By: Simon Lucas

Date: 11/09/20

3d Revision can be used for illustration only. It is not intended to be used as a substitute for the actual representation of the work. All dimensions are to be made to be as accurate as possible, but variation can and will occur.



3d Rendered on a virtual illustration only, and cannot be regarded as a construction drawing. The specifications, every attempt is possible, but variation can and will occur.

DWG. By: Simon Lucas
Date: 11/09/20

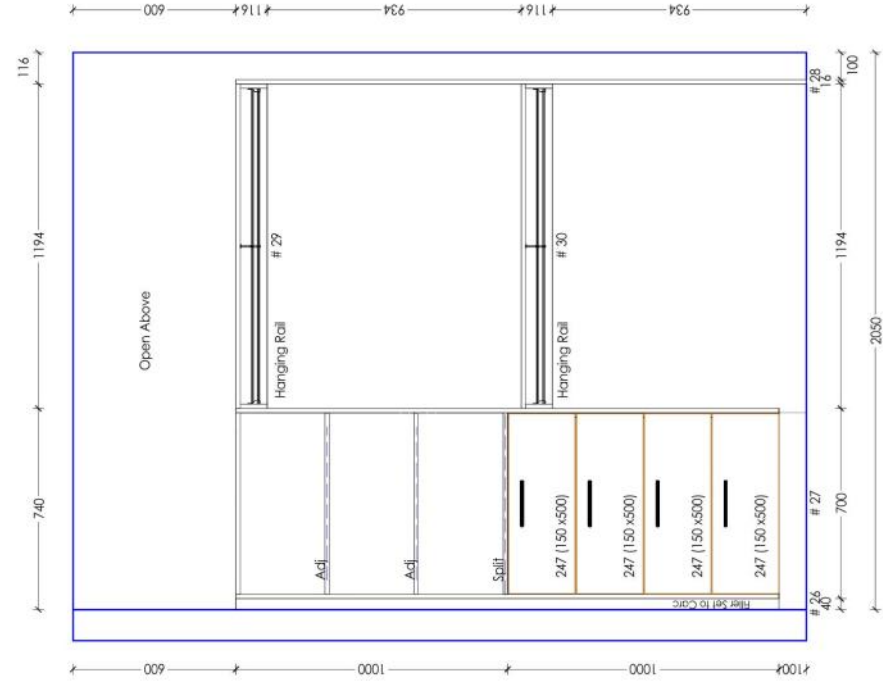
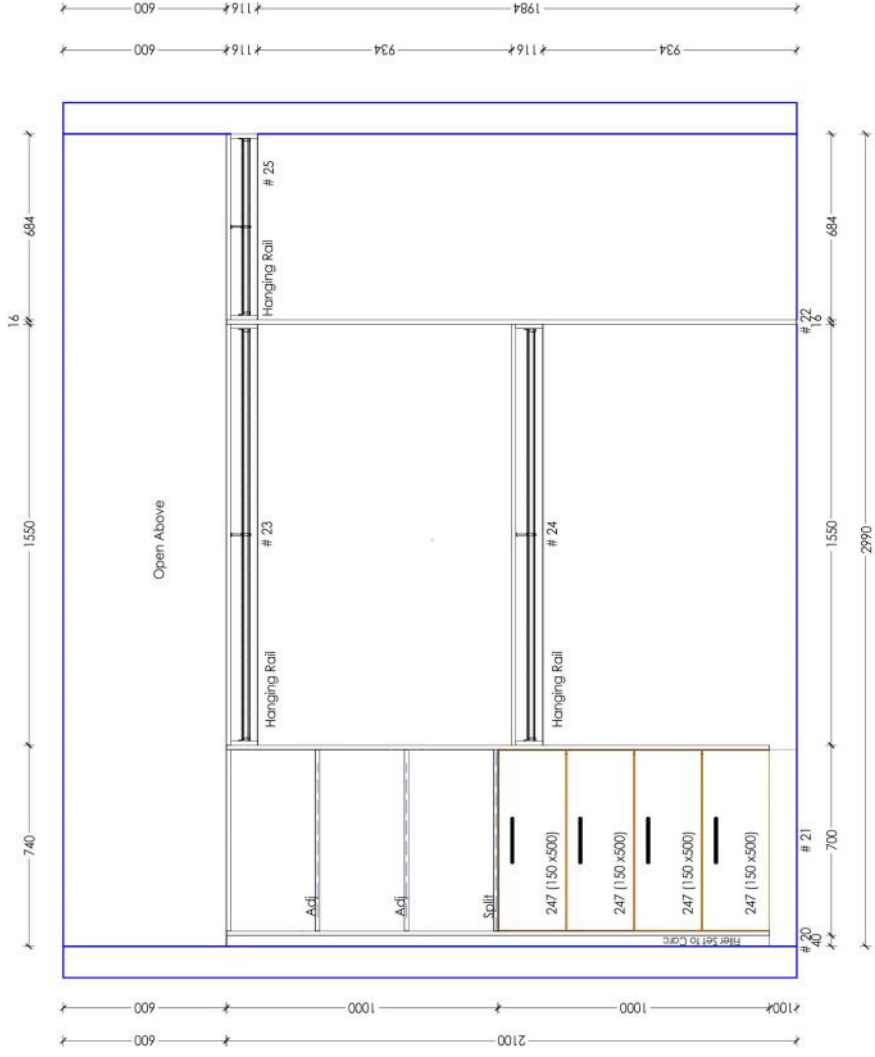
Page 3 of 8
Scale 0

Client Name: Billy Diamantis
Client Signature:

