BRUSE
REAL ESTATE

brusenewhomes.com.au



ALLENBY GARDENS

99 Grange Road



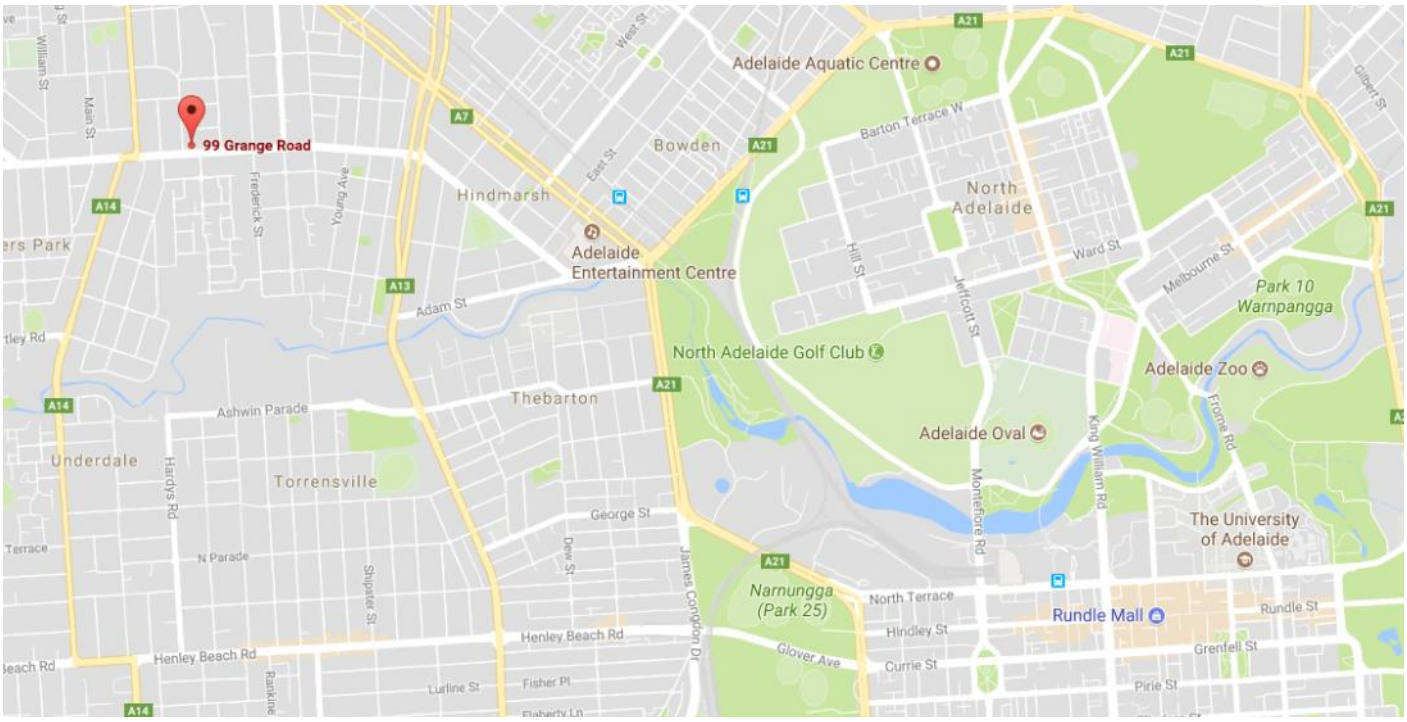
Theon Bruse
theon.bruse@bruse.com.au
0419 816 470



