



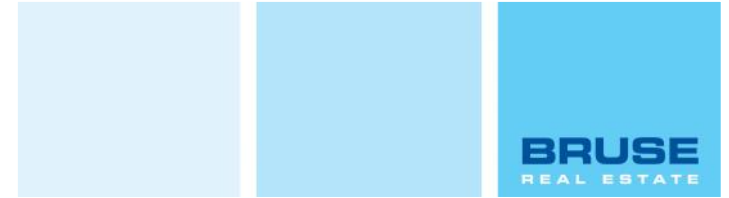
**Theon Bruse**

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**Toby Shipway**

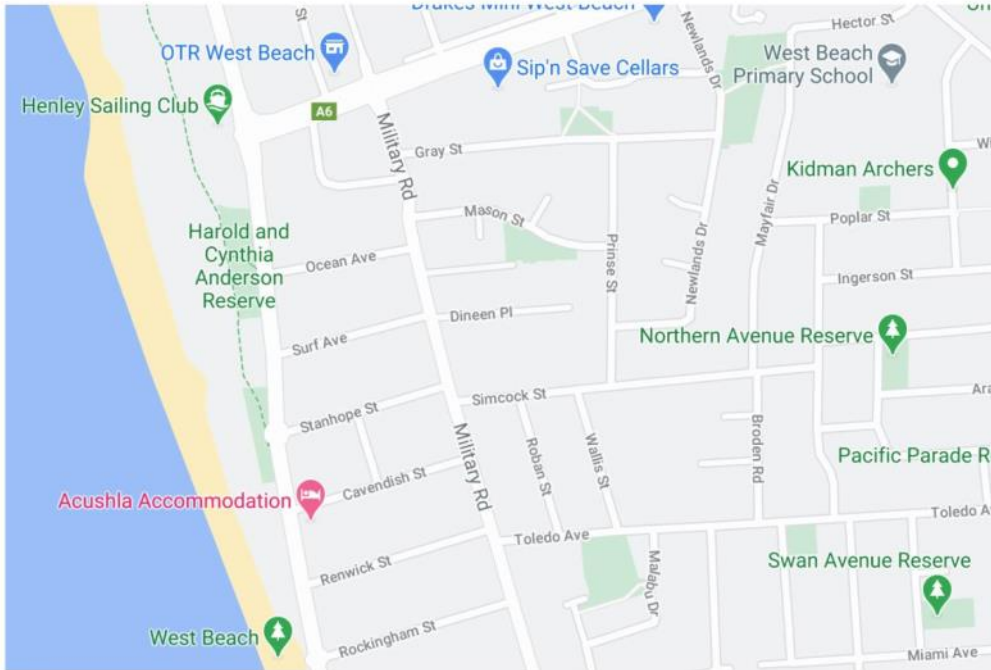
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**WEST BEACH** Res 1-9/9 Dineen Place



ATTENTION TO DESIGN, LIFESTYLE AND QUALITY WORKMANSHIP, DINEEN PLACE OFFERS THE ULTIMATE LIVING EXPERIENCE. DISCOVER DINEEN.

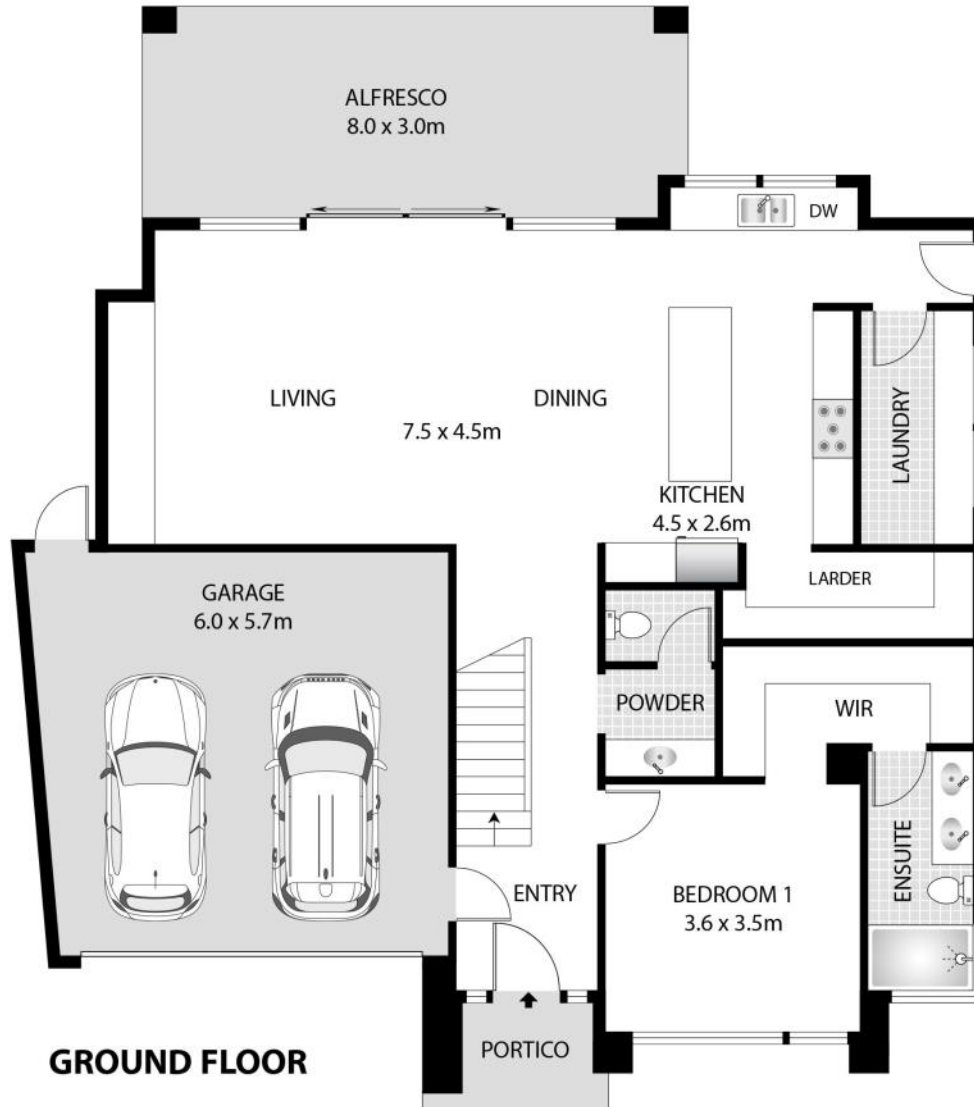
DINEEN PLACE IS MINUTES TO THE BEACH, 20 MINUTES TO THE CITY, CLOSE TO SHOPS, RESTAURANTS AND TRANSPORT. A UNIQUE OPPORTUNITY IN WEST BEACH PRESENTS ITSELF AT DINEEN PLACE.