Room: Bed 1 WIR Plan

Builder: Kudo Homes - File 2/2
Address: Res 1 - 14 Dyson Road
Suburb: Walkerville, SA





Builder: Kudo Homes - File 2/2
 Address: Res 1 - 14 Dyson Road
 Suburb: Walkerville, SA

Room: Bed 1 WIR Elevation

Client Name: Billy Diamantis

Client Signature:

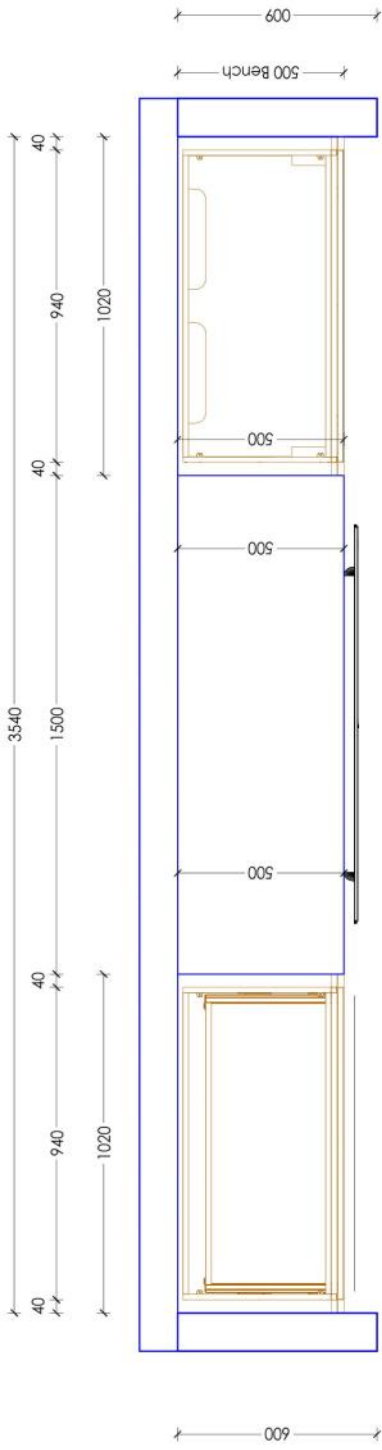
Page 4 of 8

Scale 0

DWG. By: Simon Lucas

Date: 11/09/20

3D Renders are a visual illustration and not a representation of the actual product. The colors shown in the image are for illustrative purposes only and may vary from the actual product. It is made to be as accurate as possible, but not guaranteed.



Builder: Kudo Homes - File 2/2
 Address: Res 1 - 14 Dyson Road
 Suburb: Walkerville, SA



Room: Living Room Plan

Client Name: Billy Diamantis

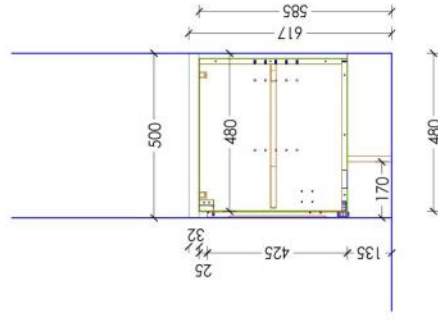
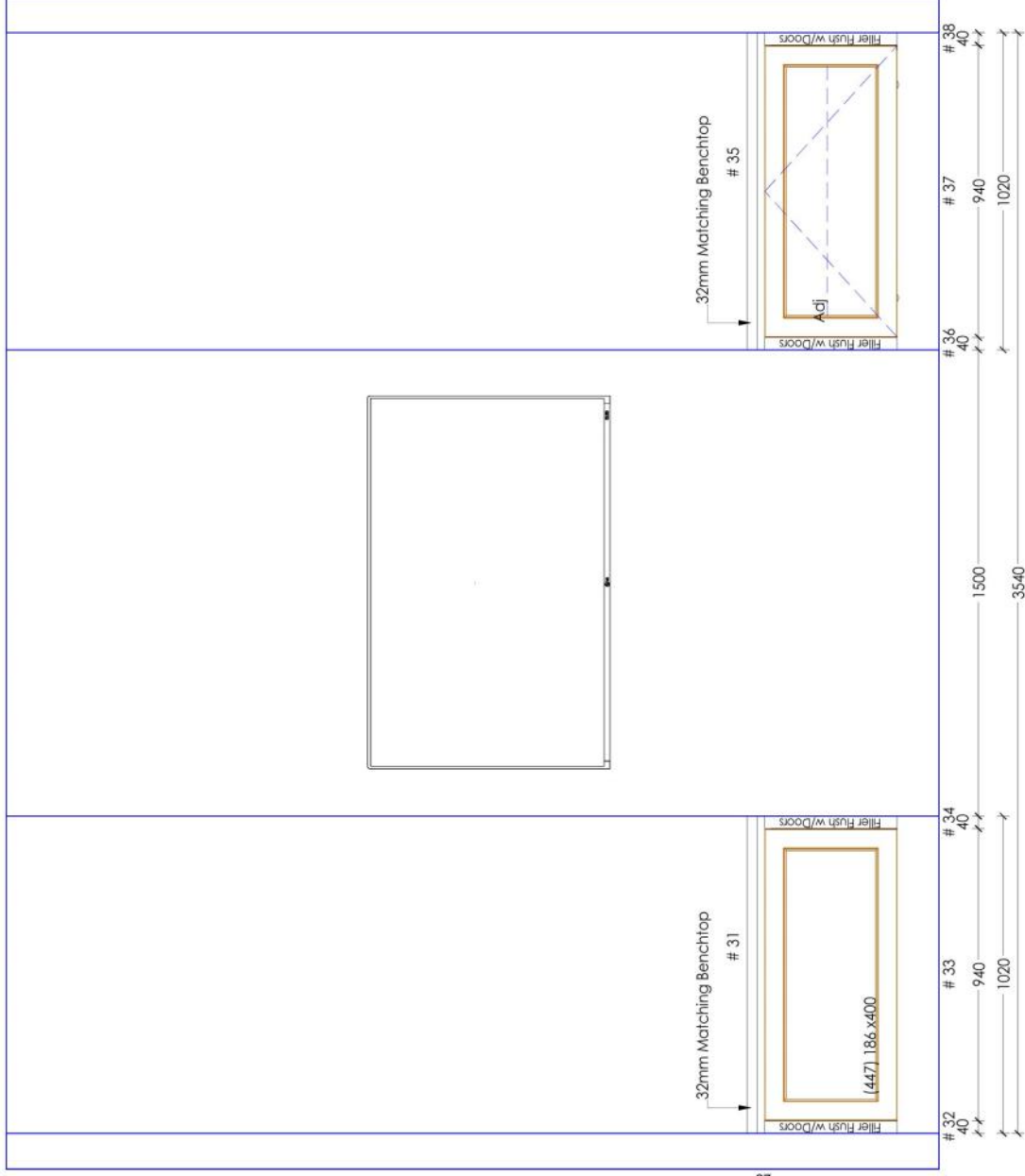
Client Signature:

