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## CAMPBELLTOWN

19-21 Albion Terrace



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So spacious. Uber trendy

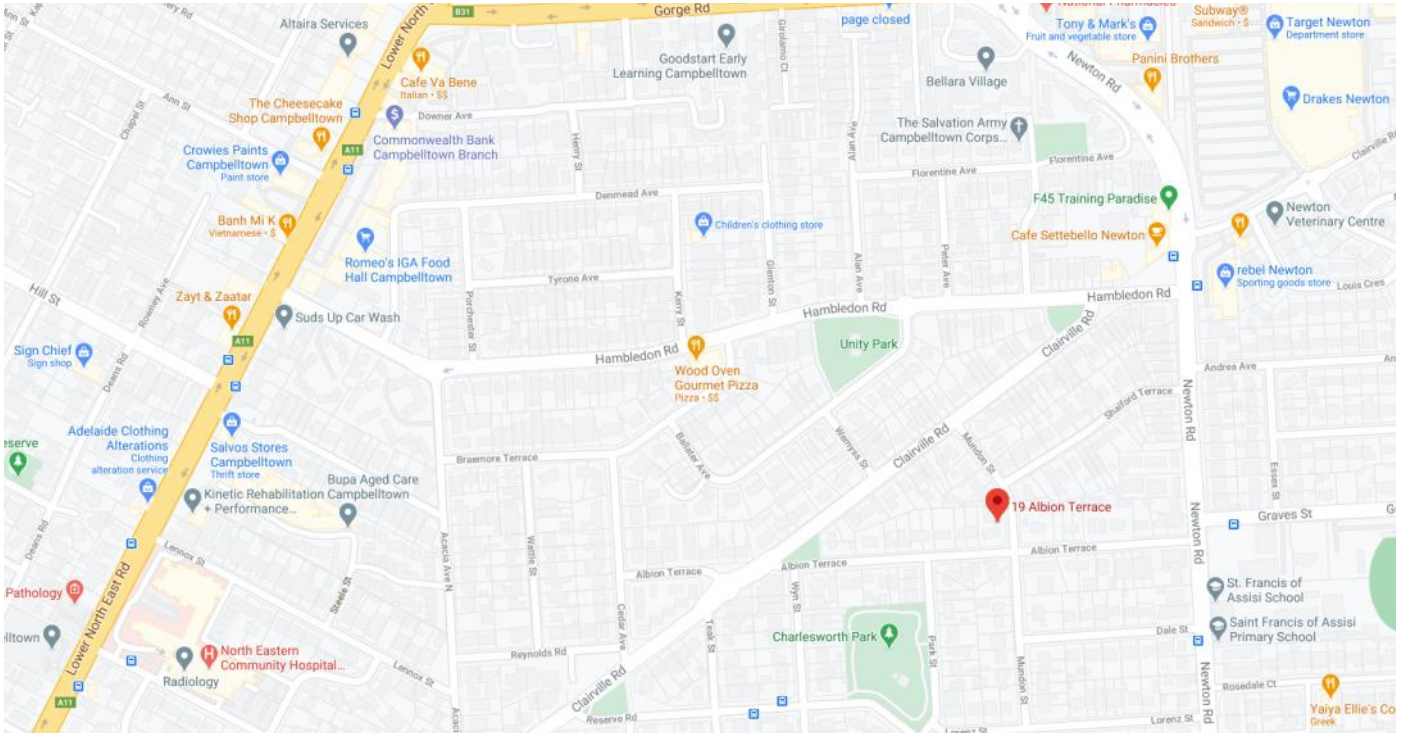
**BRUSE**  
REAL ESTATE



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.