NOTE: THIS PLAN AND DOCUMENT IS FOR ILLUSTRATION PURPOSES ONLY. DIMENSIONS ARE APPROXIMATE. SELECTIONS ARE SUSCEPTIBLE TO CHANGE DUE TO AVAILABILITY. ANY CHANGES WILL BE SIMILAR TO THOSE DOCUMENTED WHERE POSSIBLE. SHADE VARIATIONS MAY OCCUR WITH NATURAL STONE, TILES, PAINT, ENGINEERED STONE, TIMBER FLOORING, LAMINATE SELECTIONS

# Residence 1



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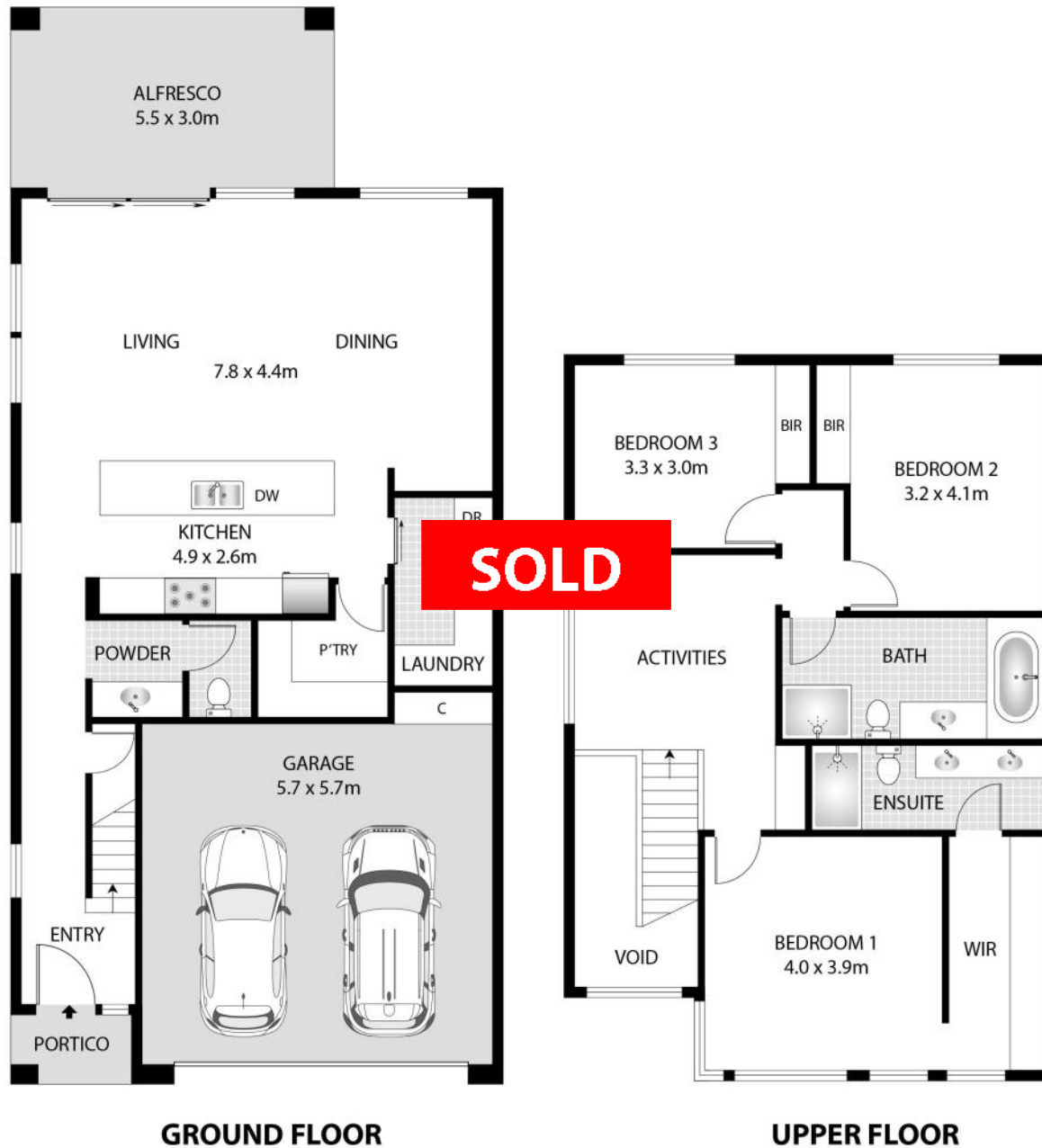