Page 5 of 8

Scale 0

DWG. By: Simon Lucas
 Date: 11/09/20

All Renderings are a visual illustration only, and cannot be regarded as a contract. If the actual construction does not conform to the specifications, every effort will be made to correct the error, but no liability can be accepted for any variation that may occur.



Builder: Kudo Homes - File 2/2
 Address: Res 1 - 14 Dyson Road
 Suburb: Walkerville, SA



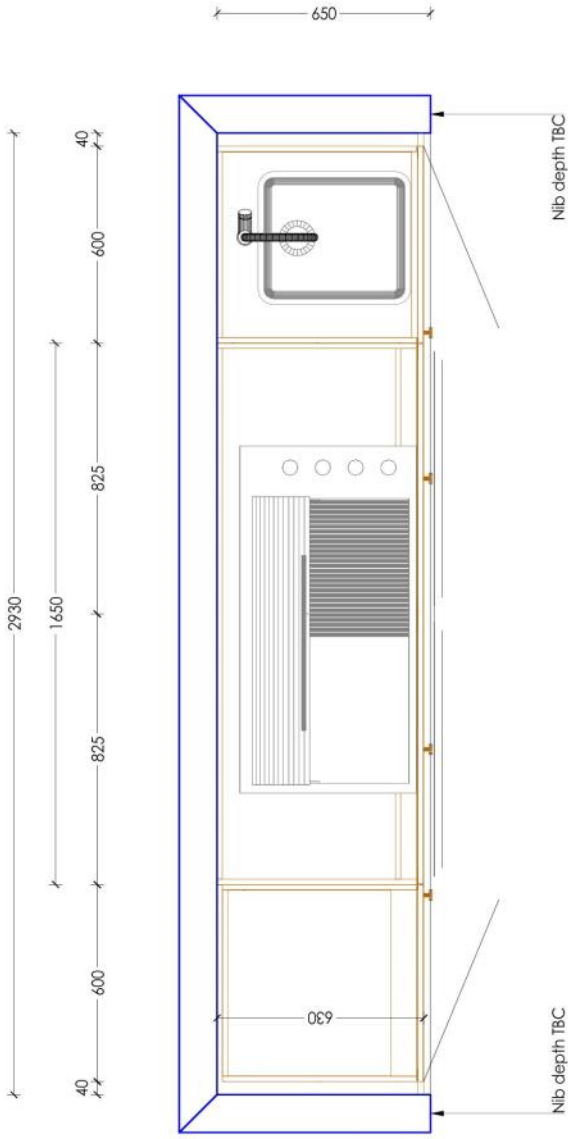
Room: Living Room Elevation

Client Name: Billy Diamantis
 Client Signature:

Page 6 of 8
 Scale 0

DWG. By: Simon Lucas
 Date: 11/09/20

All drawings are subject to revision
 and cannot be regarded as
 actual representations of the
 specifications, every effort is
 made to be as accurate as
 possible, but not to be
 liable.



Builder: Kudo Homes - File 2/2
 Address: Res 1 - 14 Dyson Road
 Suburb: Walkerville, SA