# LOCATION

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**Newton Central - 500m**

**Charlesworth Park - 170m**

**East Torrens Primary School - 1.3km**

**Charles Campbell College - 1.2km**

**Adelaide CBD - 6.9km**

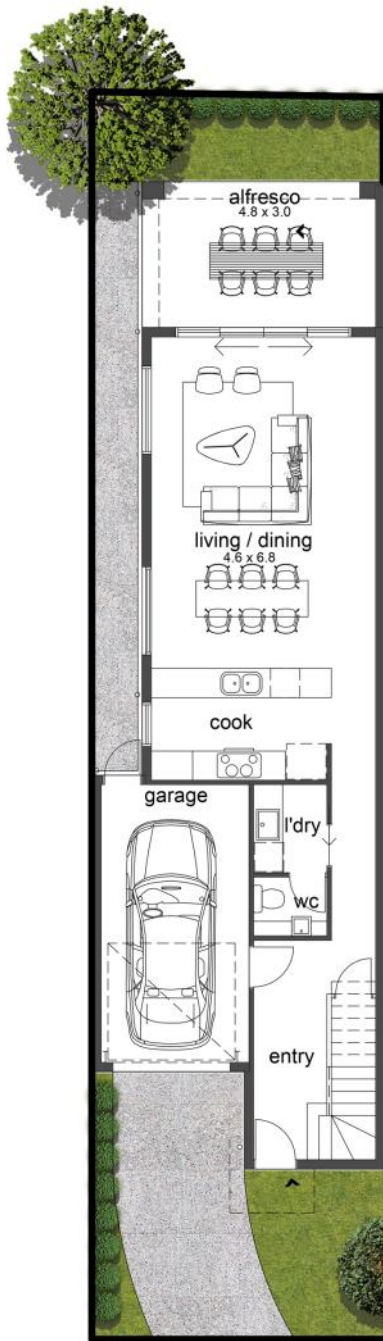
**Nearest bus stop - 270m**

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# Residence 1

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**Priced at \$545,000**

## AREAS:

### DWELLING 1 -

LOWER MAIN LIVING:	68.10
UPPER MAIN LIVING:	83.40
GARAGE:	19.20
ALFRESCO:	14.80

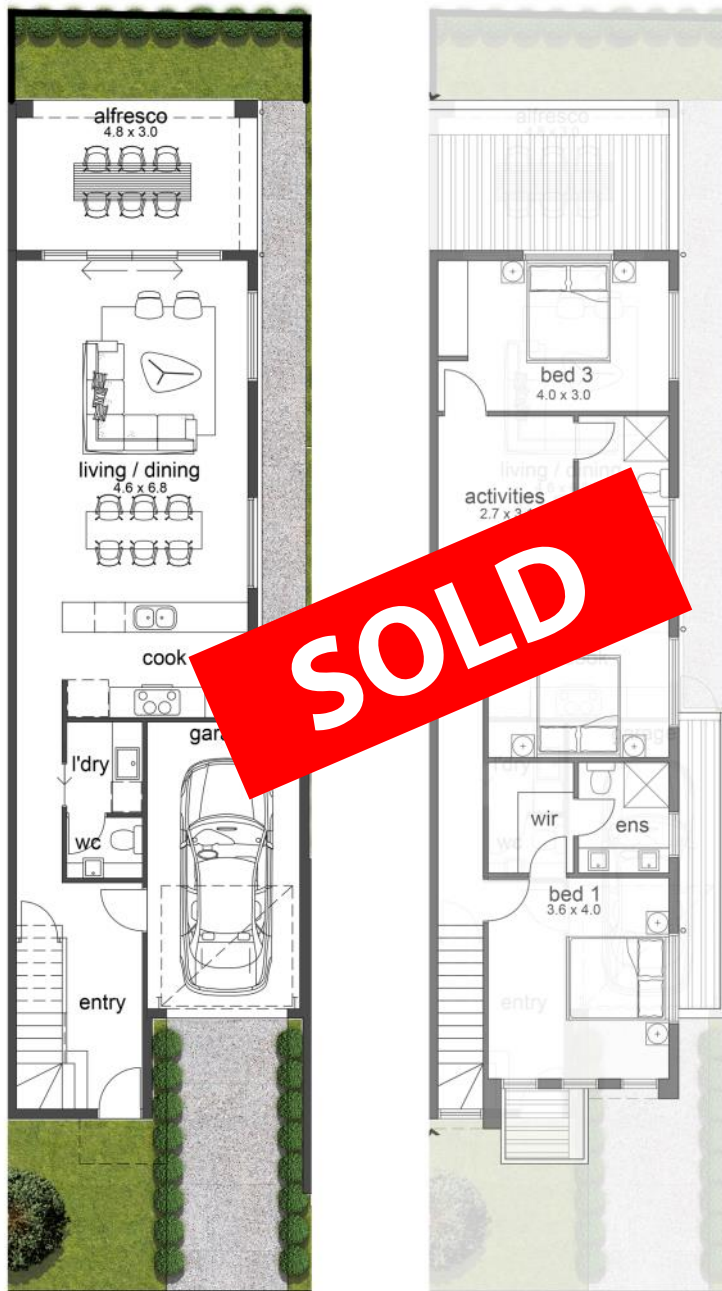
**TOTAL: 185.50**



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# Residence 2

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**Priced at** **SOLD**

DWELLING 2 -	
LOWER MAIN LIVING:	68.10
UPPER MAIN LIVING:	83.40
GARAGE:	19.20
ALFRESCO:	14.80

<b>TOTAL:</b>	<b>185.50</b>
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# Residence 3

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Priced at **SOLD**

## DWELLING 3 -

LOWER MAIN LIVING:	53.40
UPPER MAIN LIVING:	84.00
GARAGE:	38.00
PORTICO:	01.30
ALFRESCO:	13.50

**TOTAL: 190.20**



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# Residence 4

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REAL ESTATE



**Priced at SOLD**

## DWELLING 4 -

LOWER MAIN LIVING:	65.80
UPPER MAIN LIVING:	76.80
GARAGE:	18.70
PORTICO:	02.10
ALFRESCO:	12.10

**TOTAL: 175.50**



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# Residence 5

**BRUSE**  
REAL ESTATE



**Priced at SOLD**

## DWELLING 5 -

LOWER MAIN LIVING:	66.00
UPPER MAIN LIVING:	77.30
GARAGE:	19.40
PORTICO:	02.10
ALFRESCO:	12.10

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<b>TOTAL:</b>	<b>176.90</b>