**9 Dineen Place, West Beach  
Dwelling 1**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Main Living:	116.8m <sup>2</sup>
Garage:	38.8m <sup>2</sup>
Upper Floor:	79.5m <sup>2</sup>
Alfresco:	23.7m <sup>2</sup>
Portico:	3.7m <sup>2</sup>
<b>Total:</b>	<b>262.5m<sup>2</sup></b>

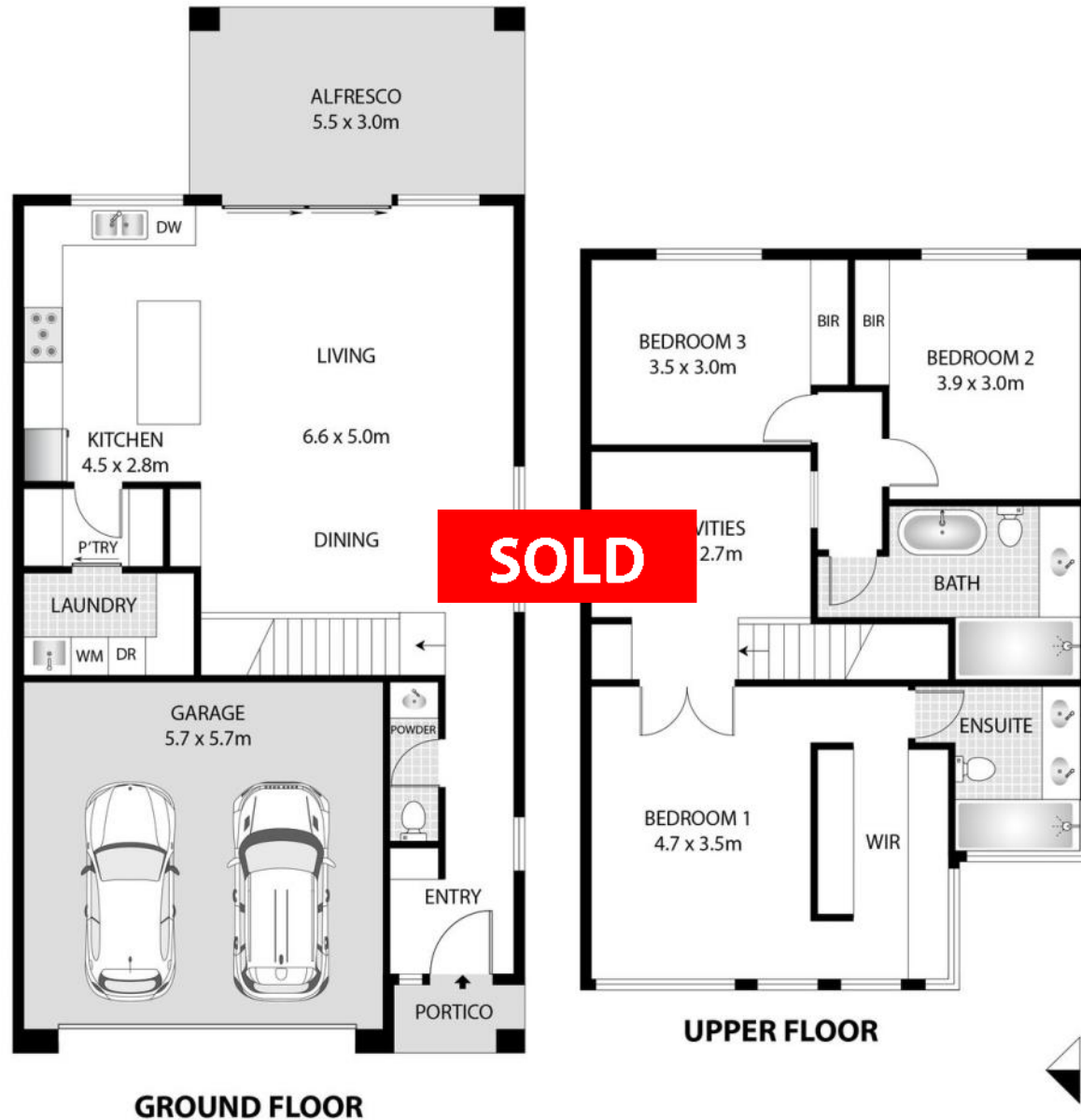


## 9 Dineen Place, West Beach Dwelling 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Main Living:	84.2m <sup>2</sup>
Garage:	38.5m <sup>2</sup>
Upper Floor:	97.3m <sup>2</sup>
Alfresco:	16.5m <sup>2</sup>
Portico:	2.5m <sup>2</sup>
<b>Total:</b>	<b>239m<sup>2</sup></b>





**9 Dineen Place, West Beach  
Dwelling 3**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Main Living:	76.0m <sup>2</sup>
Garage:	37.3m <sup>2</sup>
Upper Floor:	94.0m <sup>2</sup>
Alfresco:	16.5m <sup>2</sup>
Portico:	2.5m <sup>2</sup>
<b>Total:</b>	<b>226.3m<sup>2</sup></b>