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

357 Greenhill Road
Toorak Gardens SA 5065
RLA 181689

LOCATION



North Adelaide - 3.5kms

Allenby Gardens Primary School - 300m

St Michael's College - 750m

Supermarket - 1km

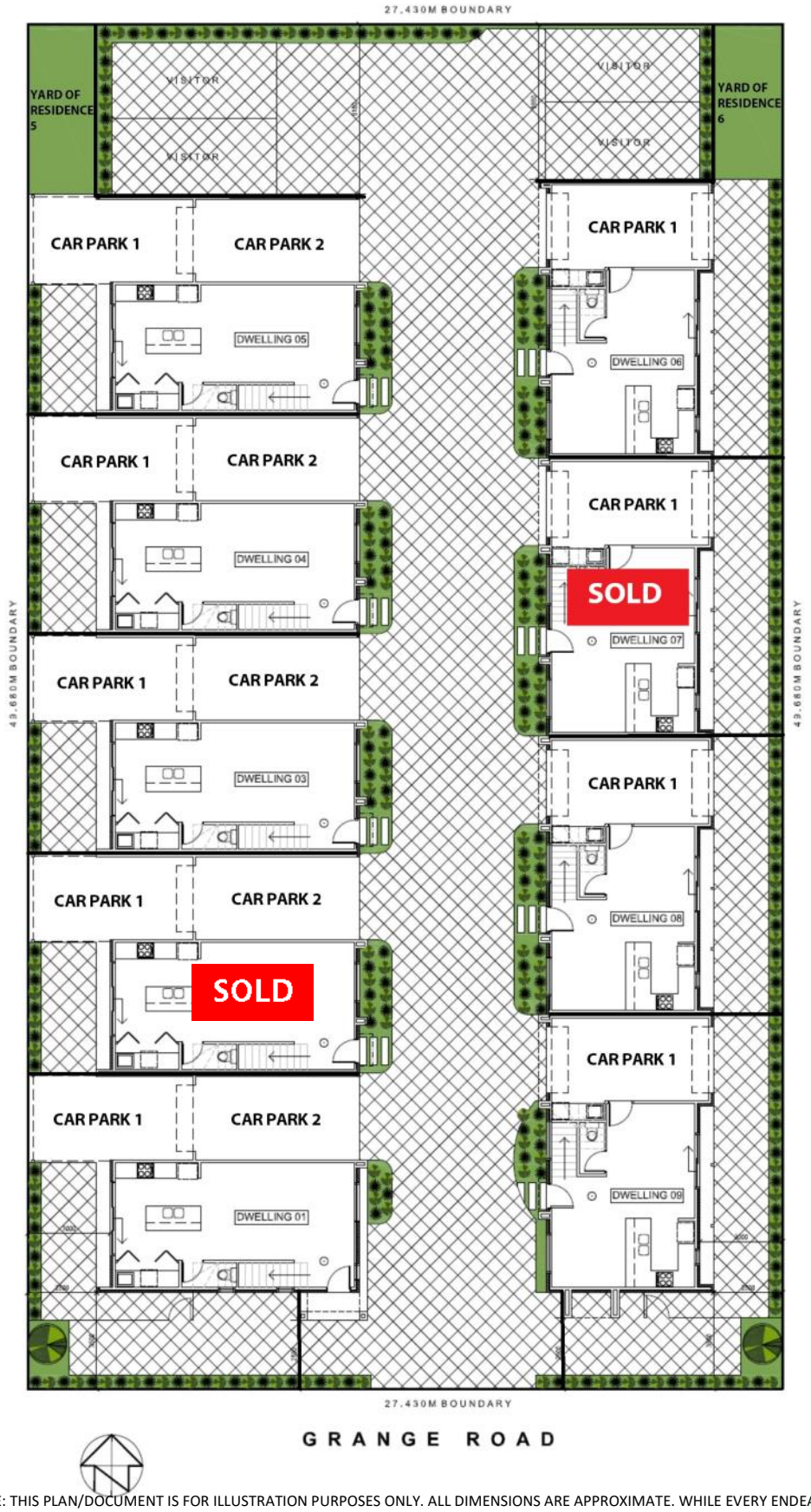
