BRUSE
REAL ESTATE

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ROSTREVOR

2 Morialta Place



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2 Morialta Place, ROSTREVOR

This home is in a spectacular location adjacent to Morialta Reserve and offers the opportunity to buy now and settle in May/June 2021.

This property is now under construction.

This property is a 3 bedroom plus study home with 2 generous living areas, 2 bathrooms. This makes this home a very desirable family residence that will suit many buyers in the market place and includes a double lock up garage which is a real bonus plus an excellent outdoor undercover living area with kitchen.

This property includes an excellent floorplan with 3 good size bedrooms, the main with a generous walk in robe and ensuite. The home also has on the upper level a study nook area and the home also includes a very large living area adjacent to a well laid out kitchen with excellent walk in pantry which is ideally set up for family living.

The outdoor living area is adjacent to the living room of the home and also includes an external kitchen facility as well.

The home on the upper level includes 2 good size bedrooms and both with built in robes and excellent bathroom facility and a very desirable second living area retreat room for children whichever is suitable to you.

BUY THE PROPERTY AS A FINISHED PRODUCT. DO NOT HAVE THE HASSLES OF BUILDING CONSTRUCTION IT IS WELL DESIGNED AND READY TO GO AND WILL BE COMPLETED IN MAY/JUNE 2021.

This is a brilliant opportunity to acquire a home in a new subdivision surrounded by other very high quality homes also with great views and adjacent to Morialta Reserve makes it just a very unique place to live.

The home offers good size allotment of land and will have excellent gardens. 383m2 (approx.).

The home will be a Turn key finished product with gardens landscaped, paving, fencing and everything else will be done to the home to make it your dream home in a prestigious location.

You can be part of the finished product of this home you cannot change the floorplan however you can change the colour scheme.

THESE HOMES ARE BEING CONSTRUCTED BY WELL KNOWN EASTERN BUILDING GROUP WITH 22 YEARS EXPERIENCE OF BUILDING QUALITY HOMES AROUND ADELAIDE.

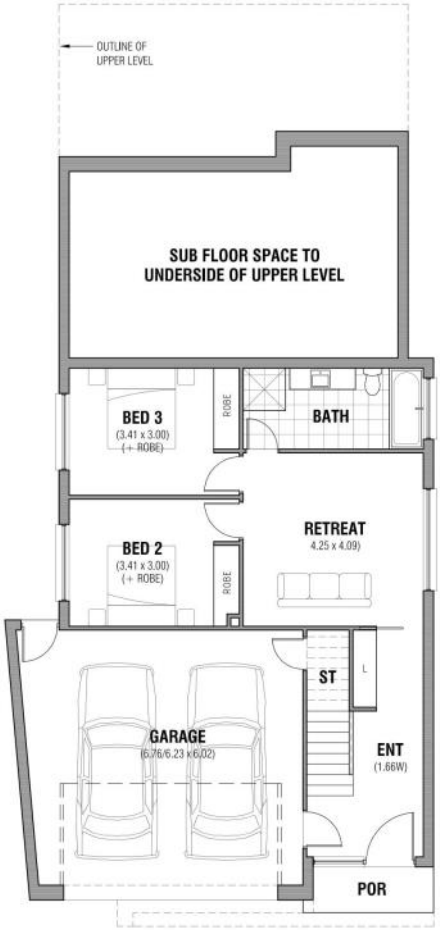
Floor Plan

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SITE/FIRST FLOOR PLAN

SCALE 1:100



GROUND FLOOR PLAN

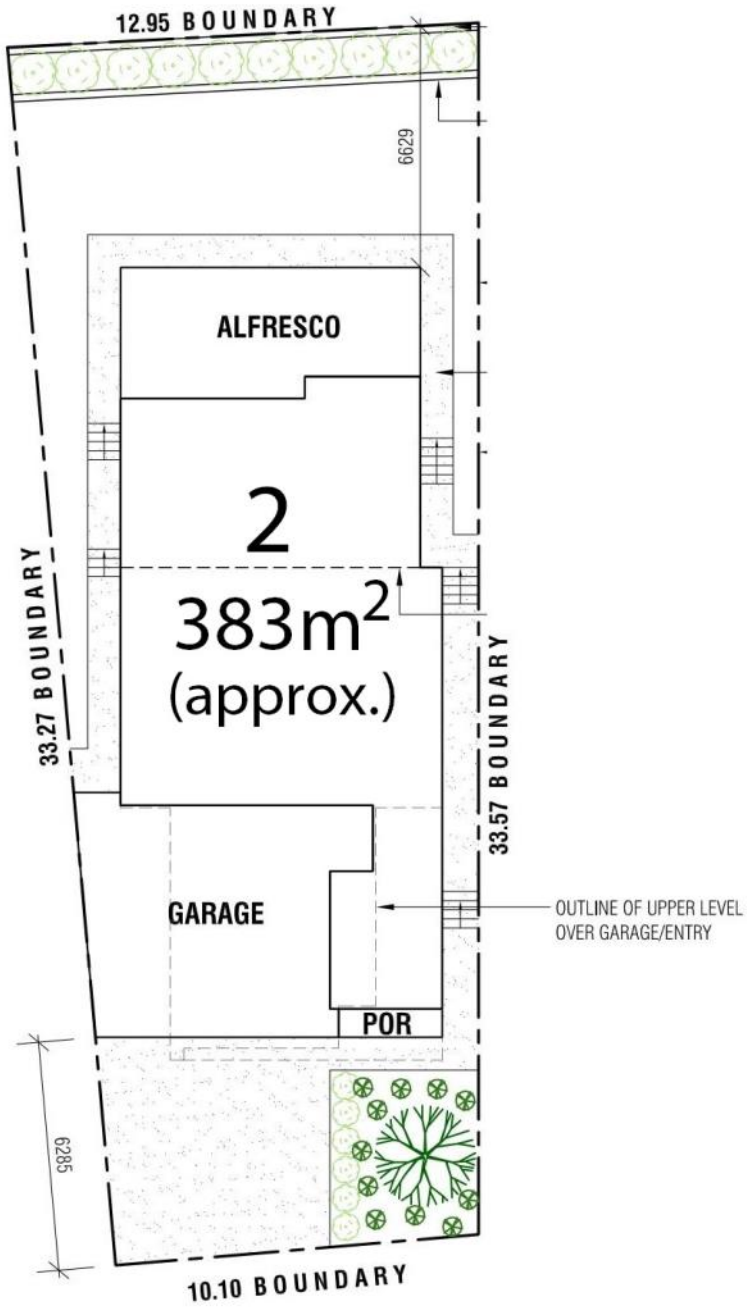
SCALE 1:100

AREAS	sq.m
L.LIVING	71.82
U.LIVING	132.98
GARAGE	45.40
ALFRESCO	27.75
POR	3.14
TOTAL	281.09
SITE:	382.94

Price $810,000 - $835,000

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.

Site Plan



MORIALTA PLACE

SITE PLAN

SCALE 1:200

AREAS	sq.m
L.LIVING	72.74
U.LIVING	135.32
GARAGE	45.59
ALFRESCO	27.73
POR	2.22
TOTAL	283.60
SITE:	382.94

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EASTERN
BUILDING
GROUP PTY LTD

BUILDING SCHEDULE

Site Address: Lot 2, Stradbroke Road, Rostrevor

1. TERMITE CONTROL

White Ant Treatment to physical barriers and plumbing penetrations

2. FOOTINGS, SLABS & FORMWORK

Engineered designed, inspected & certified

3. STRUCTURAL STEEL

As per engineer's documentation

4. EXTERNAL FEATURES

- Feature Brick to Garage front only: PGH Mercury (Metallic Brick) with Grey Mortar
- Perimeter Brick: PGH Oyster with Grey Mortar
- 2 Tone render colour scheme: Dulux Polar White Quarter with Dulux Timeless Grey
- Rendered Rendex Foam Panel to upper floor and front/sides of home

5. EXTERNAL DOORS & WINDOWS

- Residential Aluminium powder coated doors and windows (Colourbond Black)
- Powdercoated flyscreens with aluminium mesh to match window colour to all opening windows and sliding doors
- Window locks to all windows & sliding doors
- Obscure and clear glazing to code

6. TIMBER, LININGS AND 2nd FIX CARPENTRY

- 10mm Plasterboard to walls and ceilings
- 6mm Villaboard to walls in bathroom and ensuite
- 90mm CSR Alto cornice to Ground floor entry, ground floor retreat, upstairs study nook, Bed 1, Kitchen, living dining
- 90mm CSR Cove to Beds 2,3 WIR, laundry, powder room, WC and pantry
- MDF Reveals
- Hardiflex with timber cover batten to all eaves/soffits
- MDF 90mm skirting boards - DAR Profile
- MDF 67mm door architraves - DAR Profile
- MDF 67mm window architraves - DAR Profile
- 18mm Door Jambs

7. ROOF

- Colorbond Custom Orb Roof Sheeting – Colorbond Monument
- Colorbond fascia - Colorbond Monument
- Colorbond gutters Urbis Profile
- 75mm diameter PVC painted downpipes

8. INSULATION & ENERGY GLAZING

- As per Energy Efficiency Report

9. RENDERING & EXTERNAL PAINT

- 3 coat render system
- Duraguard paint to Eaves and Downpipes
- Gloss Clear coat to front door

10. DOORS & DOOR HARDWARE

EXTERNAL

- Front Door: 2340mmH Solid Western Red Cedar Door
- Front Door Hardware: 600mm Oblong back to back pull handle set with single cylinder deadbolt satin finish
- External sliding doors and hardware as per Aluminium Window and Door Schedule

INTERNAL

- Hinged Swing Doors: 2340mmH Flush Panel Door with Gainsborough Lianna Leverset in satin finish. Privacy sets to bathroom and ensuite only, passage sets to remainder
- Cavity Sliding Doors: 2340mmH Flush Panel. Pull handle Door Hardware to suit passage doors (no locks) Pull handle door hardware with privacy locks for wet areas.
- Paintable Steel Hinges for swing doors; 2 per door for 2040 high door or 3 per door or 2340 high door
- Door Stops: Gainsborough 6207SC throughout where applicable

GARAGE

- Panel Lift Door – Madison Textured Profile Colour: Colorbond Monument

11. INTERNAL STAIRCASE & BALCONY BALUSTRADE

INTERNAL STAIRCASE

Base:

- MDF Base, treads, risers and cut stringers with stained timber overlay

Balustrade:

- Plasterboard wall

Handrail:

- Wall mounted powdercoated black stainless steel in rectangular profile

BALCONY

N/A

12. PLUMBING

- Gas HWS Rinnai B20N50 instantaneous external hot water unit with no controllers
- Hot water tempered to not exceed 50 degrees Celsius at all outlets
- Flexible Plumbing system for hot and cold water throughout the home
- Front & rear external taps fixed to external wall of home
- Concealed washing machine taps
- Sewer drain to sewer connection
- Water connection
- Stormwater system as per Engineers report
- Rainwater tank plumbed to WC or Laundry
- Sanitaryware as per Sanitaryware Selection Section
- Gas connection from home to street
- Supply and connect gas hot plate & HWS service