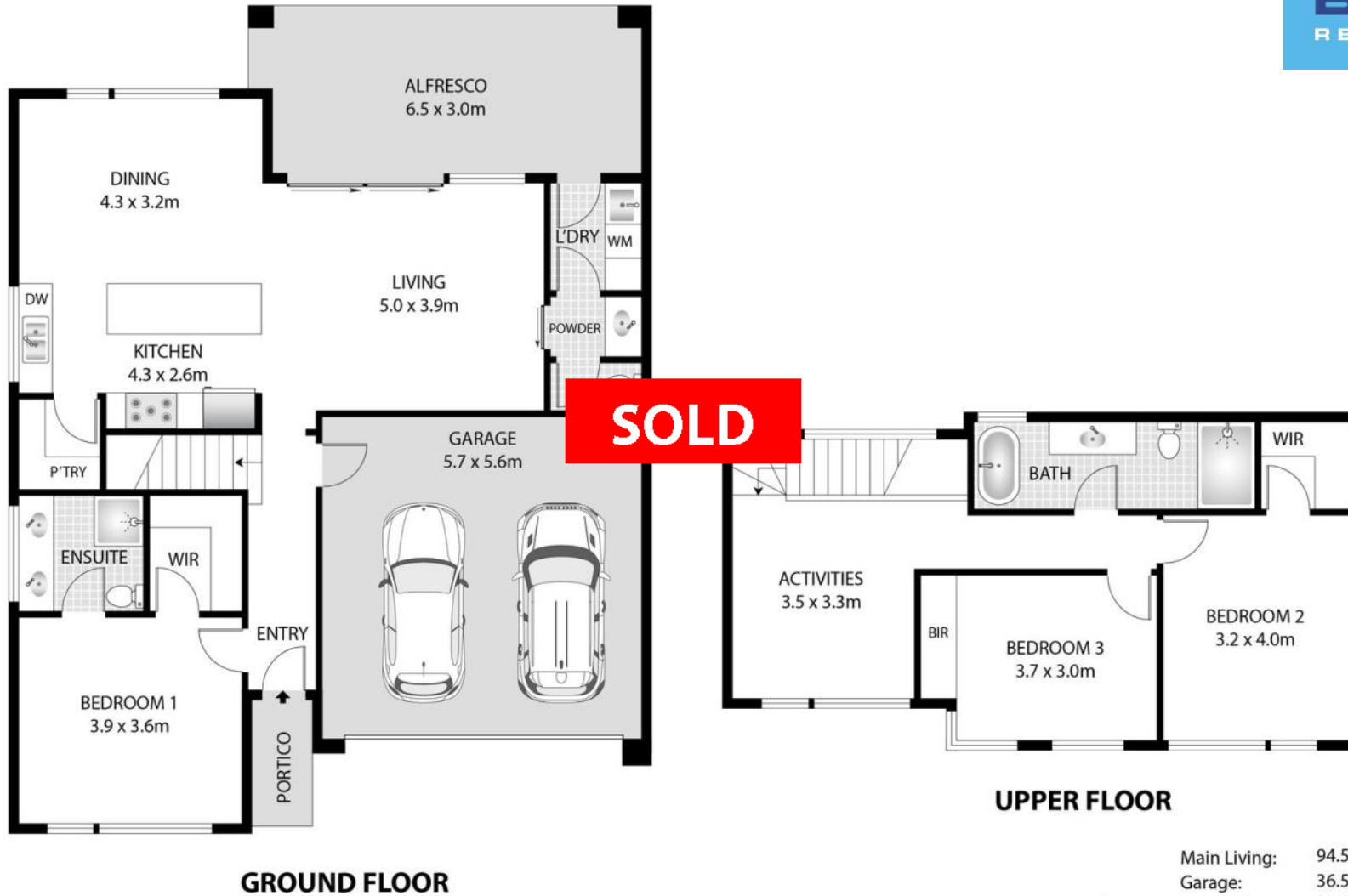
# Residence 4

**BRUSE**  
REAL ESTATE



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# 9 Dineen Place, West Beach Dwelling 4



Main Living:	94.5m <sup>2</sup>
Garage:	36.5m <sup>2</sup>
Upper Floor:	65.3m <sup>2</sup>
Alfresco:	16.5m <sup>2</sup>
Portico:	2.0m <sup>2</sup>
<b>Total:</b>	<b>214.8m<sup>2</sup></b>



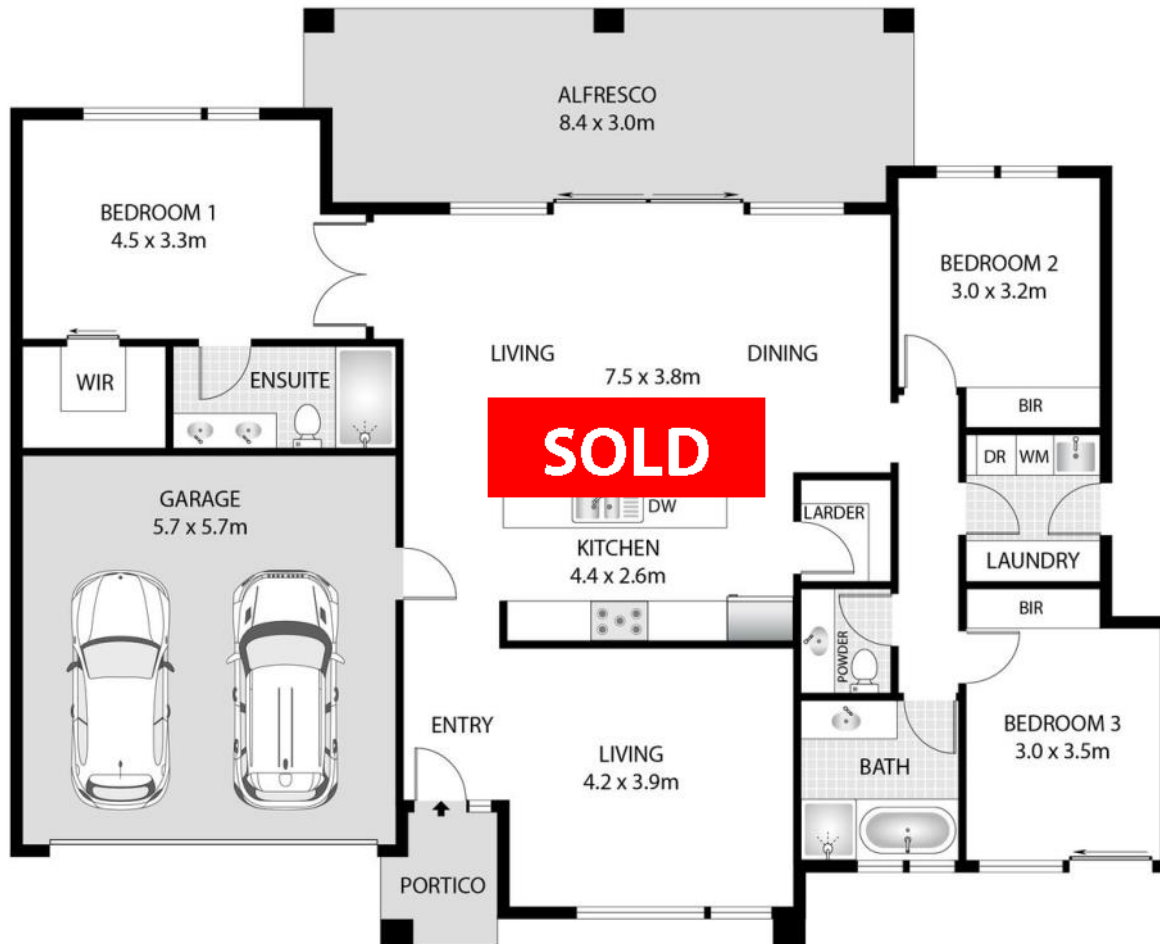
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Residence 5