Room: Alfresco Plan

Client Name: Billy Diamantis

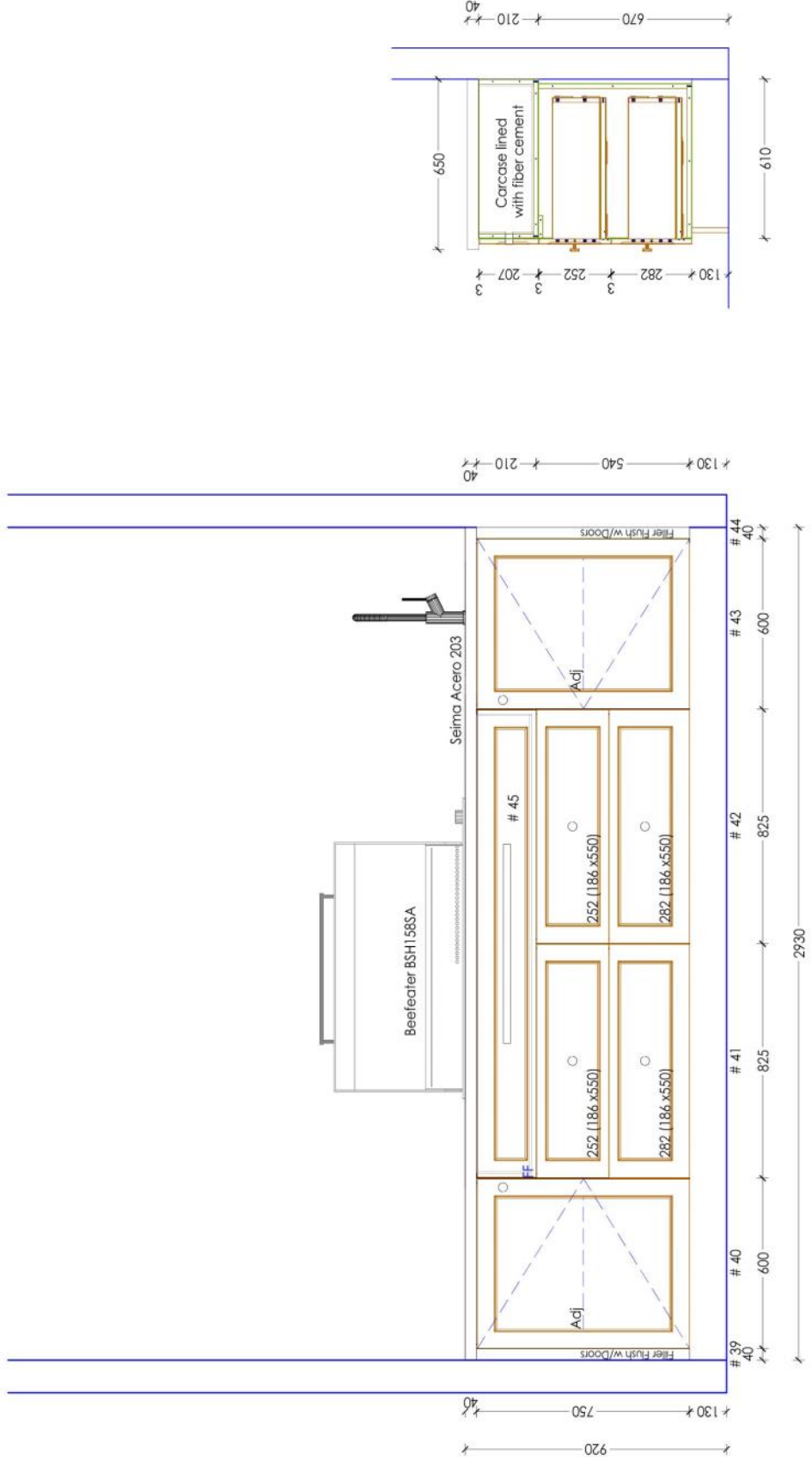
Client Signature:

Page
7 of 8

Scale

DWG. By:
Simon Lucas
Date: 11/09/20

This drawing is a visual illustration only and cannot be regarded as an actual representation of the specifications, every effort is made to be as accurate as possible, but errors do still occur.



3d Elevations are virtual illustrations only, and cannot be regarded as accurate representations of the actual work to be done. Specifications, wherever applicable, shall prevail over the drawings, and any error or omission, however minor, shall be the responsibility of the client. The contractor shall be responsible for the accuracy of the information provided and for the occurrence of any errors or omissions.

DWG. By: Simon Lucas
 Date: 11/09/20

Page 8 of 8
 Scale 1 : 15

Client Name: Billy Diamantitis
 Client Signature:

Room: Alfresco Elevation

Builder: Kudo Homes - File 2/2
 Address: Res 1 - 14 Dyson Road
 Suburb: Walkerville, SA





SELECTION SHEET

25/09/2020

BUILDER'S NAME:	Kudo Homes	Spec by Simon L
CLIENT'S NAME:	Billy Diamantis	
PROPERTY ADDRESS:	Res 1 14 Dyson Road Walkerville	

CONTACT: Phone: 0 e-mail: 0

KITCHEN DETAILS

BENCHTOPS	Stone	Fabricator:	Stoneware Productions
Brand:	Smartstone	Supply Substrates:	No
Colour:	Misty	Shadowline:	No
Finish:	Polished	Finger Grips:	No
Thickness:	40mm Mitred Apron	Slab Ends:	No
Profile:	Aris	Grained Material:	No
Bench Height:	920mm AFFL	Space Between Tops:	1200mm
Breakfast Bar:	Style: Flat	Benchtop Into Window:	No
	Width: 1000mm	Length: 3000mm	Join: No
Splashback:	Product: Match Benchtop	Supplier: By Walls	Colour: Misty

DOORS with SOFT CLOSE HINGES

Door Style 1:	2 Pac	Pattern:	Settler	Edge Profile:	2mm Pencil
Door Brand 1:	Walls Bros - Dulux	Location:	All	Grained Material:	No
Door Colour 1:	Natural White	Carcase Colour:	White	Direction:	n/a
Door Finish 1:	Satin	Edging:	White		
Door Style 2:	n/a	Pattern:		Edge Profile:	
Door Brand 2:		Location:		Grained Material:	
Door Colour 2:		Carcase Colour:		Direction:	
Door Finish 2:		Edging:			

GLASS DOORS

Frames:	n/a	Interior:		Lights:	
Glass:	n/a	Shelves:			
OPEN SHELVES	n/a	Style:		Lights:	