Nearest Bus Stop - 50m

Adelaide CBD - 5kms

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SITE PLAN

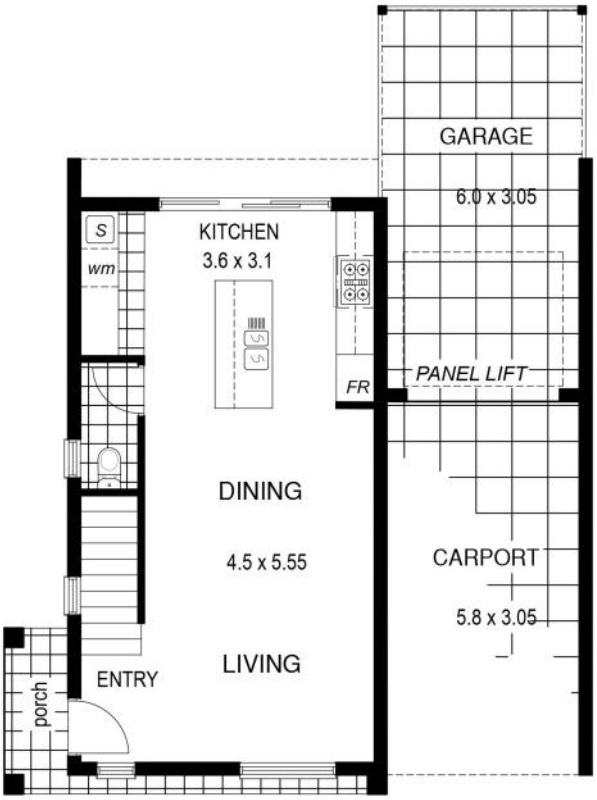
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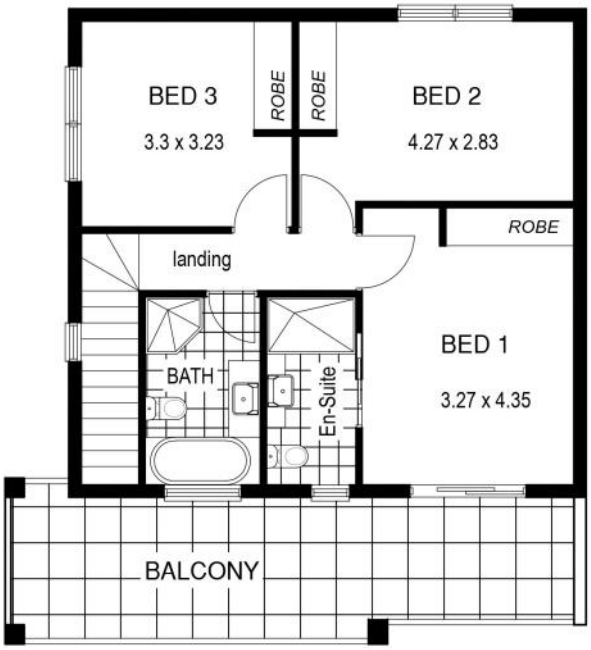