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# 9 Dineen Place, West Beach Dwelling 5



Main Living:	149.0m <sup>2</sup>
Garage:	37.2m <sup>2</sup>
Alfresco:	26.9m <sup>2</sup>
Portico:	2.9m <sup>2</sup>
<b>Total:</b>	<b>216m<sup>2</sup></b>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

9 Dineen Place, West Beach  
Dwelling 6



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Main Living:	164.8m <sup>2</sup>
Garage:	40.2m <sup>2</sup>
Alfresco:	27.0m <sup>2</sup>
Portico:	2.0m <sup>2</sup>
<b>Total:</b>	<b>234.0m<sup>2</sup></b>



**9 Dineen Place, West Beach  
Dwelling 7**



Main Living:	163.0m <sup>2</sup>
Garage:	38.0m <sup>2</sup>
Alfresco:	27.0m <sup>2</sup>
Portico:	2.9m <sup>2</sup>
<b>Total:</b>	<b>230.9m<sup>2</sup></b>



**9 Dineen Place, West Beach  
Dwelling 8**



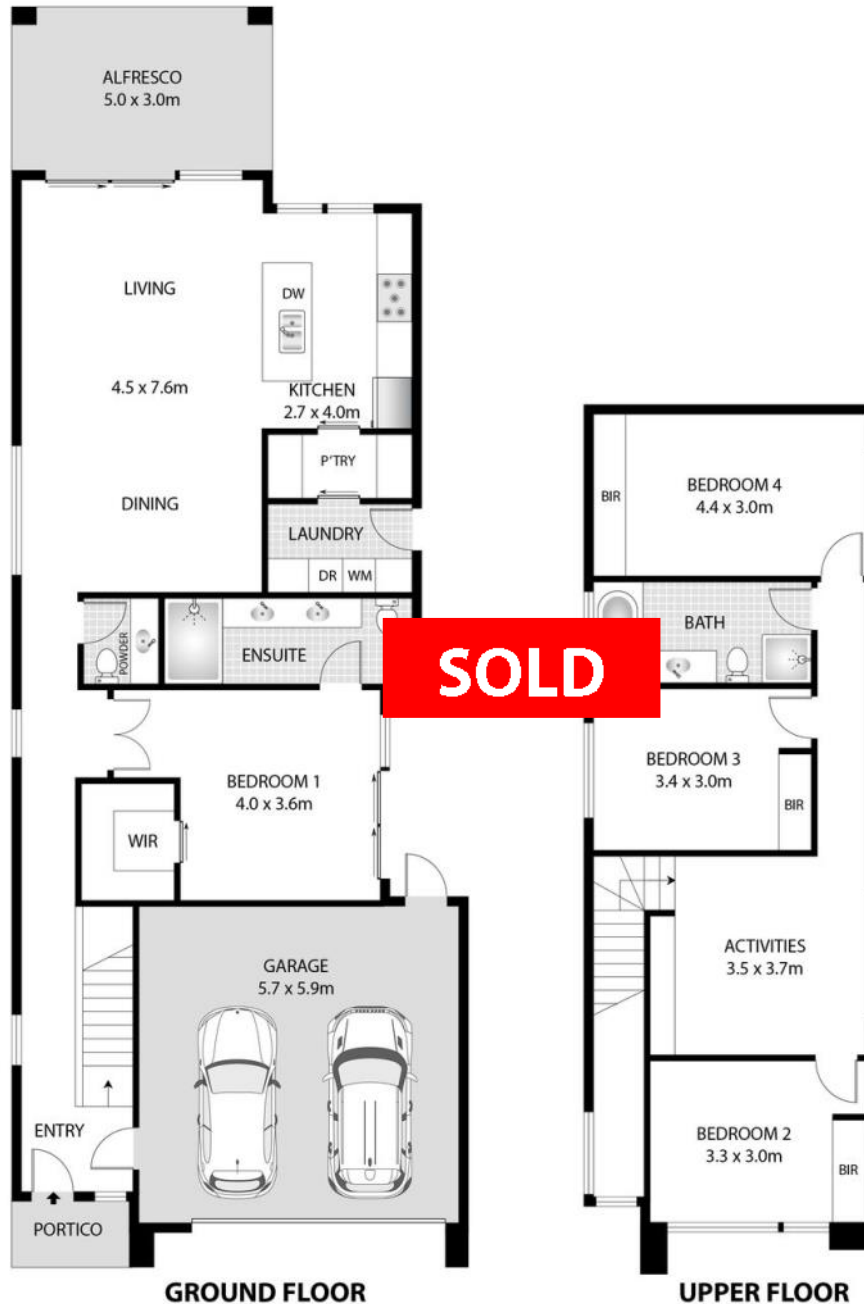
Main Living:	114.0m <sup>2</sup>
Garage:	39.0m <sup>2</sup>
Upper Floor:	83.9m <sup>2</sup>
Alfresco:	15.0m <sup>2</sup>
Portico:	3.0m <sup>2</sup>
<b>Total:</b>	<b>254.9m<sup>2</sup></b>