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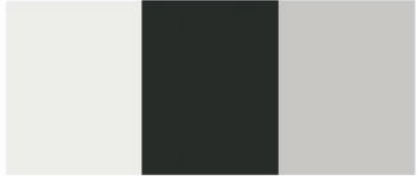
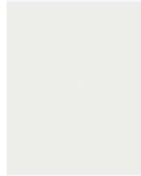

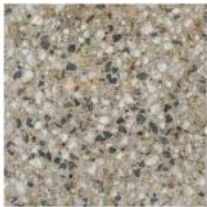
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# SPECIFICATIONS

EXTERNAL FINISHES		
Textured Render Sycon Matrix Sycon Axon	Colours: Surfmist Monument Dieskau	
Roof Fascia Gutters	Colourbond Colour: Surfmist – TBC  Colourbond Colour: Surfmist – TBC  Colourbond Colour: Surfmist – TBC	
Alfresco Roof Cover	Polycarbonate to dwelling 4 & 5	
Downpipes	PVC painted to match wall colour	
Rainwater Tank	Colour: Woodland Grey – TBC	
Fencing / Gates	Colourbond Good Neighbour Colour: Woodland Grey	
Driveways Paths Alfresco	Concrete Exposed Aggregate Supplier: Hanson Colour: Penfield (or similar)	

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Landscaping	Soft landscaping as per plan, including plants and irrigation	
Letterbox as per plan		
Clothesline	Fold down clothesline Colour: Iron Grey	
Termite Control to all slab penetrations and boundary walls		

**WINDOWS AND EXTERNAL DOORS**

Garage Panel Lift Door	B & D : Panel Lift Door Nullarbor with remotes  Colour: Monument	
Windows & Sliding Doors	Aluminium Frame Colour: Black	
Entrance Door	Door: Timber Western Red Cedar  Door Hardware: Gainsborough Trilock Omni Allure	

INTERNAL LINING AND DOOR HARDWARE		
Linings	Ceiling & Walls 10mm Plasterboard	
Cornice	Square set throughout	
Insulation	To all ceilings, external & internal walls	
Skirtings	140mm x 18mm square dressed all round MDF	
Architraves	92mm x 18mm square dressed all round MDF	
Internal Doors	2340mm height flush panel doors	
Internal Door Hardware	Gainsborough G2 Series Angular Matt Black	
Internal Garage Door Deadlock	Gainsborough G2 Series Smooth Round Deadbolt Matt Black	
Door stops	Matt Black	