13. APPLIANCES

- Oven: SMEG 60cm SFA562X2 underbench
- Gas Cooktop: SMEG 90cm CIR93AXS3
- Dishwasher: SMEG 60cm DWA6214S
- Rangehood: SMEG PUM901X 90cm undermount ducted to ceiling space

14. ELECTRICAL

- Florescent lights to ground floor Garage
- LED Downlights as per plan
- Ceiling mount batten light points as per plan
- Heat/light/fan to bathroom and ensuite
- Smoke Detectors as per plan
- Ceiling Light batten with globe to each bedroom and wall mounted light batten at side of external hinged door
- 3 x TV points
- 1 x phone point
- 1 x internet/data point
- Single power points to services and Double power points as per plans
- Generous amount of double powerpoints
- Clipsal Iconic White Switch ware to all seen areas (not in joinery cupboards)
- Underground electrical connection from house to Pit
- Single Phase Meter
- Switchboard including circuit breakers

15. AIR CONDITIONING

- Actron UltraSlim URC-140AS
- Single phase ducted system
- 5-15kw Cooling / 5.72-17.16kw Heating
- Attic (safety) tray with condensation drain
- Actron Wired Wall Controller
- Zone Controller switch pad
- 8x Multivent Outlet with removable louvres
- 6x 24 Zone - Power drive open / Power drive close
- Zones as per duct layout
- 1x Eggcratte return air grille with removable and washable filter

16. JOINERY & BENCHTOPS

KITCHEN

- Stone tops: 20mm Silestone White Storm
- 2 tone coloured kitchen
- Flint finish laminate to cupboards/drawers
- 25mm Shadowline with finger grippers
- Cupboard doors to rear wall base, overheads and inside of island
- Cupboard Height – 2350mmH
- Bank of 4 x cutlery drawers (soft close)
- Fridge provision
- Undercounter microwave provision with pot drawer underneath
- Dishwasher provision including plumbing, electrical, but no door

WALK IN PANTRY

- Flint finish laminate to cupboards only
- 2 tone coloured pantry
- Natural finish laminate benchtop
- 25mm Shadowline with finger grippers
- Open Shelving

BATHROOM, ENSUITE, POWDER ROOM

- Stone tops: 20mm Silestone White Storm
- Timber look laminate to cupboards only
- 25mm Shadowline with finger grippers
- Recessed & Tiled Kicker

LINEN/STORAGE

- Natural Finish laminate

DESK

- Timber Look laminate benchtop
- Natural finish cupboards only

LAUNDRY

- Timber look laminate to cupboards only
- Natural finish laminate benchtop
- Broom Cabinet
- Provision for undercounter washing machine
- 25mm Shadowline with finger grippers

BUILT IN ROBES

- Master Bedroom: No doors with 1 x joinery tower with drawers and adjustable shelving, remainder shelf and rail
- Other bedrooms: Mirrored Doors with shelf and rail

ALFRESCO

- Stone top: 20mm Dekton Bromo
- 2PAC painted cupboard doors
- Provision only for BBQ

17. INTERNAL MAIN FLOOR COVERINGS

TILES (INTERNAL)

- CAT 2 Timber laminate floating floor to entry, retreat, Study Nook, Kitchen, living/dining

CARPET

- Plush carpet to Bed 1 and WIR, Bed 2 & 3 and Built in Robes
- Underlay

18. WET AREA TILING

- Feature splashback tiles to kitchen, powder room and laundry
- Floor to ceiling wall tiling height in ensuite
- Tiling height of 2000mmH in shower alcove and 1200mmH to remaining walls in bathroom.
- 100mmH Skirting tile height to powder room, WC and laundry
- 300x600 wall tiles to ensuite and bathroom
- 600x600 floor tiles to bathroom and ensuite, laundry, Powder room and WC
- 600 x 600 rectified textured floor tile to alfresco and porch only
- Tile trim to corners in bathroom and ensuite
- Quality ceramic wall & floor tiles

19. BATHROOM ACCESORIES

SHOWERSCREENS

- Integrity Black Semi-Framed Glass showerscreens to bathroom
- Full frameless with black fittings showerscreen (no door) to ensuite

MIRRORS

- Width of Vanity x 750mmH

BATHROOM ACCESSORIES

- As per Tapware Section

20. INTERNAL PAINTING

CEILINGS

- Ceiling White
- 2 coat paint system

WALLS & WOODWORK

- 2 coat paint system
- Walls in Maxi Wash matt finish
- Woodwork in Satin Enamel finish

21. EXTERNAL WORKS

EXPOSED WASHED AGGREGATE CONCRETE

- To Community driveway and paths
- Light colour concrete with dark and light pebble

LANDSCAPING

- Landscaping and irrigation to each dwelling

FENCING

- Colorbond Good Neighbour fencing

APPLIANCES



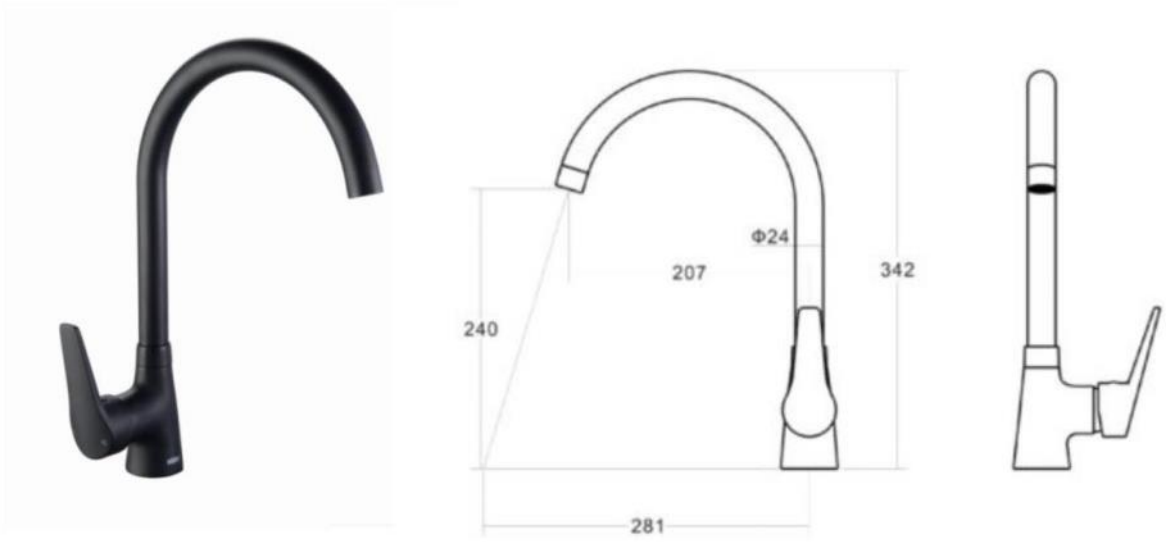






NAME	DESCRIPTION/FINISH	LOCATION
Oven	SMEG 60cm SFA562X2	Kitchen
Gas Cooktop	SMEG 90cm CIR93AXS3	Kitchen
Rangehood	SMEG 90cm PUM901X undermount ducted to ceiling space	Kitchen
Dishwasher	SMEG 60cm Freestanding DWA6214S	Kitchen

alder tapware



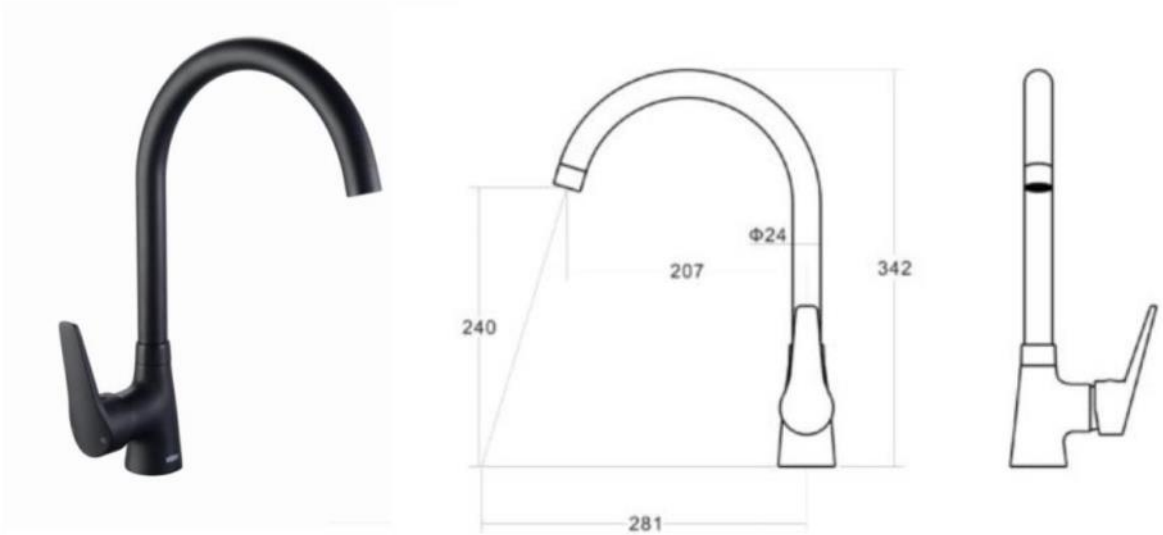
SEIMA



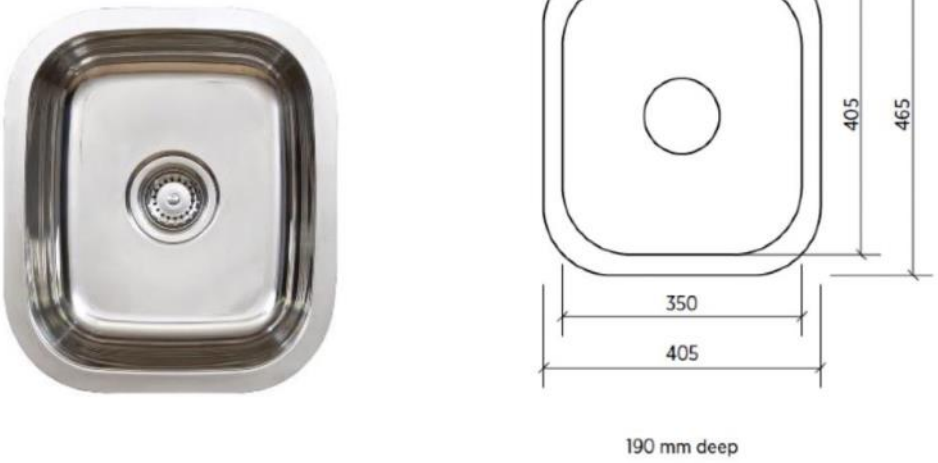
NAME	DESCRIPTION/FINISH	LOCATION
Sink	Seima Acero 201 double bowl undermount	Kitchen as indicated on drawings
Sink Mixer	Alder Soho Sink Mixer Matte black 54495	As indicated on drawings