# Residence 9

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**BRUSE**  
REAL ESTATE





**9 Dineen Place, West Beach  
Dwelling 9**



Main Living:	114.0m <sup>2</sup>
Garage:	39.0m <sup>2</sup>
Upper Floor:	83.9m <sup>2</sup>
Alfresco:	15.0m <sup>2</sup>
Portico:	3.0m <sup>2</sup>
<b>Total:</b>	<b>254.9m<sup>2</sup></b>

# SELECTIONS

DESIGNER KITCHEN AND SEPARATE BAR FEATURING:

- 20MM STONE BENCHTOPS
- BOSCH APPLIANCES
  - -900 GAS COOKTOP
  - -INTEGRATED DISHWASHER
  - -2X 600 WALL OVENS
  - -UNDERMOUNT RANGEHOOD
- 'GOLD' TAP
- SQUARELINE UNDERMOUNT SINK
- SOFT CLOSE DRAWERS
- 1100 HIGH WALL CABINETS
- BLACK JOINERY
- SLIM LINE BLACK HANDLES (BASE CABINTRY)
- HERRINGBONE BLACK TILE SPLASHBACK
- CUSTOM CURVED ISLAND BENCH

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## SELECTIONS

- 1200X600 PORCELAIN TILED MAIN FLOOR
- 1200X600 PORCELAIN TILED UNDERCOVER ALFRESCO



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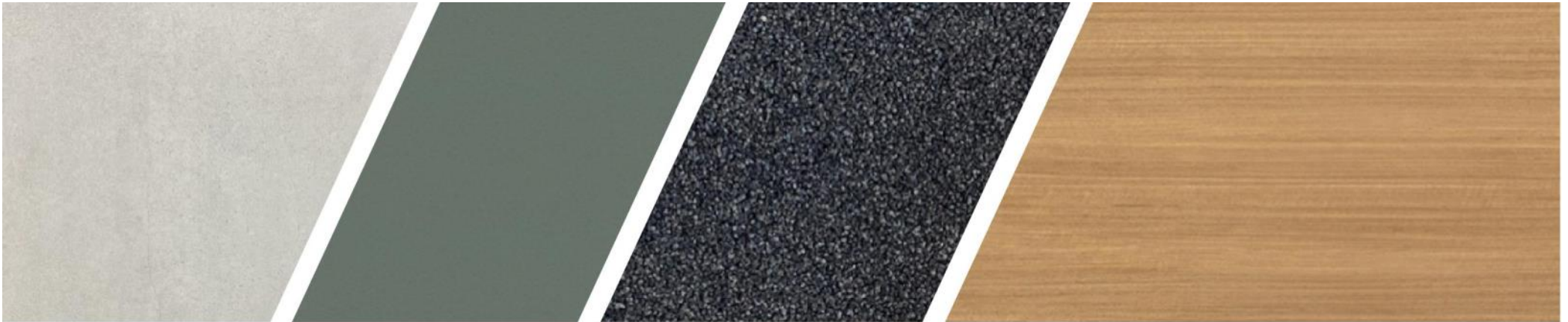
# SELECTIONS

## BATHROOM, ENSUITE AND POWDER/WC

- FULL HEIGHT TILED BATHROOM AND ENSUITE
- FEATURE IN WC AND POWDER VANITY (SKIRTING TILE TO OTHER WALLS ONLY)
- FLOATING JOINERY
- BLACK MATT WALL TAPS, SHOWER RAIL AND BATH SPOUT, TOWEL RAILS AND TOILET ROLL HOLDERS
- LAMINATE TIMBER JOINERY
- BLACK SHADOWLINE
- 20MM STONE BENCHTOP
- WHITE TOP MOUNT SINK
- CURVED MIRROR
- FREESTANDING BATH
- WHITE BACK TO WALL TOILET

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# SELECTIONS

## LAUNDRY:

- TILED FLOOR AND SKIRTING TILE
- TILED SPLASHBACK
- TMBER LAMINATE BENCHTOP PAIRED WITH 'GREEN SLATE' BASE CABINETS (OVERHEAD CABINETS D4,D8,D9
- BLACK MATT TAP
- TOP MOUNT THROUGH  
(INCLUDES DWELLING 6- LAUNDRY/PANTRY)

## INTERIOR:

- CARPET TO STAIRS, BEDROOMS AND ACTIVITY AREAS.
- STEP LIGHTS ON STAIRS
- VIDEO INTERCOM
- ALARM SYSTEM
- GAS FIREPLACES TO D1, D8, D9