SAINITARY WARE & PLUMBING		
Kitchen Mixer	Phoenix Arlo Gooseneck Sink Mixer Colour: Matt Black	
Laundry Mixer	Phoenix Arlo Gooseneck Sink Mixer Colour: Matt Black	
Basin Mixer	Phoenix Arlo Vessel Basin Mixer Colour: Matt Black	
Shower & Bath Mixer	Phoenix Arlo Shower/Bath Mixer Colour: Matt Black	
Shower	Phoenix Pina Single Shower on Rail Colour: Matt Black	
Bath Outlet	Phoenix Arlo 200mm Wall Bath Outlet Colour: Matt Black	

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Toilet Roll Holder	Matt Black	
Towel Rail	Matt Black	
Floor Grates	Tile insert floor grates Colour: Matt Black	
Toilets	Caroma Luna Back to Wall Toilet Suite with Soft Close Seat	
Basin	Caroma Luna 450mm Inset Basin	
Bath	Decina set in Bath with tiled hob	





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Kitchen Sink	Stainless Steel Double Bowl	
Laundry Sink	Stainless Steel Single Bowl	
Vanity Mirrors	4mm polished edge to width of vanity	
Shower Screen	Semi Frameless Colour: Black	
Hot Water Service	Rinnai 26L with recessed box	






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KITCHEN APPLIANCES		
Oven	Bosch 600mm Electric Built In Oven	
Cooktop	Bosch 600mm Gas Cooktop	
Rangehood	Bosch 530mm Undermount Rangehood	
Dishwasher	Bosch 600mm Built In Dishwasher	

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TILE AND FLOOR COVERINGS		
Kitchen	Splashback 600mm tiled between bench and overhead	Selection TBC
Laundry	Splashback 600mm above bench Floor and 150mm high skirting	Selection TBC
Bathroom & Ensuite (upstairs)	Full height tiling	Selection TBC
WC toilet (downstairs)	Floor and 150mm high skirting tile	Selection TBC
Main Living Floor ** Tiled Option **	Floor tile 600mm x 600mm	Selection TBC
Main Living Floor ** Floorboard Option **	Oakleaf Classic Oak Laminate Timber Floor  Selection TBC	
Bedrooms, Activities, Stairs - Carpet	EC Carpet - Avenue Colour: Morland  Selection TBC	

JOINERY		
Kitchen / Laundry / Vanities / Linen	Polytec Traceless Laminate Colour: Option of Black or White  Selection TBC  Joinery Feature Finish Landmark Wood Hewn  Selection TBC	
Benchtop to Kitchen	20mm Stone benchtop Ambassador Enchanted White  Selection TBC	
Benchtop to Laundry and Vanities	20mm Stone benchtop Ambassador White Burst  Selection TBC	
Robes	Mirrored built in robes to Bedrooms 2 & 3 Colour: Black Frame	

ELECTRICAL & AC		
Air Conditioning	Ducted Reverse Cycle Air Conditioning to living room, each bedroom, study and activities room with 1 controller	
Alarm	Sensors with colour touch control panel	
Intercom	Colour video intercom for entry	
Powerpoints & Lighting	Powerpoints throughout LED downlights throughout living area and bedrooms	



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Antenna	Included with 2 TV points	
Phone & Data	Phone points x 2 Data points x 2	

PAINT SCHEDULE		
External eaves and porch	Acrylic Paint Finish: TBC Colour: Surfmist	
Downpipes	Acrylic Paint Finish: TBC Colour: to match wall colour	
Ceilings	Acrylic Paint Finish: Flat Colour: Dulux Lexicon – Quarter Code: PN201	Colour TBC
Internal Walls	Acrylic Paint Finish: Low Sheen Colour: Dulux Lexicon – Quarter Code: PN201	Colour TBC
Internal Doors, Frames, Architraves and Skirtings	Acrylic Paint Finish: Satin Colour: Dulux Lexicon – Quarter Code: PN201	Colour TBC

## 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.

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