ALFRESCO

alder tapware



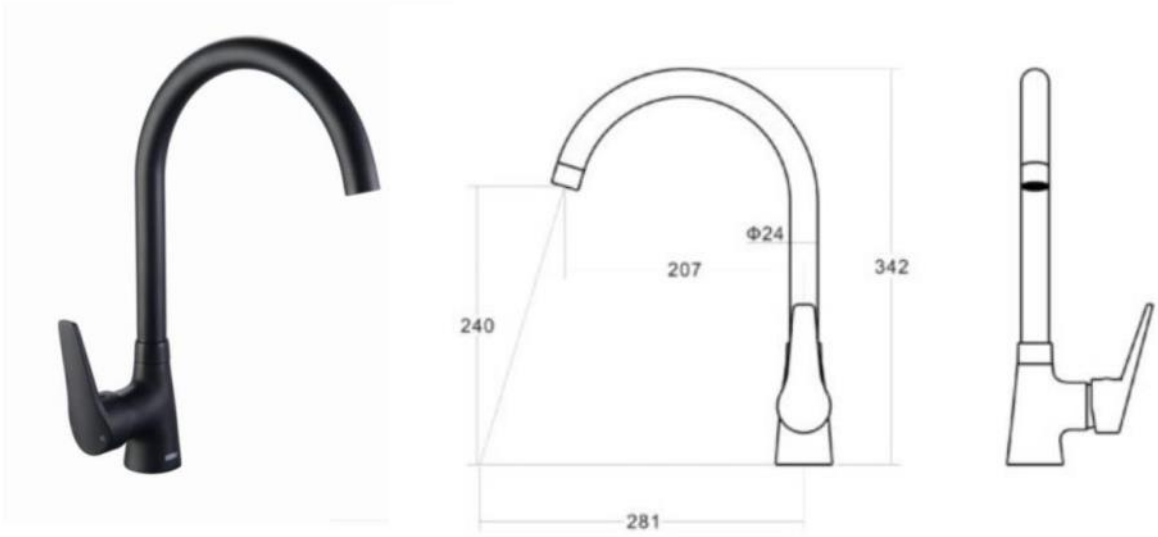
SEIMA



NAME	DESCRIPTION/FINISH	LOCATION
Sink	Seima Acero 203 single bowl undermount	Kitchen as indicated on drawings
Sink Mixer	Alder Soho Sink mixer matte black 54495	As indicated on drawings

LAUNDRY

alder tapware



SEIMA

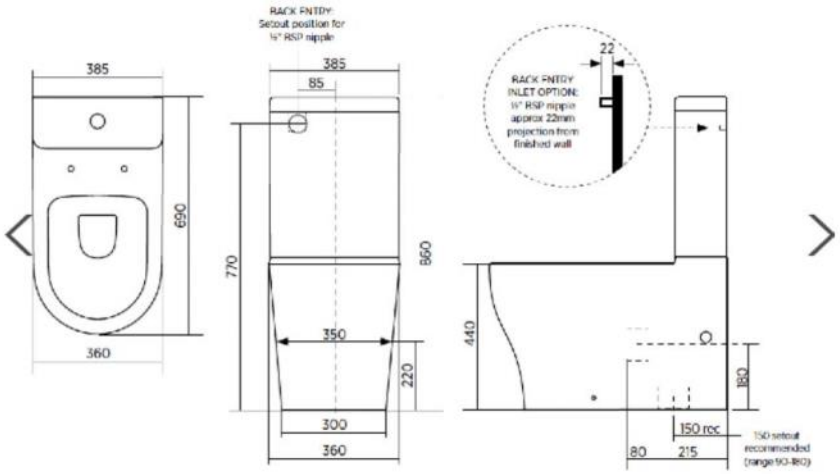


NAME	DESCRIPTION/FINISH	LOCATION
Mixer	Alder Soho Sink Mixer Matte Black 54495	Laundry
Trough	45L Inset trough with overflow	Laundry
Laundry W/Machine Tapware	Under bench, hot and cold stop cocks.	

POWDER ROOM & WC

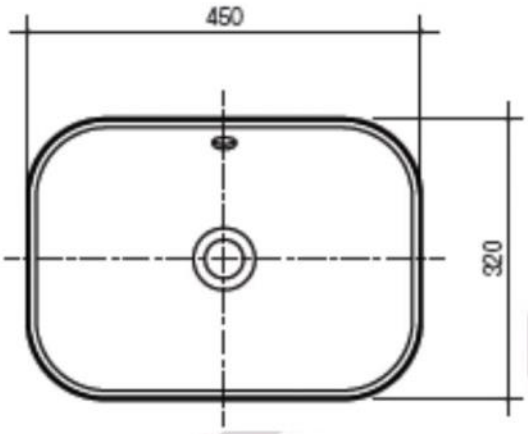
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CAROMA



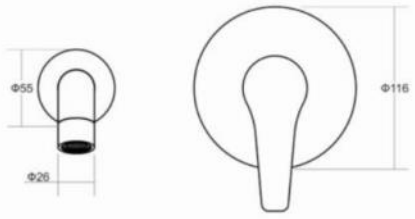


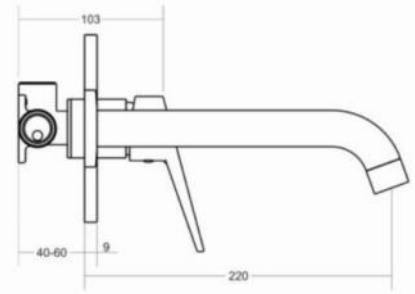
NAME	DESCRIPTION/FINISH	LOCATION
Toilet Suite	Seima Limni STO-309 classic Seat *Back inlet*	As indicated on drawings
Basin	Caroma Luna inset basin (with no tap landing) 899105W with overflow	As indicated on drawings

POWDER ROOM & WC & ACCESSORIES

alder tapware



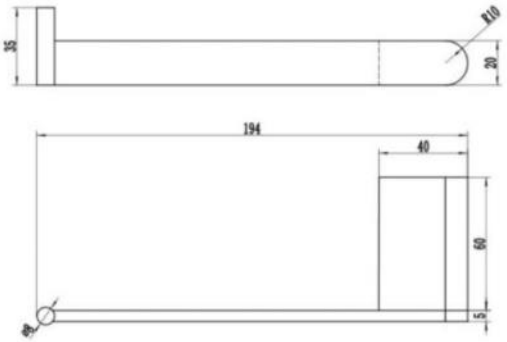










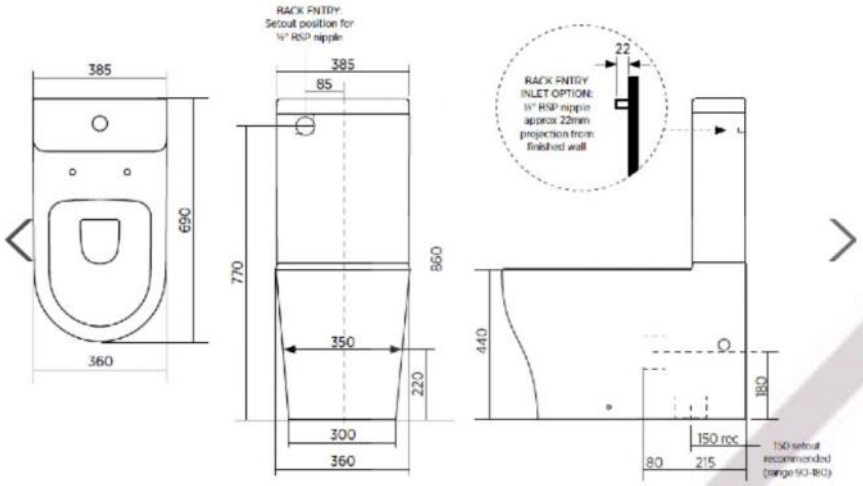


NAME	DESCRIPTION/FINISH	LOCATION
Basin Mixer	Alder Soho Wall basin mixer set 220mm Matte Black 54196	As indicated on drawings
Toilet Roll Holder	Alder Sachi toilet roll holder MB 31214L	As indicated on drawings
Hand Towel Ring	Alder Sachi towel ring MB 31215	As indicated on drawings

BATHROOM AND ENSUITE

SEIMA



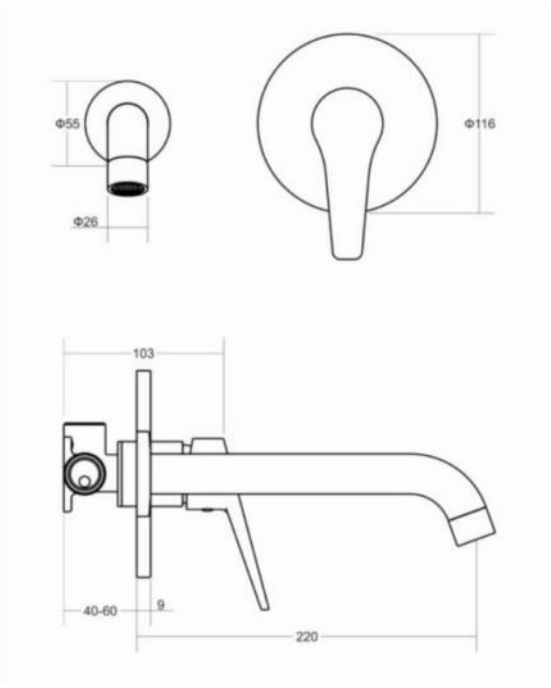


NAME	DESCRIPTION/FINISH	LOCATION
Toilet Suite	Seima Limni STO-309 classic seat *back inlet*	As indicated on drawings

BATHROOM AND ENSUITE

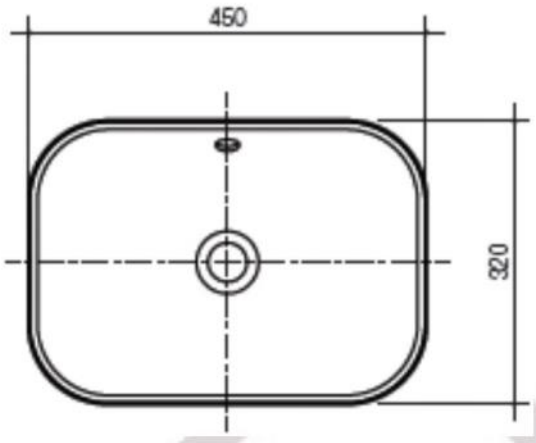
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CAROMA