## SELECTIONS

- FEATURE NATURAL STONE WALL FACING
- PANEL LIFT GARAGE DOORS
- 3 COAT PAINT SYSTEM- INTERNAL
- ACCENT INTERNAL DOORS (2340HIGH)
- BLACK MATT DOOR INTERNAL DOOR HANDLES
- HUMES XLR 500 FRONT DOOR
- ELECTRONIC FRONT DOOR LOCK
- GAS FIREPLACES TO DW1, DW8, DW9
- CORNICES
  - DOUBLE STORY-SQUARE SET TO ALL DOWNSTAIRS (EXC. GARAGES),
  - 70MM COVERED CORNICE TO UPSTAIRS
- SINGLE STORY- SQUARE SET (EXC. GARGAGE)
- SKIRTING-110MM SINGLE BEVEL
- ARCHITRAVES-90MM SINGLE BEVEL





- LANDSCAPING
- CLOTHESLINE
- LED LIGHTING (DOWNLIGHTS)
- RAINWATER TANK
- LETTER BOX
- CONNECTION TO MAINS, ELECTRICITY, GAS, WATER

- NBN INSTALLED (CONNECTION FEES APPLY)
- TERMITE PROTECTION
- SMOKE DETECTORS (HARDWIRED)
- LAUNDRY OVERHEAD CABINETS UPGRADE AVAILABLE TO D1, D2, D3, D5, D6 & D7
- MAIN FLOOR OPTION: TIMBER LAMINATE
- DUCTED REVERSE CYCLE AIR-CONDITIONING WITH ZONE CONTROL

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# WEST BEACH Res 1-9/9 Dineen Place