ISLAND BACK Panels to Match Door 1 with Plinth Base Kicker Shadowline: **No**
POWER POINT: **No**

DRAWERS

Style:	3 staggered pot	Construction:	Hafele Scala (soft close)	QTY:	x 1	Location:	Below Cooktop
Style:	2 equal pot		Hafele Scala (soft close)		x 1		WOT
Style:	3 staggered pot		Hafele Scala (soft close)		x 1		LH End Island
Notes:	SETTLER: Individual Patterns with Split Rails (170mm min top drawer)						

HANDLES

Supplier:	Castella	Code No:	210.035.28	Location:	All
Supplier:		Code No:		Location:	
Position: Doors:	To Suit Door Pattern	Direction:			
Drawers:	To Suit Drawer Pattern	Direction:			
Tall:	To Suit Door Pattern	Direction:			
Overheads:	To Suit Door Pattern	Direction:			
Push Catches:	Rear of Island				

Customer's Initial:

KITCHEN HEIGHT DETAILS

CEILING HEIGHT: **3000mm**

Dropped Bulkhead/Ceiling by Builder to: **2690mm**

Overall Height: **2618mm**

Splashback Height: **700mm**

Overhead Height: **998mm**

Above Overheads: **Builders Bulkhead**

Filler Height: **72mm**

Top Moulding: **Traditional**

Cornice Size: **Square Set**

Kickboard Material: **To Match**

Kickboard Height: **130mm**

Floor Material: **Solid Timber**

Thickness: **15mm**

Other Notes: **Face Kickers Fitted by Walls After Flooring**

KITCHEN APPLIANCE DETAILS

	<u>Brand</u>	<u>Model</u>	<u>Style</u>	Oven Door Thickness:
OVEN:	Smeg	SFPA6300X	600 Wall Oven	Opening Size: 600x600
COOKTOP:	Smeg	CIR93AXS3	900 Gas	Actual Size of Oven: 592x597w
RANGEHOOD:	Smeg	PUM901X	900 Concealed	Cooktop Cut-out:
Cup'ds: Flush			Additional Details: n/a	Heat Shield: No
DISHWASHER:	Smeg	DWAFI6214	Fully Integrated	Ducted To: Atmosphere by Build
MICROWAVE:	Smeg	SAM34CX1	Wall Oven Tower - Above Oven	
Trim Kit: Built in Model				
FRIDGE:	Fisher & Paykel	RF522BRPW6	Integrated (vent code below)	
SINK:	Abey	Chambord 800	Butler Sink	Drainer: None
TAP:			Mixer	Tap Hole:
FILTER TAP:	n/a	n/a		
OTHER:	n/a	n/a	n/a	Location: n/a

ACCESSORIES:

		<u>QTY:</u>	<u>Location:</u>
BIN:	Scala Pull 450 64lt (2x32lt) Kit - 502.92.653	x 1	RHS Island
CUTLERY:	Standard Moulded - Colour to Match Drawers	x 1	LHS Island
UTENSIL:	Standard Moulded - Colour to Match Drawers	x 1	LHS Island
TEA TOWEL:			
CORNER:			
PULLOUT PANTRY:			
INTERNAL DRAWERS:			
INTERNAL DRAWERS:			
APPLIANCE DOOR:			
LIFT UP DOOR:			
OTHER PULLOUT:			
OTHER:			

LIGHTING:

	<u>Channel Line or Location:</u>	<u>QTY:</u>
UNDERPANEL LIGHTING:		
OTHER LIGHTING:		
TRANSFORMER/BALLAST:		

NOTES:

OPTIONS:

I/We the undersigned agree to and take full responsibility for all the selections stated above and will not hold Walls Bros. Designer Kitchens &/or employees responsible. I/We agree that any variations made to the above signed selections must be stated in writing, may incur an additional charge and may delay agreed installation dates. I/We understand and agree to all items stated in this disclaimer.

Customer's signature:

Date:



SELECTION SHEET

25/09/2020

BUILDER'S NAME:	Kudo Homes	Spec by Simon L
CLIENT'S NAME:	Billy Diamantis	
PROPERTY ADDRESS:	Res 1 14 Dyson Road Walkerville	

CONTACT: Phone: 0 e-mail: [0](#)

WALK IN PANTRY

BENCHTOPS	Laminate	Fabricator:	Duraform
Brand:	Laminex	Supply Templates:	
Colour:	White Valencia	Shadowline:	No
Finish:	Natural	Finger Grippers:	No
Thickness:	34mm	Grained Material:	No
Profile:	5mm Top & Bottom (PF 52)		
Bench Height:	920mm AFFL	BENCHTOP INTO WINDOW:	No
Splashback:	Product:	Supplier:	Splashback Height: n/a Colour:

DOORS with SOFT CLOSE HINGES			
Door Style 1:	Melamine/Laminate	Pattern:	Flat
Door Brand 1:	Polytec	Location:	Edge Profile: 1mm ABS
Door Colour 1:	Classic White	Grained Material:	No
Door Finish 1:	Matt	Carcase Colour:	White
		Direction:	n/a
		Edging:	White

Kickboards:	To Match	Height:	136mm
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HEIGHTS			
Ceiling Height:	3000mm	Cornice Size:	Square Set
Cup'd Height:	2400mm	Cup'd Doors:	n/a
Above Cupboards:	Open Above	Height:	600mm

HANDLES			
Supplier:	Hallidays	Code No:	046-843
Supplier:		Code No:	
		Location:	Base Cabinets
		Location:	
Position: Doors:	50mm down, 50mm in	Direction:	VERTICAL
Drawers:	n/a	Direction:	
Tall:	Standard	Direction:	
Overheads:	n/a	Direction:	