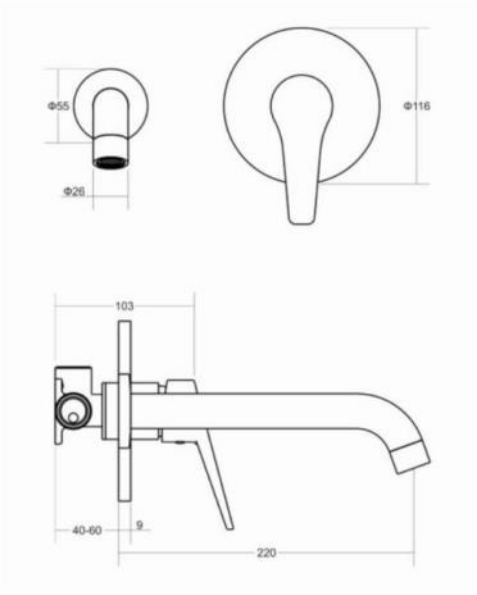


NAME	DESCRIPTION/FINISH	LOCATION
Basin	Caroma Luna Semi Recessed Basin w/Overflow 873605W	As indicated on drawings
Basin Mixer	Alder Soho Wall basin mixer set 220mm Matte Black 54196	As indicated on drawings

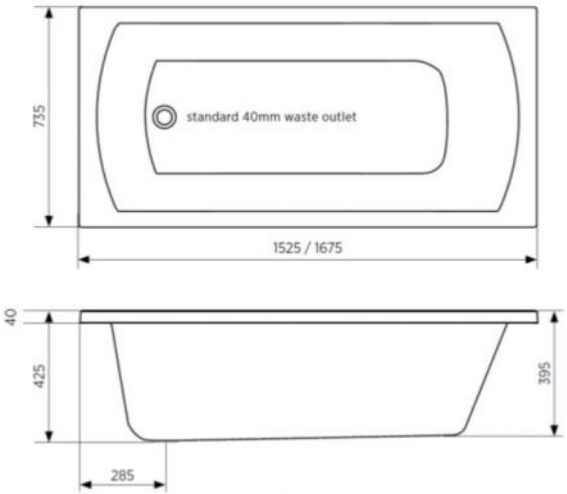
BATHROOM

SEIMA





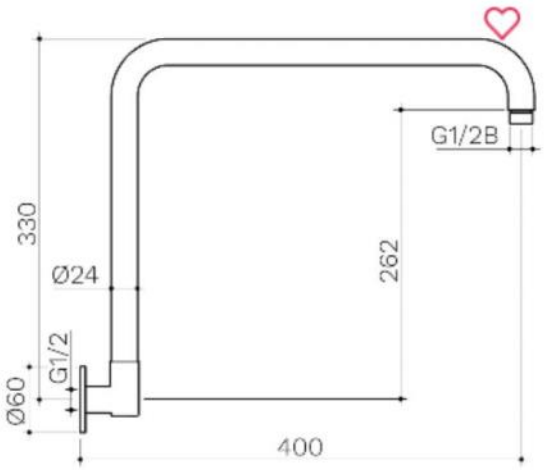


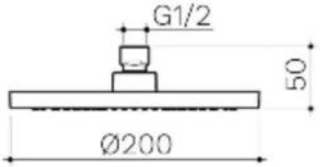


NAME	DESCRIPTION/FINISH	LOCATION
Bath Mixer & Spout	Alder Soho wall mixer Matte Black 54395 and Soho bath spout 220mm Matte Black 98852	As indicated on drawings
Bath	Seima Select SBT-01, 1525mm long with overflow and tile flange.	As indicated on drawings

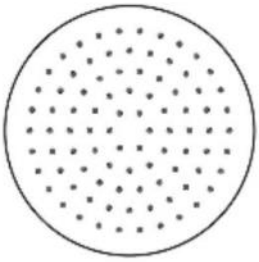
alder tapware

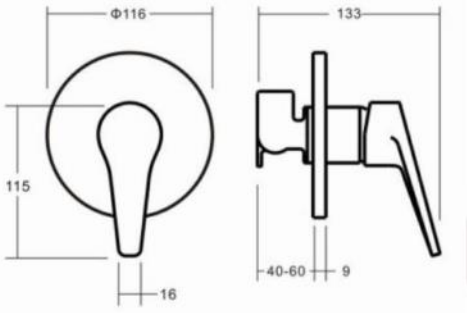








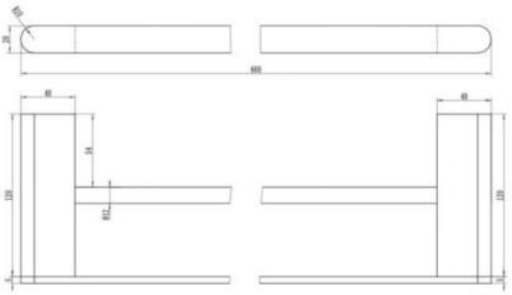




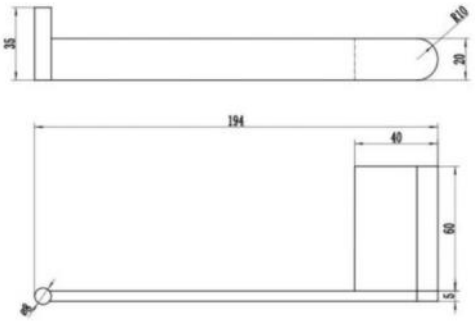
NAME	DESCRIPTION/FINISH	LOCATION
Showerhead	Clark round overhead shower Matte Black CL10050.B3A & Upswept Wall Arm 400mm matte black	Shower alcove
Shower mixer	Alder Soho wall mixer Matte Black 54395	Shower alcove

alder tapware









NAME	DESCRIPTION/FINISH	LOCATION
Towel rail	Alder Sachi double 600mm towel rail MB 31212	Main and Ensuite
Toilet roll holder	Alder Sachi toilet roll holder MB 31214L	Main and Ensuite

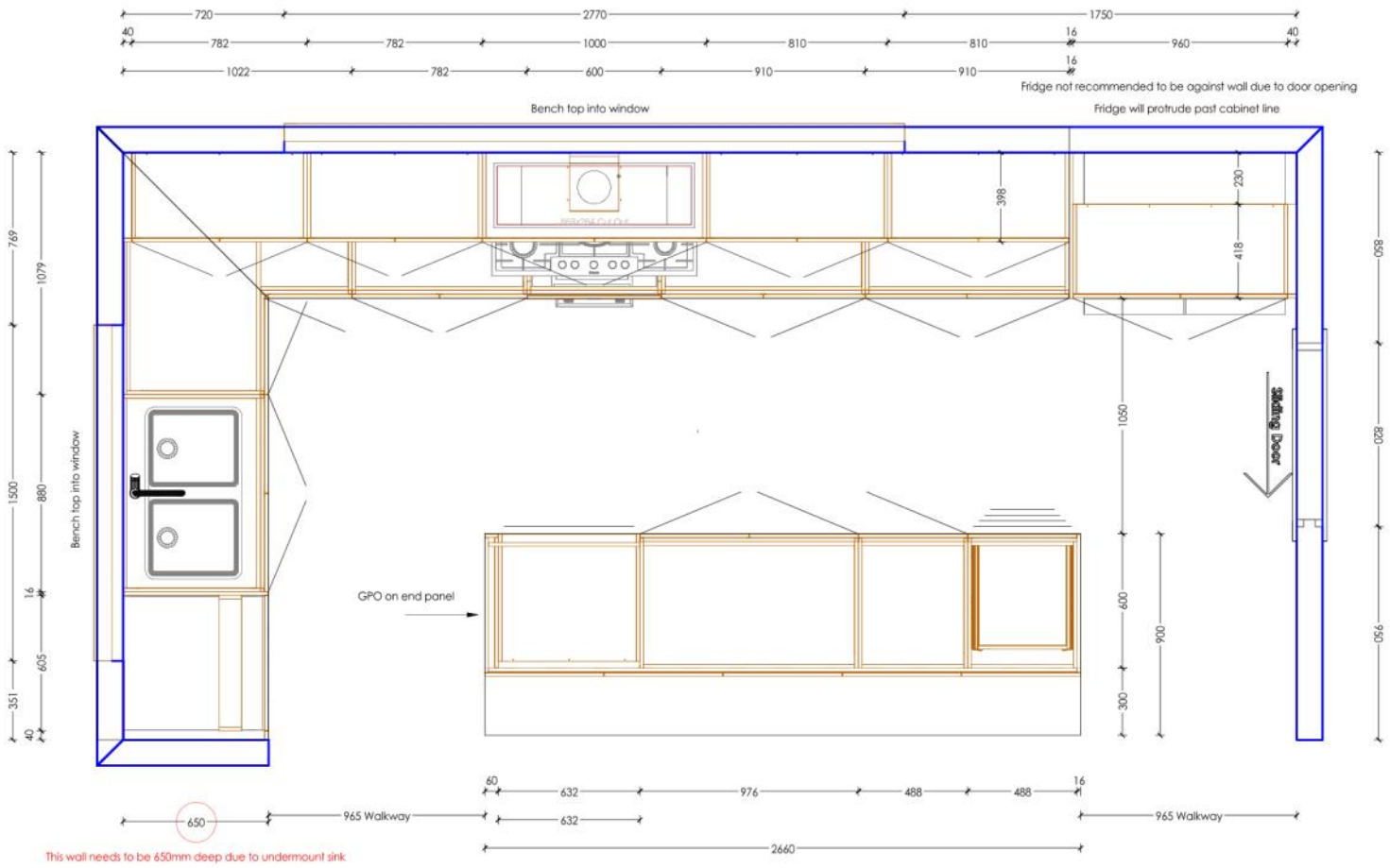
Disclaimer: If any item or selection from the sanitary ware, appliances and air conditioners are unavailable or for construction constraints, may be exchanged by the developer for an item of similar brand, aesthetics and model.