**Residence 1**      \$1,100,000

**Residence 2**      **SOLD**

**Residence 3**      **SOLD**

**Residence 4**      **SOLD**

**Residence 5**      **SOLD**

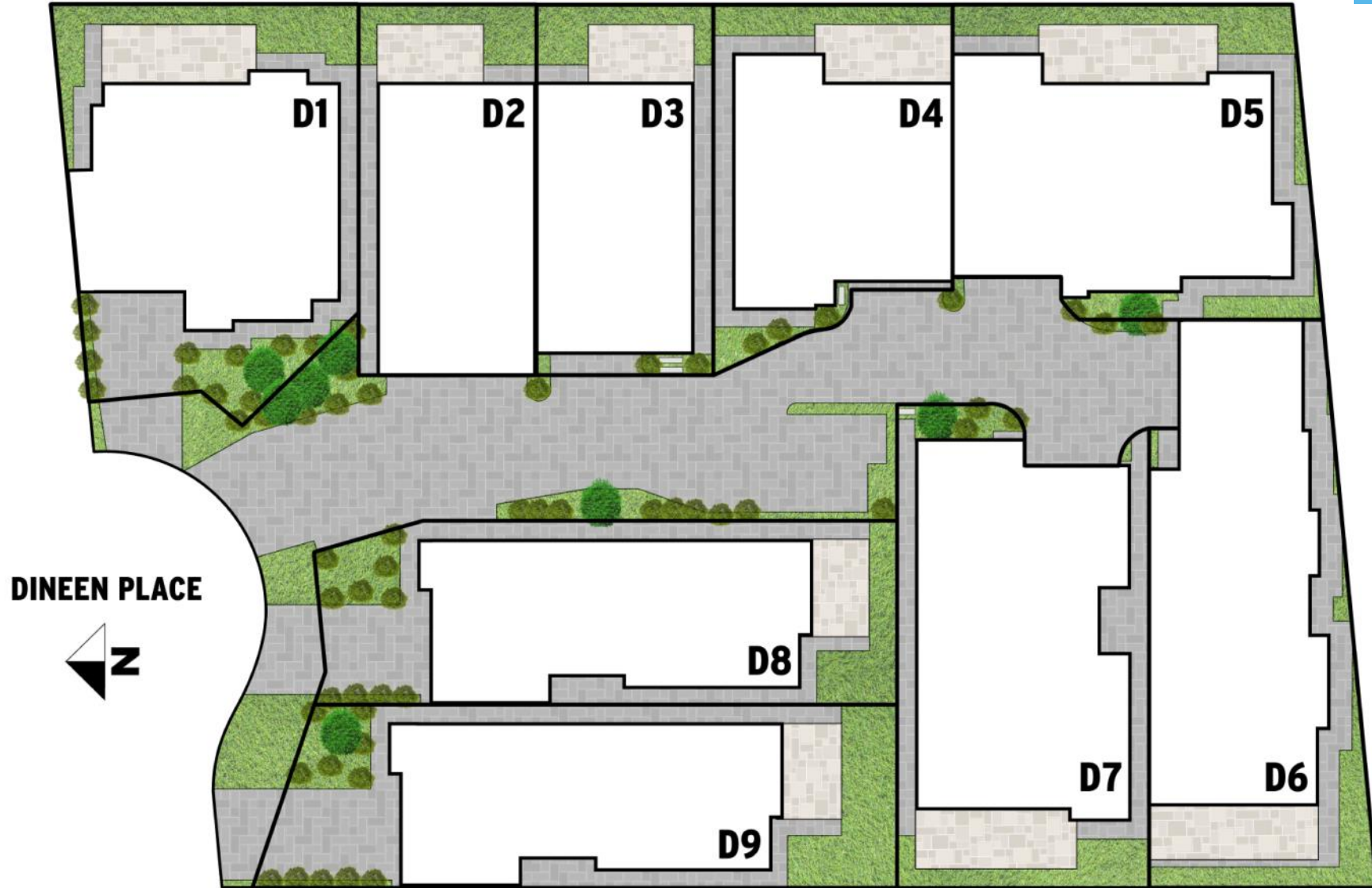
**Residence 6**      **SOLD**

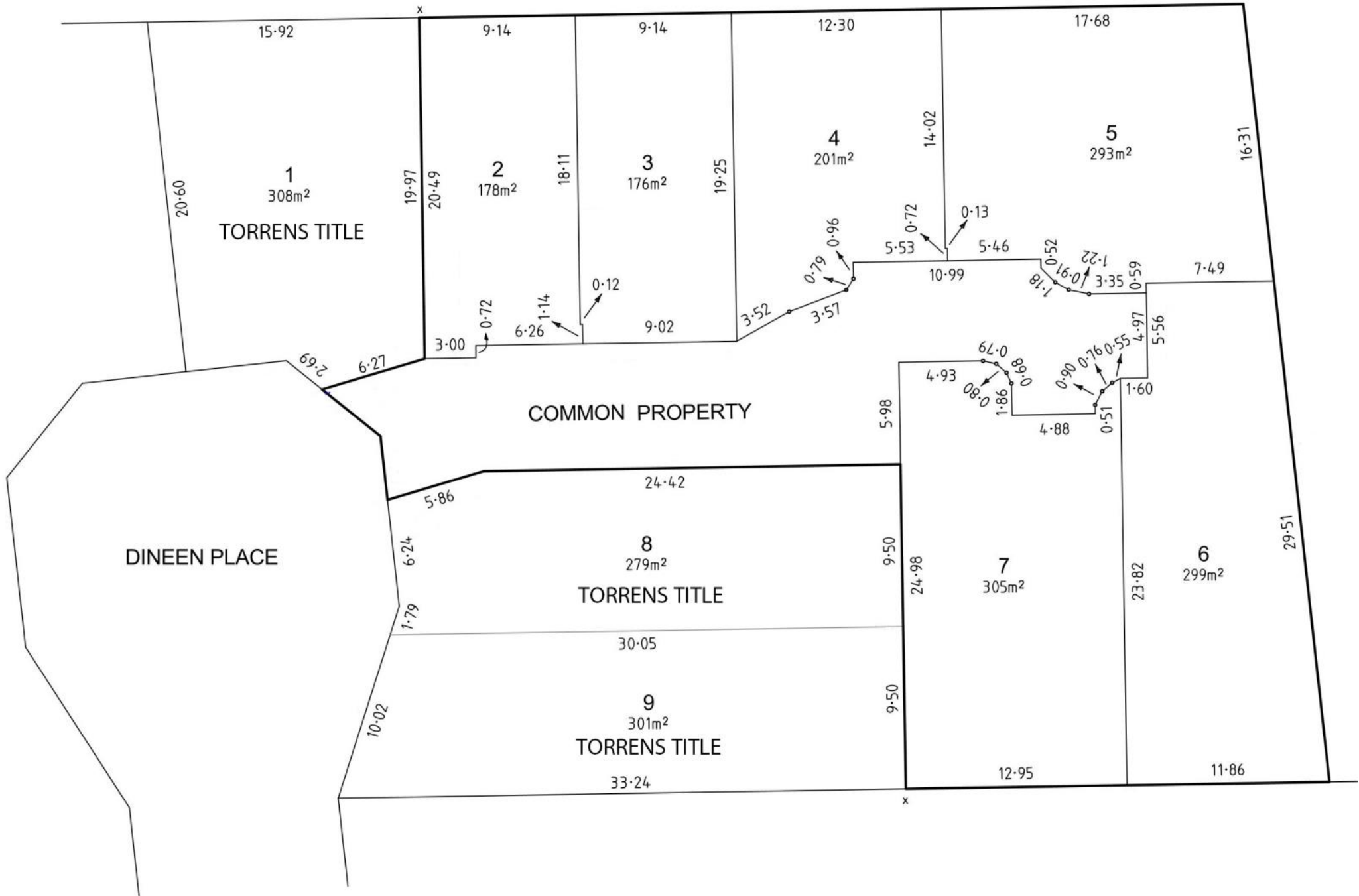
**Residence 7**      \$855,000

**Residence 8**      **SOLD**

**Residence 9**      **SOLD**







## Bruse Real Estate

### For 3 Generations 1957 - >>>

The directors of **BRUSE Real Estate**, Bevan and Theon Bruse, are proud to say that the **Bruse** name has been associated with real estate for three generations. Sydney Bruse operated as a real estate agent for many years in the Payneham and Marryatville districts of South Australia. His son Bevan, grandson Theon, and Bevan's wife Jill have kept the name alive in the real estate industry.

Real estate is well established in the **Bruse** family. They are enthusiastic and extremely passionate about the industry. Bevan originally joined his father in real estate at the young age of 20. Bevan joined Brock Partners when the company commenced some 25 years ago. Theon joined Bevan at Brock Partners 18 years ago until they opened a franchise in the Eastern suburbs.

Bevan and Theon Bruse decided to open the "**Bruse**" agency, a boutique agency suitable to their select clients to offer them a service that they believe is ahead of the rest. Bevan's wife Jill is now part of the **Bruse** agency in a business management capacity.

The **Bruse** office is active in **selling property** and **property management**. The **Bruse** office is wonderfully positioned on Greenhill Road, at Toorak Gardens just opposite all the banks and Burnside Village. This prominent position has excellent car parking at the rear of the building, making it easier for buyers, sellers, landlords, tenants and other clients to call into the office. It is also extremely close to the city and business centre.

The interior of the office is very bright, light and airy with modern designer décor. The **Bruse** staff enjoy the environment and the social life of working close to one of Adelaide's premium shopping centres, Burnside Village, and the excellent local restaurants and amenities.

**BRUSE Real Estate** welcomes you to call into their office whenever you pass by.




357 Greenhill Rd Toorak Gardens

Ph: 8431 8181 F: 8431 8893

Abn: 34 122 770 068

Rla: 181689

A modern, two-story house with a white facade and a dark grey roof. The house features large windows with white curtains, a central wooden door, and a stone pillar. A wooden garage door is visible on the left side. The house is surrounded by greenery and a paved driveway.

**WEST BEACH** Res 1-9/9 Dineen Place