SINK			
Brand:	Turner Hastings	Model:	Cuisine Fire Clay
Tap Hole Location:	On Sink	Style:	Standard Inset
		Drainer:	None

NOTES:

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Customer's signature: Date:



SELECTION SHEET

25/09/2020

BUILDER'S NAME:	Kudo Homes	Spec by Simon L
CLIENT'S NAME:	Billy Diamantis	
PROPERTY ADDRESS:	Res 1 14 Dyson Road Walkerville	

CONTACT: Phone: 0 e-mail: 0

LAUNDRY

BENCHTOPS **Laminate** Fabricator: **Duraform**
 Brand: **Laminex** Supply Templates:
 Colour: **White Valencia** Shadowline: **No**
 Finish: **Natural** Finger Grippers: **No**
 Thickness: **34mm** Grained Material: **No**
 Profile: **5mm Top & Bottom (PF 52)**
 Bench Height: **917mm** Splashback Height: **605mm**
 Splashback: Product: **Tiles** Supplier: **By Builder** Colour:

DOORS with SOFT CLOSE HINGES
 Door Style: **Melamine/Laminate** Pattern: **Flat** Edge Profile: **1mm ABS**
 Door Brand: **Polytec**
 Door Colour: **Classic White** (STD) Grained Material: **No** Direction: **n/a**
 Door Finish: **Matt** Carcase Colour: **White** Edging: **White**

Kickboards: **To Match** Height: **133mm**

HEIGHTS
 Ceiling Height: **2700mm** Cornice Size: **Square Set**
 Cup'd Height: **2400mm** Cup'd Doors:
 Above Cupboards: **MDF Bulkhead Painted by Builder** Filler Height: **300mm**

DRAWERS Construction: QTY: Location:
 Style:
 Style:

HANDLES
 Supplier: **Hallidays** Code No: **046-843** (STD) Location: **Base Cabinets**
 Supplier: **Hallidays** Code No: **046-843** (STD) Location: **Tall Cabinets**
 Position: Doors: **50mm down, 50mm in** Direction: **VERTICAL**
 Drawers: Direction:
 Tall: **Standard** Direction: **VERTICAL**
 Overheads: **50mm in, 50mm up** Direction:
 Hanging Rail: **None**

Trough: Brand: **Turner Hastings** Model: **68x68 Fire Clay** Style: **Inset** Size: **70Lt** Location:
 Washer: **Provision Only**
 Dryer: **Provision Only**

NOTES:

OPTIONS:

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Customer's signature: Date:



SELECTION SHEET

25/09/2020

BUILDER'S NAME:	Kudo Homes	Spec by Simon L
CLIENT'S NAME:	Billy Diamantis	
PROPERTY ADDRESS:	Res 1 14 Dyson Road Walkerville	

CONTACT:	Phone: 0	e-mail: 0
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POWDER VANITY

BENCHTOPS	Stone	Fabricator:	Stoneware Productions
Brand:	Caesarstone	Supply Templates:	
Colour:	Urban	Shadowline:	No
Finish:	Polished	Finger Grippers:	No
Thickness:	40mm	Grained Material:	No
Profile:	Aris - Mitred Apron	Splashback Height:	n/a
Bench Height:	790mm	Supplier:	Colour:
Splashback:	Product:		

DOORS with SOFT CLOSE HINGES					
Door Style:	2 Pac	Pattern:	Settler	Edge Profile:	2mm Pencil
Door Brand:	Walls Bros - Dulux	Grained Material:	No	Direction:	n/a
Door Colour:	Natural White	Carcase Colour:	White	Edging:	White
Door Finish:	Satin				

Kickboards:	To Match	Height:	135mm
-------------	-----------------	---------	--------------

DRAWERS	Construction:	QTY:	Location:
Style: n/a			
Notes: n/a			

HANDLES	Supplier: Castella	Code No: 210.035.28	Location: All
Position: Doors:	To Suit Door Pattern		Direction: VERTICAL
Drawers:	n/a		Direction: n/a

BASIN	Brand: Villeroy & Boch	Model: Loop 585 Vessel	Style: Above Counter	Qty: x 1
Tap Location:	Out of Wall			

NOTES:

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Customer's signature: Date:



SELECTION SHEET

25/09/2020

BUILDER'S NAME:	Kudo Homes	Spec by Simon L
CLIENT'S NAME:	Billy Diamantis	
PROPERTY ADDRESS:	Res 1 14 Dyson Road Walkerville	

CONTACT: Phone: 0 e-mail: 0

ENSUITE VANITY

BENCHTOPS **Stone** Fabricator: **Stoneware Productions**
 Brand: **Caesarstone** Supply Templates:
 Colour: **Urban** Shadowline: **No**
 Finish: **Polished** Finger Grippers: **No**
 Thickness: **40mm** Grained Material: **No**
 Profile: **Aris - Mitred Apron**
 Bench Height: **790mm** Splashback Height: **n/a**
 Splashback: Product: Supplier: Colour:

DOORS with SOFT CLOSE HINGES
 Door Style: **2 Pac** Pattern: **Settler** Edge Profile: **2mm Pencil**
 Door Brand: **Walls Bros - Dulux**
 Door Colour: **Natural White** Grained Material: **No** Direction: **n/a**
 Door Finish: **Satin** Carcase Colour: **White** Edging: **White**

Kickboards: **To Match** Height: **135mm**

DRAWERS Construction: QTY: Location:
 Style: **3 equal** **Hafele Scala (soft close)** **x 2** **Each End**
 Notes: **SETTLER: Individual Patterns with Split Rails (170mm min top drawer)**