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Residence 1

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Residence 1

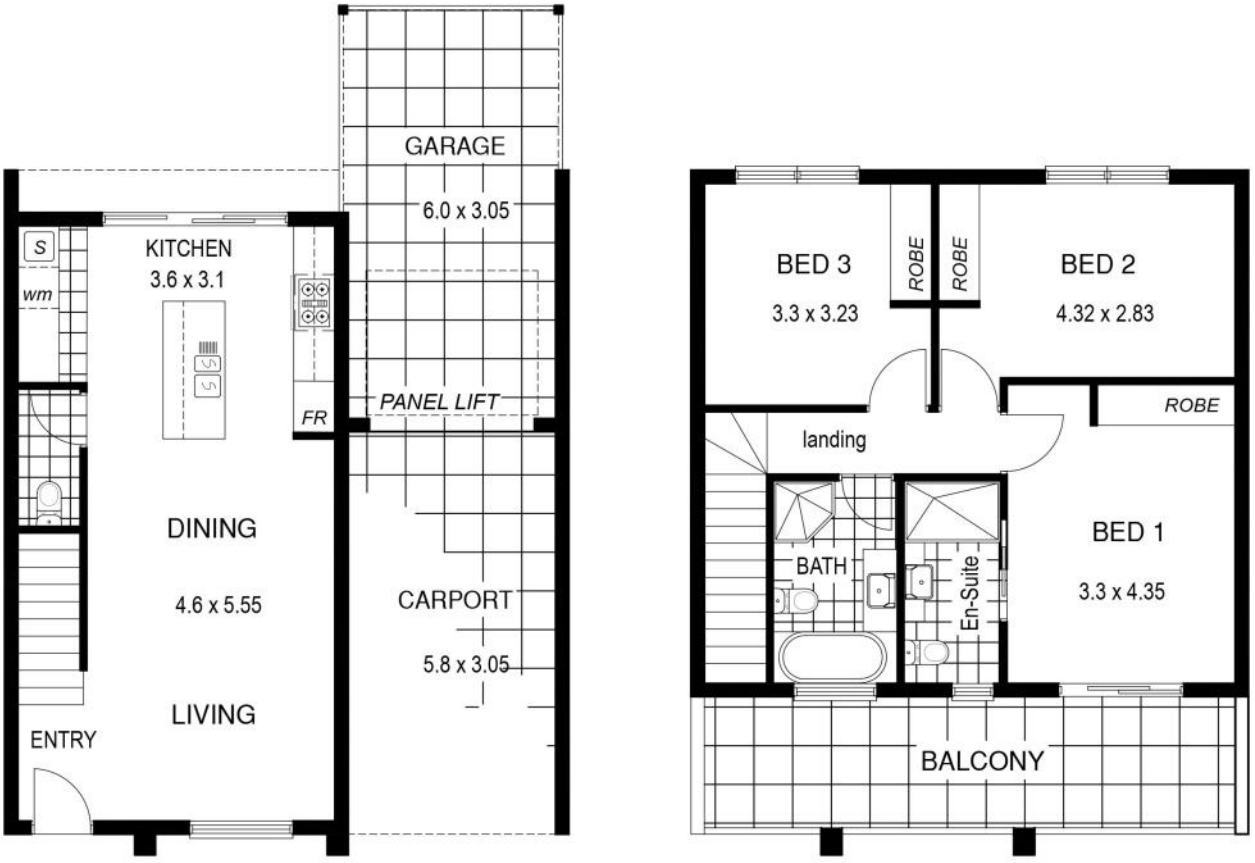
Total house size 166.49m²

Price $455,000



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Residence 2 to 5



Residence 2 to 5

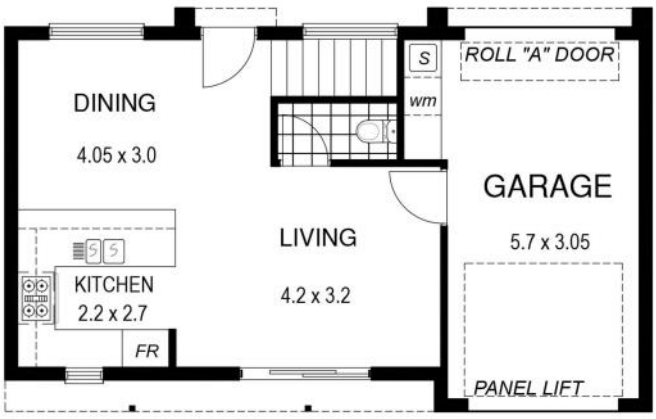
Total house size 158.75m²

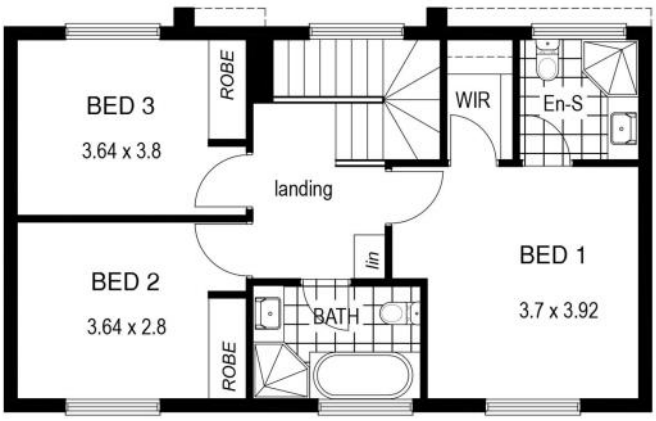
Price $455,000



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Residence 6 to 8





Residence 6 to 8

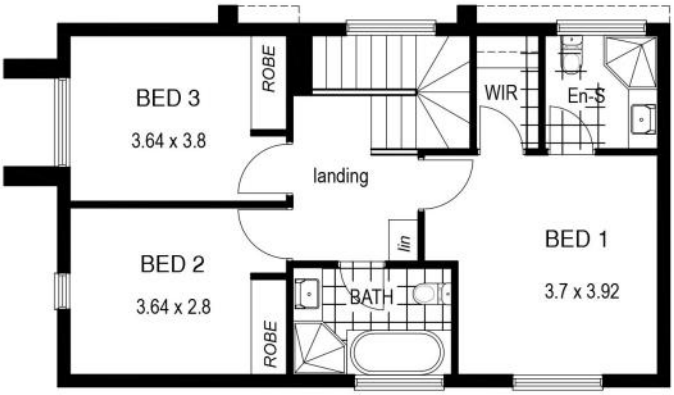
Total house size 119.88m²

Price $425,000

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Residence 9





Residence 9

Total house size 120.51m²

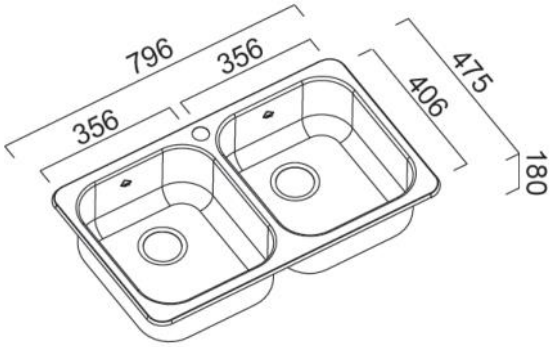
Price $425,000



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Abey PRC2 Double Bowl Sink Overmount

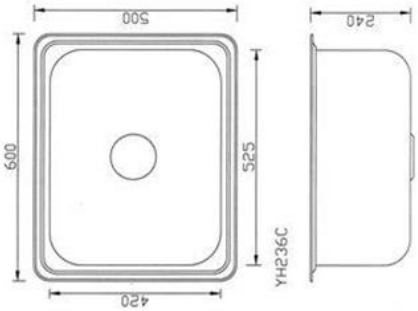
S/Steel P/Code: PRC2





Abey Laundry Trough 45ltr

Lodden
P/Code: PR45





Duraplex
Vanities, Mirrors & Accessories

Classic Sink Mixer (Laundry Only)

P/Code: CKM



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Seima Plati Ceramic Above Counter Basin

P/Code: SBC-016

This contemporary inset basin has generous capacity with a low above counter profile and most of the basin sitting below the bench. The wide rim enables this inset basin to be used with a wide variety of benchtop materials



Seima Kyra Ceramic Semi recessed Basin

P/Code: SBS-210

This minimalistic square semi-recessed basin has contemporary architectural design feature. Ideal for narrow benchtops, this basin has generous bowl capacity



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Duraplex Square High Rise Shower Arm

P/Code: T-ASG



Duraplex 200mm Shower Rose

P/Code: T-SB212



Duraplex Square Bath Spout

P/Code: T-HBAS



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Newington XN1



Translucent Glass - 2040820x40
P/Code: XN1/2040820TLP

Duracote Tempered Hardboard Door



P/Code: SCX1/2040720 – 2040X720X35
P/Code: SCX1/2040820 – 2040X720X35

P/Code: SCX1/2340X720 – 2340X720X35
P/Code: scx1/2340x820 – 2340x820x35

Readicote Internal Doors

P/Code: RSH620 – 2340X620X35
P/Code: RSH720 – 2340X720X35
P/Code: RSH820 – 2340X820X35

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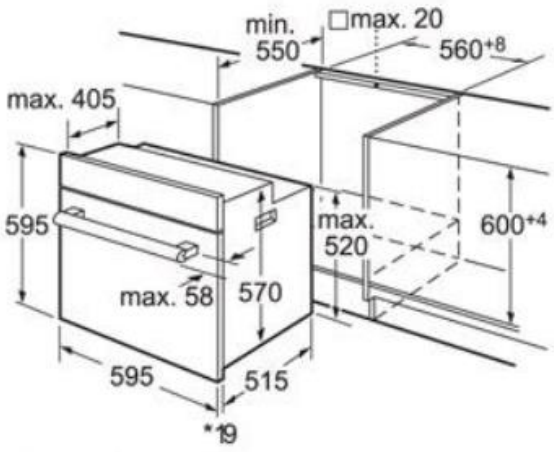
BOSCH

Appliances

Bosch 60cm Multifunction Oven

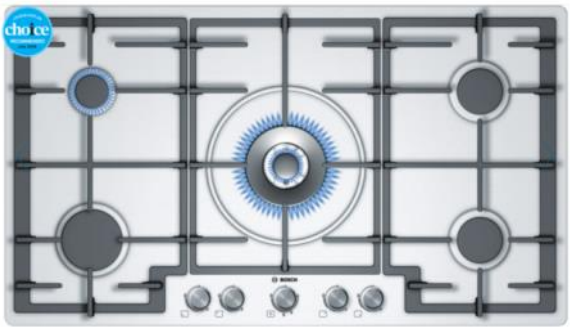
P/Code: HBA11B150A





Bosch 90cm Gas Cooktop

P/Code: PCR915B91A



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Rinnai

Rinnai Hot Water Service

16ltr Pre-Set to 50 Deg
P/Code: B16N/L50

20ltr Pre-Set to 50 Deg
P/Code: B20N/L50



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99 Grange Road Allenby Gardens
16/7/17

Exterior Walls	-Rendered Hebel Lower & Render Panel with Matrix & Axon Features.
Render Type	-Texture Coat Coventry Course
Roof Coverings	-Colorbond Woodland Grey Where Visible and Zinc Flat Roofs
Gutter	-Slimline Woodland Grey
Downpipes	- PVC and to match wall colour.
Windows	-Aluminum Natural Anodic Matt Colour
Window Winder	-Colour to Match Window Frames
Glass	-Obscure to bathrooms and rear elevations
Paving	-Charcoal Paving 220x220 Concrete Pavers -Sides of Houses Grey Concrete.
Front Door	-Corinthian Entry Primed Glazed Trans. PMAD101
Main Rendered Walls	-Dulux First Snow
Feature Rendered Walls	-Dulux Woodland Grey
Matrix & Axon	-Dulux Black
Fascia	Woodland Grey Duraguard
Porches/Eaves	-First Snow Duraguard
Internal Walls	-Natural White Low Sheen
Ceilings & Cornice	-Natural White Flat Finish
Doors, Aves, Skirts	-Natural White Semi Gloss

<u>Bathrooms</u>

Benchtops	-Pure Mineral Stone Diamond Gloss Finish Laminex
Floor Tiles	-AM Concrete 3333 Porcelain 300x300
Floor Grout	-Ardex Grey
Wall Tiles	-300x600 White Wall (Full Height to Bathroom & Ensuite)
Wall Grout	-Ultra White
Joinery Doors	-Polar White Silk Finish Laminex
Handles	-Artia Lucca Brushed Nickel 412