HANDLES
 Supplier: **Castella** Code No: **210.035.28** Location: **All**
 Position: Doors: **To Suit Door Pattern** Direction: **VERTICAL**
 Drawers: **n/a** Direction: **n/a**

BASIN Qty:
 Brand: **Villeroy & Boch** Model: **Loop 585 Vessel** Style: **Above Counter** **x 1**
 Tap Location: **Out of Wall**

NOTES:

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Customer's signature: Date:



**WALLS BROS
DESIGNER
KITCHENS**

SELECTION SHEET

25/09/2020

BUILDER'S NAME:	Kudo Homes	Spec by Simon L
CLIENT'S NAME:	Billy Diamantis	
PROPERTY ADDRESS:	Res 1 14 Dyson Road Walkerville	

CONTACT: Phone: 0 e-mail: 0

UPPER BATHROOM

BENCHTOPS **Stone** Fabricator: **Stoneware Productions**
 Brand: **Caesarstone** Supply Templates:
 Colour: **Urban** Shadowline: **No**
 Finish: **Polished** Finger Grippers: **No**
 Thickness: **40mm** Grained Material: **No**
 Profile: **Aris - Mitred Apron** Splashback Height: **n/a**
 Bench Height: **790mm** Supplier: Colour:
 Splashback: Product:

DOORS with SOFT CLOSE HINGES
 Door Style: **2 Pac** Pattern: **Settler** Edge Profile: **2mm Pencil**
 Door Brand: **Walls Bros - Dulux**
 Door Colour: **Natural White** Grained Material: **No** Direction: **n/a**
 Door Finish: **Satin** Carcase Colour: **White** Edging: **White**

Kickboards: **To Match** Height: **135mm**

DRAWERS Construction: QTY: Location:
 Style: **3 equal** **Hafele Scala (soft close)** **x 1** **LHS**
 Notes: **SETTLER: Individual Patterns with Split Rails (170mm min top drawer)**

HANDLES
 Supplier: **Castella** Code No: **210.035.28** Location: **All**
 Position: Doors: **To Suit Door Pattern** Direction: **VERTICAL**
 Drawers: **n/a** Direction: **n/a**

BASIN Qty:
 Brand: **Villeroy & Boch** Model: **Loop 585 Vessel** Style: **Above Counter** **x 1**
 Tap Location: **Out of Wall**

NOTES:

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Customer's signature: Date:



SELECTION SHEET

25/09/2020

BUILDER'S NAME:	Kudo Homes	Spec by Simon L
CLIENT'S NAME:	Billy Diamantis	
PROPERTY ADDRESS:	Res 1 14 Dyson Road Walkerville	

CONTACT: Phone: 0 e-mail: [0](#)

BOOKCASE

BENCHTOPS

Brand: **WBDK**
 Colour: **Dulux Natural White**
 Finish: **Satin**
 Thickness: **32mm**
 Profile: **Pencil**

Fabricator: **WBDK**
 Supply Templates:
 Shadowline: **No**
 Finger Grippers: **No**
 Grained Material: **No**

Bench Height: **917mm AFFL**
 Splashback: Product: **Match Benchtop** Supplier: **By Walls** Colour: **Matching**
 Splashback Height: **n/a**

DOORS with SOFT CLOSE HINGES

Door Style: **2 Pac** Pattern: **Settler** Edge Profile: **2mm Pencil**
 Door Brand: **Walls Bros - Dulux**
 Door Colour: **Natural White** Grained Material: **No** Direction: **n/a**
 Door Finish: **Satin** Carcase Colour: **White** Edging: **White**

Kickboards: **To Match** Height: **135mm**

HEIGHTS

Ceiling Height: **3000mm** Cornice Size: **Square Set**
 Cup'd Height: **2710mm** Cup'd Doors: Height: **40mm**
 Above Cupboards: **Matching Top Filler - Set Back (STD)**

DRAWERS

Style: **n/a** Construction: QTY: Location:

HANDLES

Supplier: **Castella** Code No: **210.035.28** Location: **All**

Position: Doors: **To Suit Door Pattern** Direction: **VERTICAL**
 Drawers: **n/a** Direction: **n/a**
 Tall: **n/a** Direction: **n/a**
 Overheads: **n/a** Direction: **n/a**

NOTES:

OPTIONS:

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Customer's signature: Date:



SELECTION SHEET

25/09/2020

BUILDER'S NAME:	Kudo Homes	Spec by Simon L
CLIENT'S NAME:	Billy Diamantis	
PROPERTY ADDRESS:	Res 1 14 Dyson Road Walkerville	

CONTACT:	Phone: 0	e-mail: 0
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UPPER LINEN

DOORS with SOFT CLOSE HINGES

Door Style:	2 Pac	Pattern:	Settler	Edge Profile:	2mm Pencil
Door Brand:	Walls Bros - Dulux				
Door Colour:	Dulux Natural White	Grained Material:	No	Direction:	n/a
Door Finish:	Satin	Carcase Colour:	White	Edging:	White

Kickboards:	To Match	Height:	150mm
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HEIGHTS

Ceiling Height:	3000mm	Cornice Size:	Square Set
Cup'd Height:	2350mm	Cup'd Doors:	Full Height
Above Cupboards:	Matching Top Filler - Set Back (STD)	Filler Height:	50mm

HANDLES

Supplier:	Castella	Code No:	210.035.28
Position:	To Suit Door Pattern	Direction:	VERTICAL

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**WALLS BROS
DESIGNER
KITCHENS**