<u>Main Floor</u>

Benchtop	-Pure Mineral Stone Diamond Gloss Finish Laminex
Floorboards	-1) Oak Lava, 2) Oak Grey, 3)Classic Oak Nature
Or Tile	-AM Concrete 3333 Porcelain 600x 600.
Joinery	-Laminex White Silk, Feature-Polytec Horizontal Grain Ravine Maison Oak or Polytec Horizontal Grain Ravine Tessuto Milan.
Front Door Type	-Corinthian Entry Primed Glazed Trans. PMAD101
Garage Door	-Dynamic Doors Auto Panel Slimline Colorbond Woodland Grey
Garage Door (D6-9 Only)	-Manual Roller door to rear Woodland Grey.
Ext. Door Hardware	-Satin Chrome Gainsborough Trilock
Int. Door	-Corinthians Readicote Plain
Int. Door Hardware	-Satin Chrome Gainsborough Lianna
Hinges	-Satin Chrome
Skirtings	-90mm Single Bevel MDF.
Architraves	-75mm Single Bevel MDF.
Door Jambs	-MDF
Plasterboard	-10mm Linings to Ceilings and Walls
Cornice	-75mm Cove Cornice
Staircases	-MDF
Handrail	-Painted Timber with Powder Coated Standoff Brackets

Kitchen Joinery	
Kitchen Benchtops	-Caesarstone Urban or Ocean Foam
Cupboard Doors	-Laminex White Silk
Feature Timber	-Polytec Horizontal Grain Ravine Maison Oak or Polytec Horizontal Grain Ravine Tessuto Milan.
Handles	-Artia Lucca Brushed Nickel 412
Splashbacks	-Tile White Wall Rectified 300x600 Horizontal
Laundry Benchtops	-Polar White Natural Finish Laminex
Cupboard Doors	-Polar White Silk Finish Laminex
Handles	-Artia Lucca Brushed Nickel 412
Splashbacks	-Tile White Wall Rectified 300x600 Horizontal
Built in Robes	-Hanging Rail and One Mirrored Door
Material	-White Melamine
Walk in Robe	-Hanging Rails, open shelving.
Material	-White Melamine.
Kitchen Sink	-Aby Princess PRC2 Double Bowl Stainless Steel
Tap	-Fienza Jet Sink Mixer Chrome
Bath	-Decina Alpha White
Bath Spout	-Duraplex Bath Spout Chrome
Basin	-Siema Square Basin
Semi Recessed	-Seima Kyra Square Basin
Taps	-Fienza Basin Mixer Chrome
Shower Head	-Duralplex Shower Drencher Chrome
Shower Screen	-Full Frame Chrome Clear Glass
Toilet Suite	-Impression K-013 Back to Wall
Mirror Size	-Length of Vanity Direct Stick
Floor Grates	-Square Chrome
Laundry Tap	-Duraplex Classic Sink Mixer Chrome
Laundry Trough	-Abey 45litre Stainless Steel
Washing Machine Taps	-Underbench
Appliances	
Oven	-60cm Bosch HBA11B150A
Dishwasher	-60cm Bosch SMU50E05AU
Cooktop	-90cm Bosch PCR915B91A
Rangehood	-70cm Bosch DHL785BAU
Hot Water Service	-26L Rinnai Instantaneous 5 Star
Heating & Cooling	-Samsung F-AC090HCAFK-01 Reverse Cycle Zoned Ducted System
Carpet	-All upper floor including stairs (no wet areas).
Type	-Harmonia 2 Mid-Brown or Lasting Impressions Day SC0872

Insulation as per Energy Efficiency Report 6 Star
Stormwater 90mm. Includes rainwater tank.
Telstra Conduit installed with draw wire. Connection to Telstra fees apply.
Smoker Detectors hardwired, alarm system, TV Antenna and Door Bell.
Termite Protection included.
Connection to mains of electricity, gas, water and sewer.
Fully irrigated and Landscaped manual.
Clotheslines

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

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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www.bruse.com.au