SELECTION SHEET

25/09/2020

BUILDER'S NAME:	Kudo Homes	Spec by Simon L
CLIENT'S NAME:	Billy Diamantis	
PROPERTY ADDRESS:	Res 1 14 Dyson Road Walkerville	

CONTACT: Phone: 0 e-mail: 0

BEDROOM 1 - WALK IN ROBE

SHELVING

Door Style: **Melamine/Laminate** Pattern: **Flat** Edge Profile: **1mm ABS**
 Door Brand: **Laminex**
 Door Colour: **Blackened Elm** Grained Material: **Yes** Direction: **Vertical (Std)**
 Door Finish: **Natural** Carcase Colour: **White** Edging: **Black**

Kickboards: **To Match** Height: **100mm**

HEIGHTS

Ceiling Height: **2700mm** Cornice Size: **Square Set**
 Cup'd Height: **2100mm** Cup'd Doors: **n/a**
 Above Cupboards: **Open Above** Height: **600mm**

DRAWERS

Style: **4 drawer open shelf tower** Construction: **Hafele Scala (soft close)** QTY: **x 2** Location:

HANDLES

Supplier: **Hallidays** Code No: **046-843**
 Position: Drawers: **50mm down, centred** Direction: **HORIZONTAL**

HANGING RAIL

Colour: **Chrome**

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Date:



SELECTION SHEET

25/09/2020

BUILDER'S NAME:	Kudo Homes	Spec by Simon L
CLIENT'S NAME:	Billy Diamantis	
PROPERTY ADDRESS:	Res 1 14 Dyson Road Walkerville	

CONTACT: Phone: 0 e-mail: 0

ENTERTAINMENT UNIT

BENCHTOPS

Brand: **WDBK**
 Colour: **Dulux Natural White**
 Finish: **Satin**
 Thickness: **32mm**
 Profile: **Pencil**

Fabricator: **WDBK**
 Supply Templates:
 Shadowline: **to match doors - 25mm**
 Finger Grippers: **Yes**
 Grained Material: **No**

Bench Height: **617mm AFFL**
 Splashback: Product: **Match Benchtop** Supplier: **By Walls** Colour: **Matching**

Splashback Height: **n/a**

DOORS with SOFT CLOSE HINGES

Door Style: **2 Pac** Pattern: **Settler** Edge Profile: **2mm Pencil**
 Door Brand: **Walls Bros - Dulux**
 Door Colour: **Natural White** Grained Material: **No** Direction: **n/a**
 Door Finish: **Satin** Carcase Colour: **White** Edging: **White**

FLOATING SHELVES

Shelf Style: Pattern: Edge Profile:
 Shelf Brand: Grained Material: Direction:
 Shelf Colour: Shelf Finish:

Kickboards: **To Match** Height: **135mm**

DRAWERS

Style: **Single** Construction: **Hafele Scala (soft close)** QTY: **x 1** Location: **LHS**

Notes:

SPECIAL DOORS

	<u>Qty</u>	<u>Location</u>	<u>Hinges</u>	<u>Stays</u>
FOLD DOWN:	x 1	RHS	Hettich 0 040 242	Artia 185025 & 1850226
MESH:	n/a			

HANDLES

Supplier: **Walls Bro** Code No: **Finger Grips**

Position: Doors: Direction:
 Drawers: Direction:

VENTILATION REQUIREMENTS

Vents: White Hafele 571.77.705 - in base with kicker set back

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Date:



SELECTION SHEET

25/09/2020

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CLIENT'S NAME:	Billy Diamantis	
PROPERTY ADDRESS:	Res 1 14 Dyson Road Walkerville	

CONTACT: Phone: 0 e-mail: 0

OUTDOOR BBQ

BENCHTOPS **Stone** Fabricator: **Stoneware Productions**
 Supply Templates:
 Brand: **Smartstone**
 Colour: **Snow flake** Shadowline: **No**
 Finish: **Polished** Finger Grippers: **No**
 Thickness: **40mm Mitred Apron** Slab Ends:
 Profile: **Pencil** Grained Material: **No**
 Bench Height: **920mm UFL** Splashback Height: **n/a**

DOORS with SOFT CLOSE HINGES
 Door Style: **Outdoor Board-2 Pac Paint** Pattern: **Flat** Edge Profile: **2mm Pencil**
 Door Brand: **Walls Bros - Dulux**
 Door Colour: **Natural White** (STD) Grained Material: **No** Direction: **n/a**
 Door Finish: **Satin** Carcase Colour: **White** Edging: **White**

Kickboards: **To Match** Height: **130mm**

DRAWERS Construction: QTY: Location:
 Style: **2 equal pot** **Hafele Scala (soft close)** **x 2** **As Per Drawings**
 Style:
 Notes: **SETTLER: Individual Patterns with Split Rails (170mm min top drawer)**

HANDLES
 Supplier: **Castella** Code No: **210.035.28** (STD)
 Position: Doors: **To Suit Door Pattern** Direction:
 Drawers: **To Suit Door Pattern** Direction:

APPLIANCE DETAILS

	<u>Brand</u>	<u>Model</u>	<u>Style</u>	<u>Info</u>
BBQ:	Beefeater	BSH158SA	Built In	
WOK BURNER:				
RANGEHOOD:				Ducted To:
OVEN:				Opening:
BAR FRIDGE:				Opening:
WINE COOLER:				Opening:
DISHWASHER:				
SINK:	Seima	Acero 230	Undermount Single Bowl	Drainer: None
TAP:			Mixer	Tap Hole: On Stone

NOTES:

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Customer's signature:



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

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.