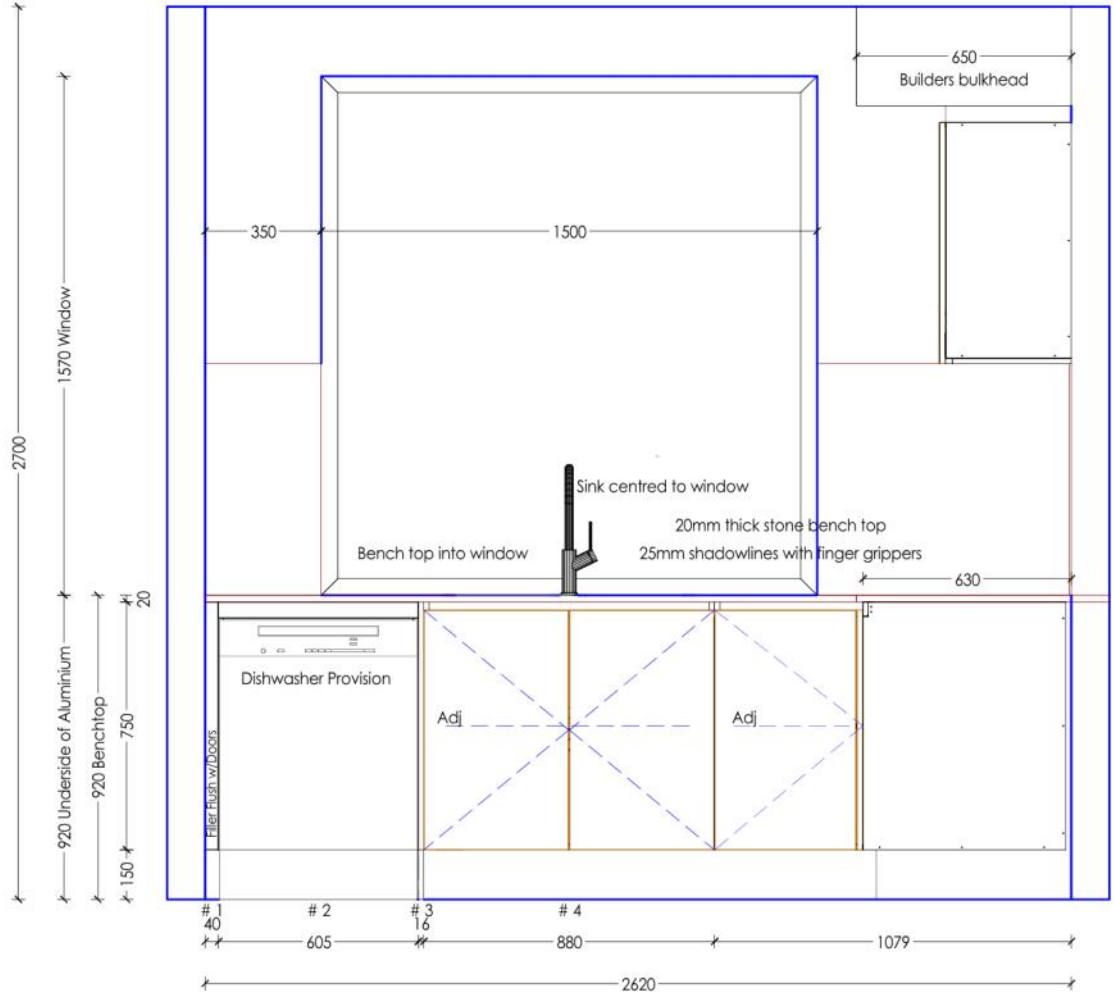
WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: Kitchen Render Page: 1 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur



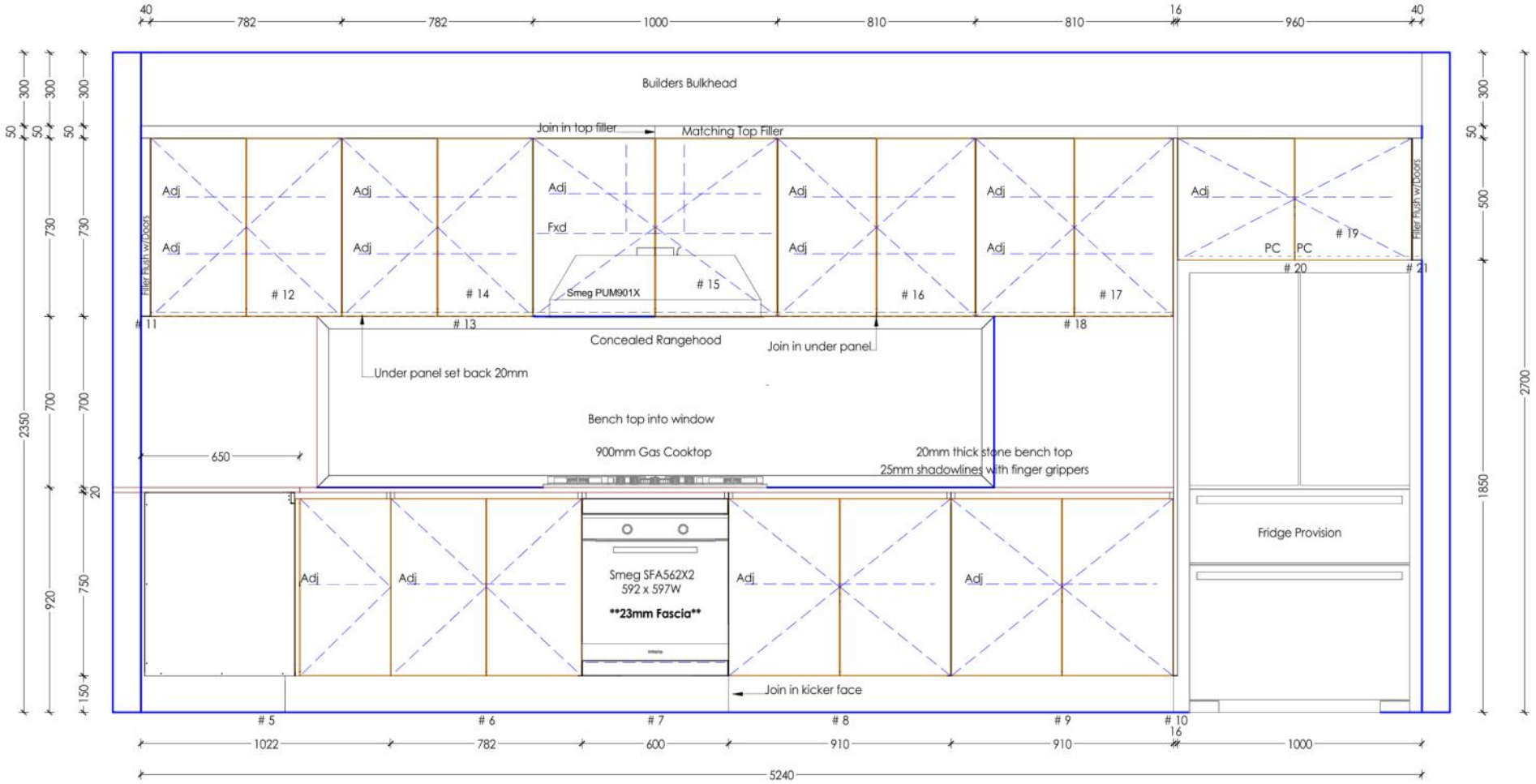
WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: Kitchen Render 2 Page: 2 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur



WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: KItchen Plan Page: 3 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur



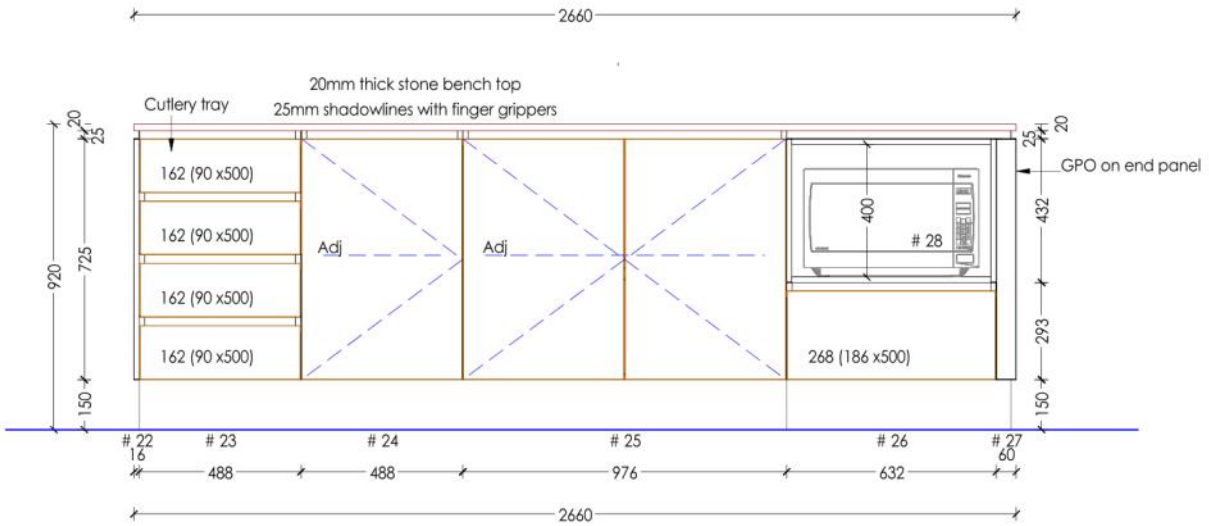
WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: KItchen Sink Elevation Page: 4 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur

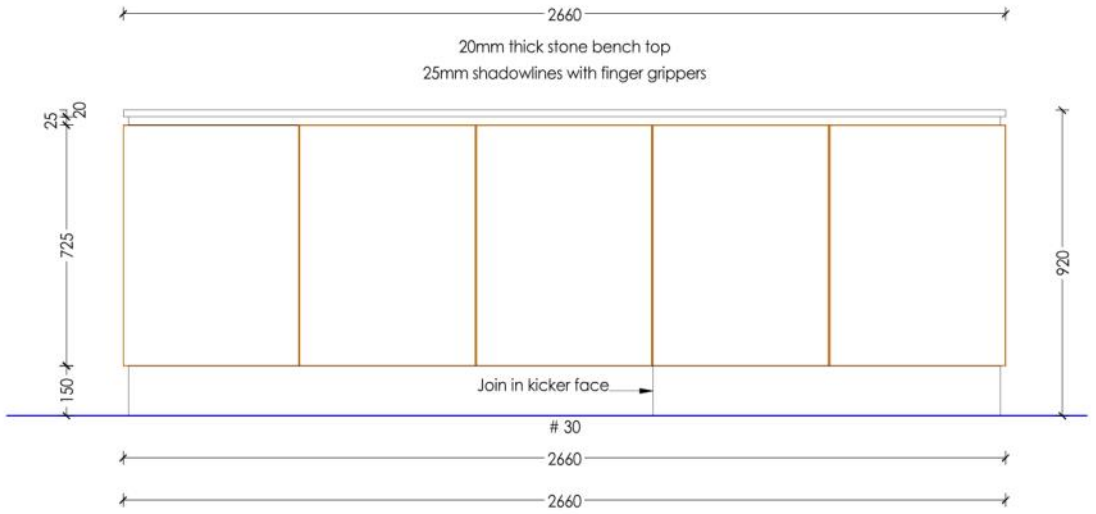


Fridge will protrude past cabinet line

Fridge not recommended to be against wall due to door opening

WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: Kitchen Cooktop Elevation Page: 5 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur

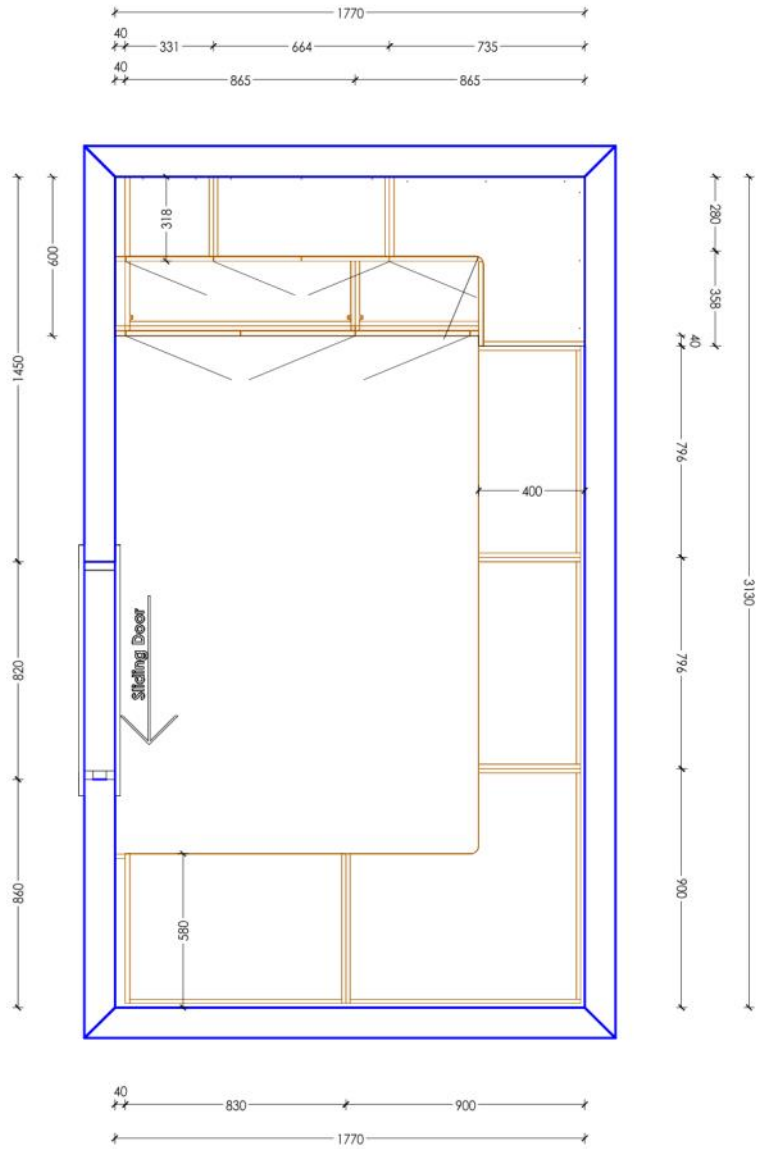


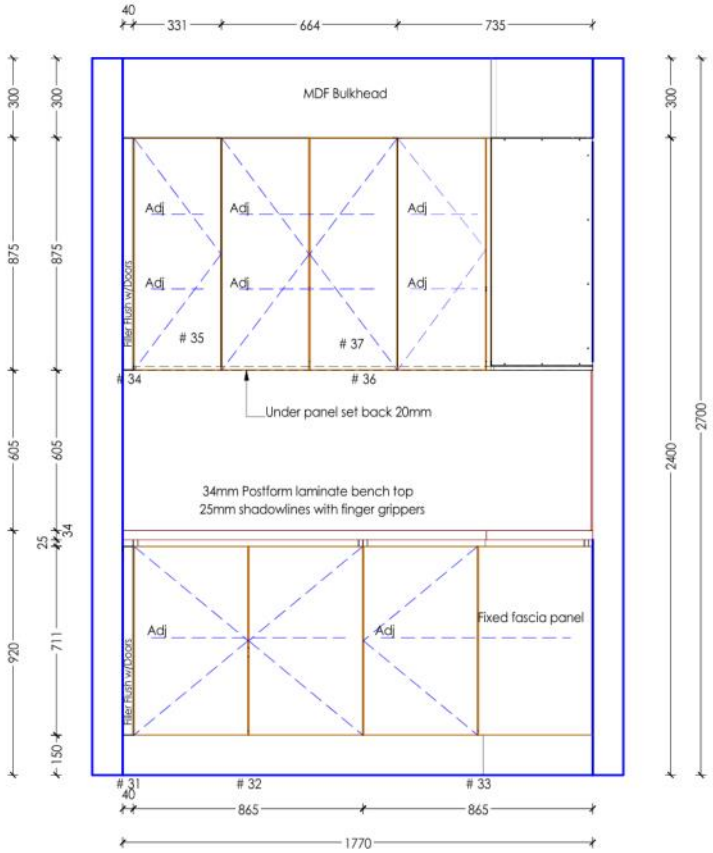


WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: Kitchen Island Elevations Page: 6 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur

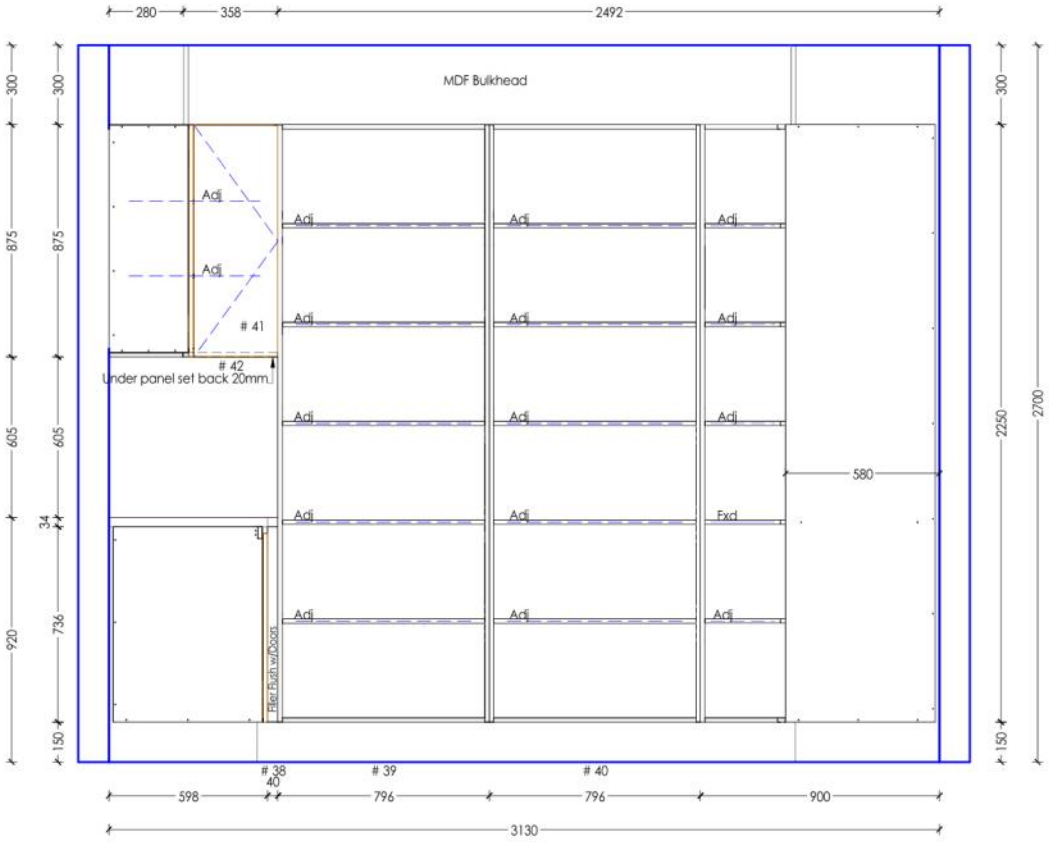


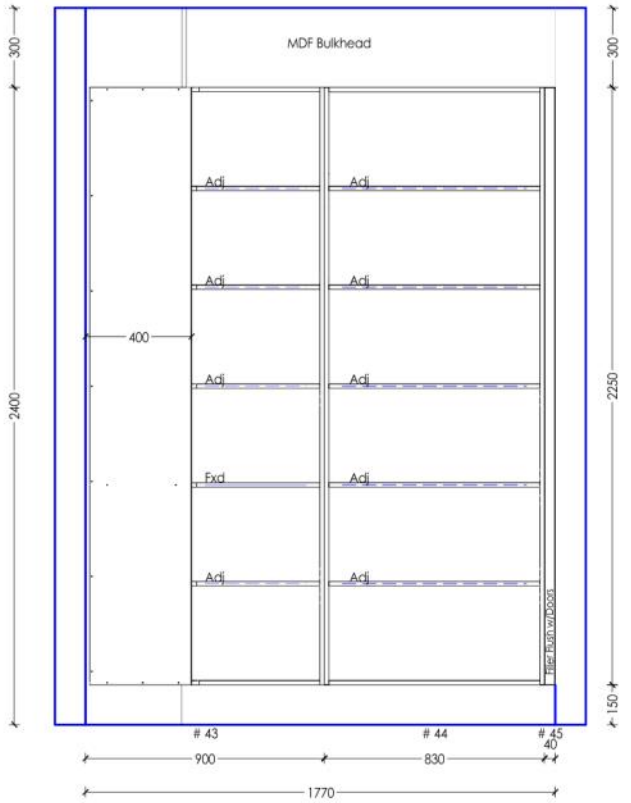
WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: WIP Renders Page: 7 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications. every attempt is made to be as accurate as possible, but variation can and will occur



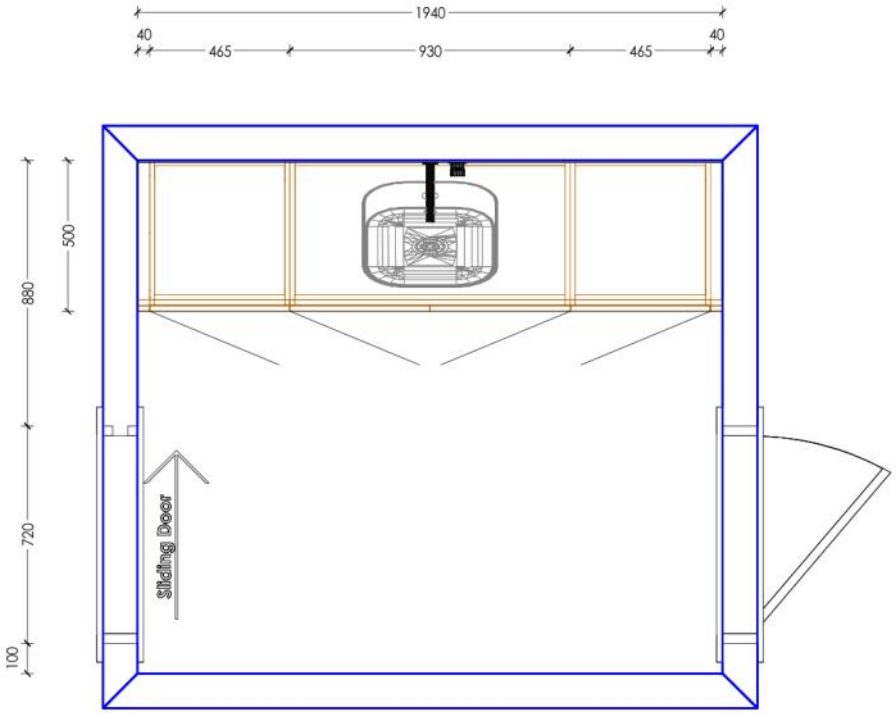


WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: WIP Plan & Elevation 1 Page: 8 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur

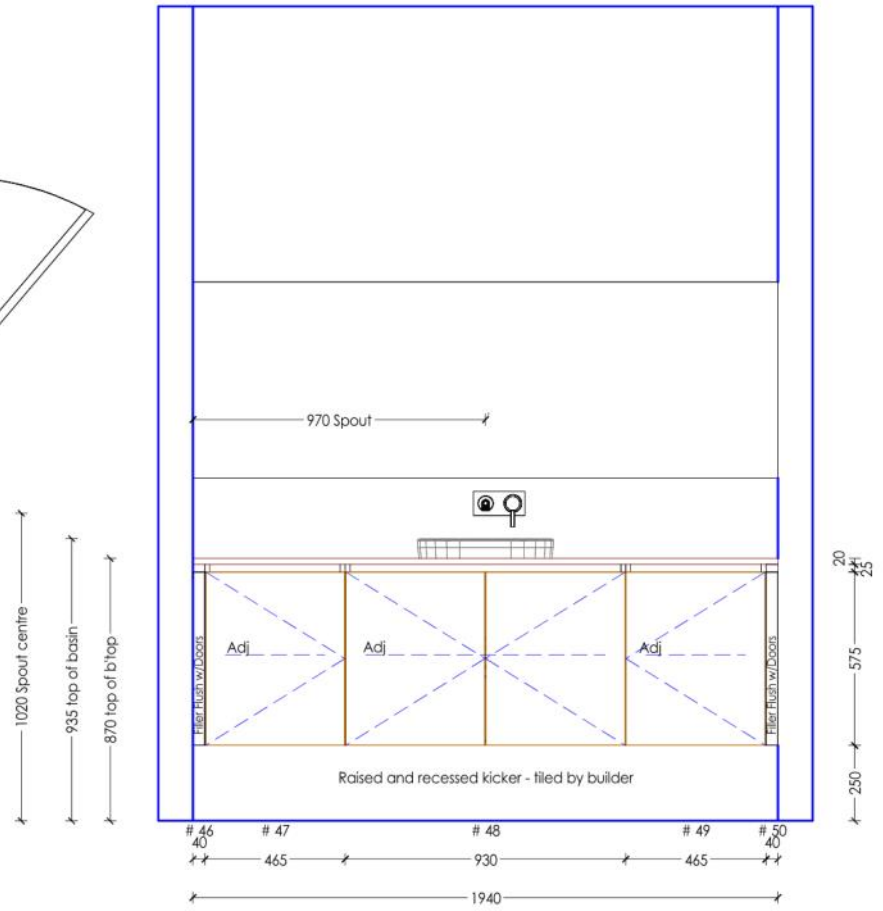




WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: WIP Elevations 2 & 3 Page: 9 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur



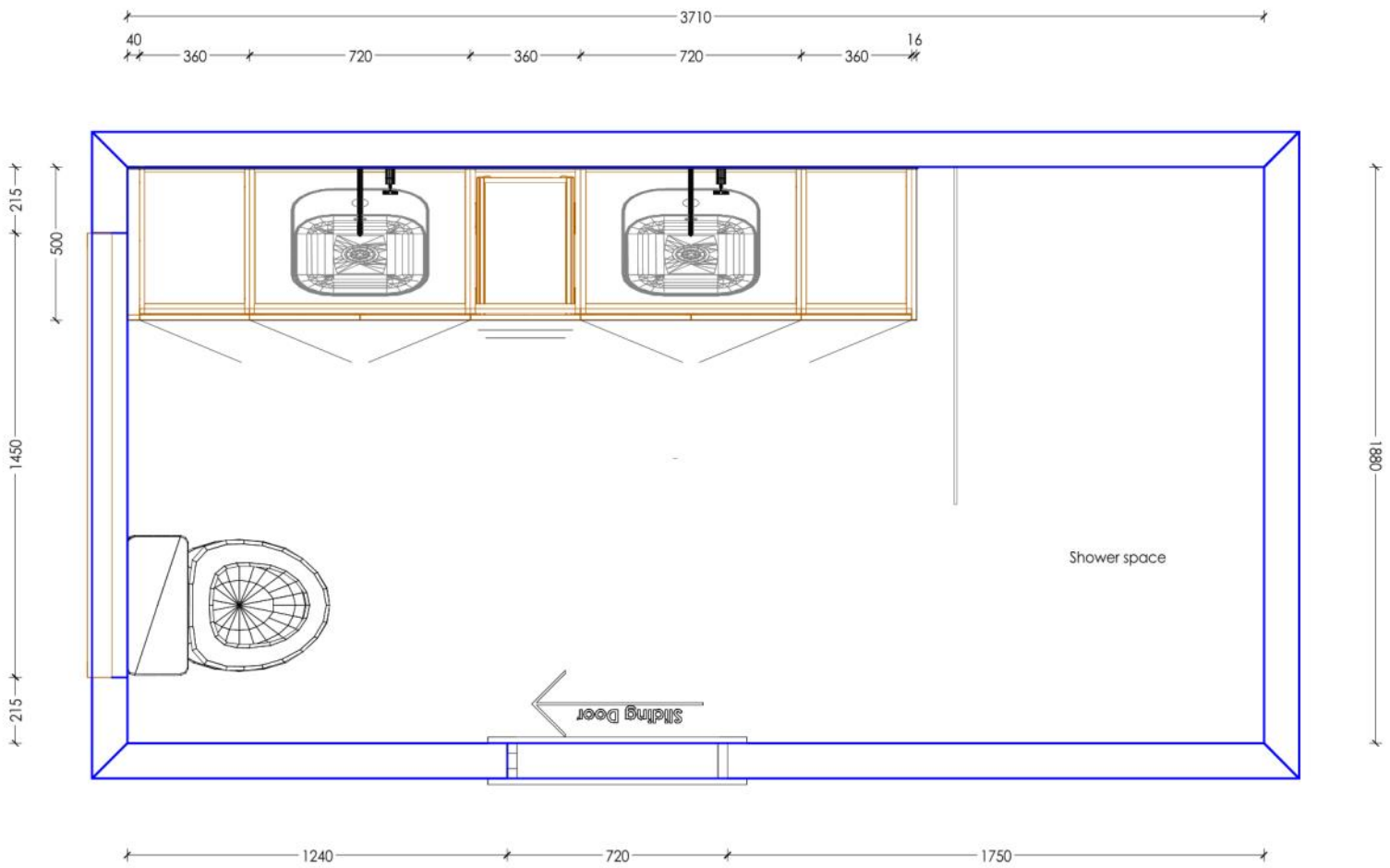




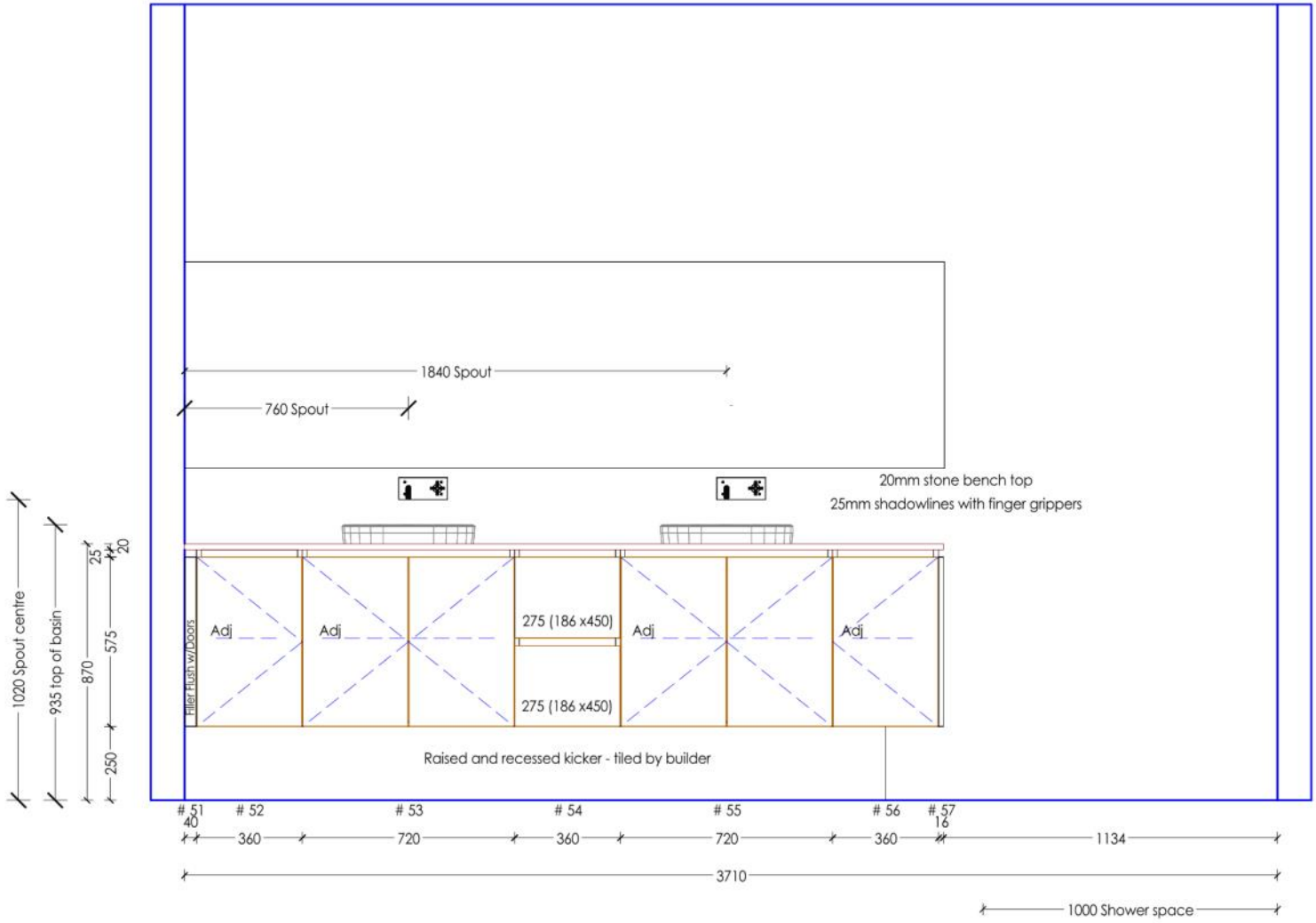
WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: U/S Powder Vanity Page: 10 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur



WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: Ensuite Render Page: 11 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur



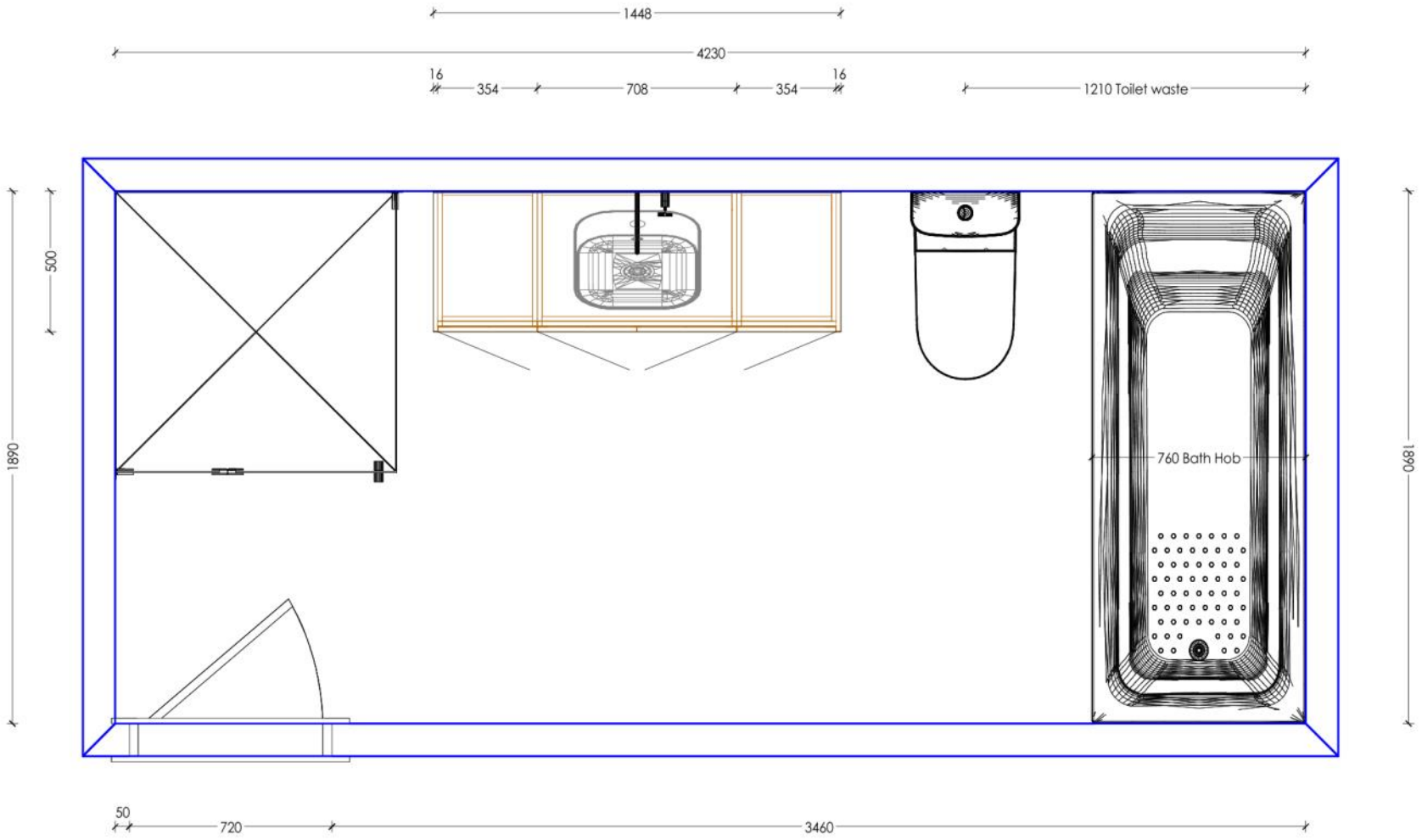
WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: U/S Ensuite Plan Page: 12 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur



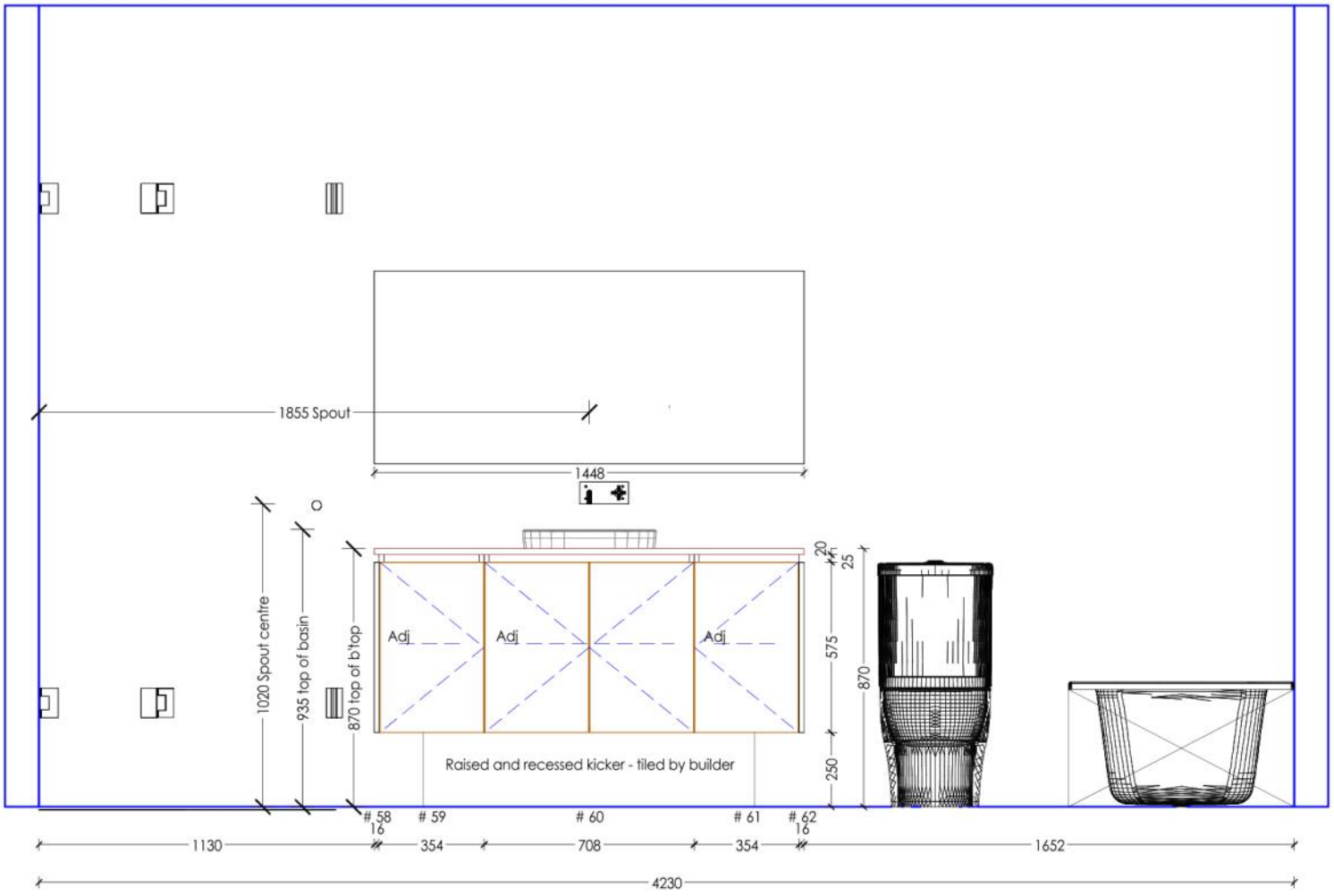
WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: U/S Ensuite Elevation Page: 13 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur



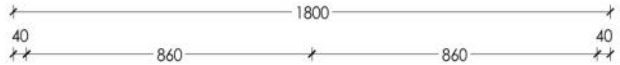
WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: D/S Bath Vanity Render Page: 14 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications. every attempt is made to be as accurate as possible, but variation can and will occur

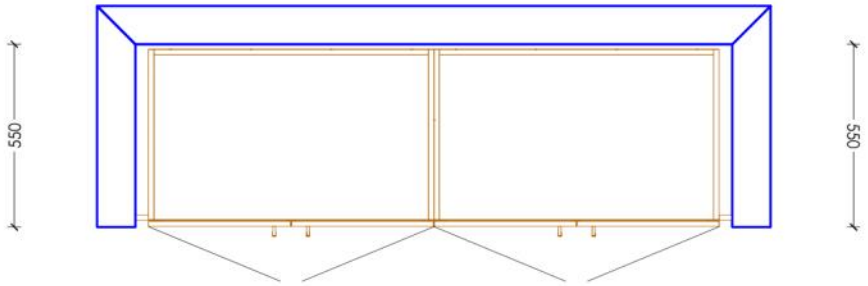


WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: D/S Bath Vanity Plan Page: 15 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur

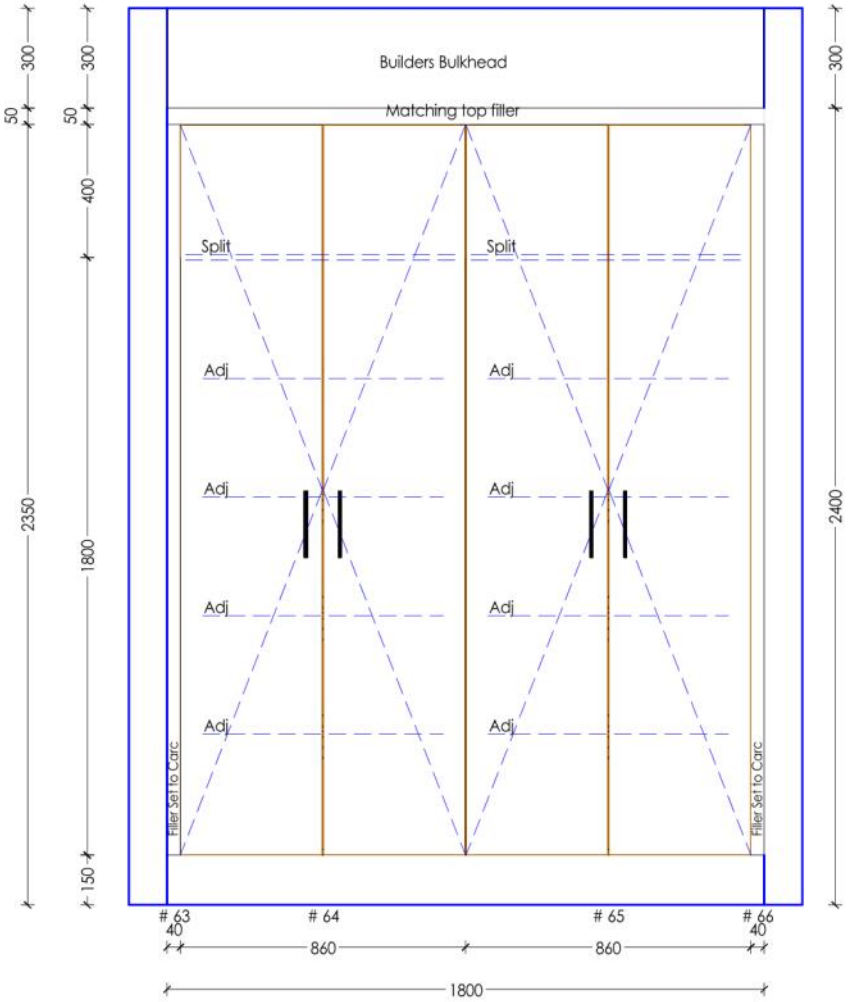


WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: D/S Bath Vanity Elevation Page: 16 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur





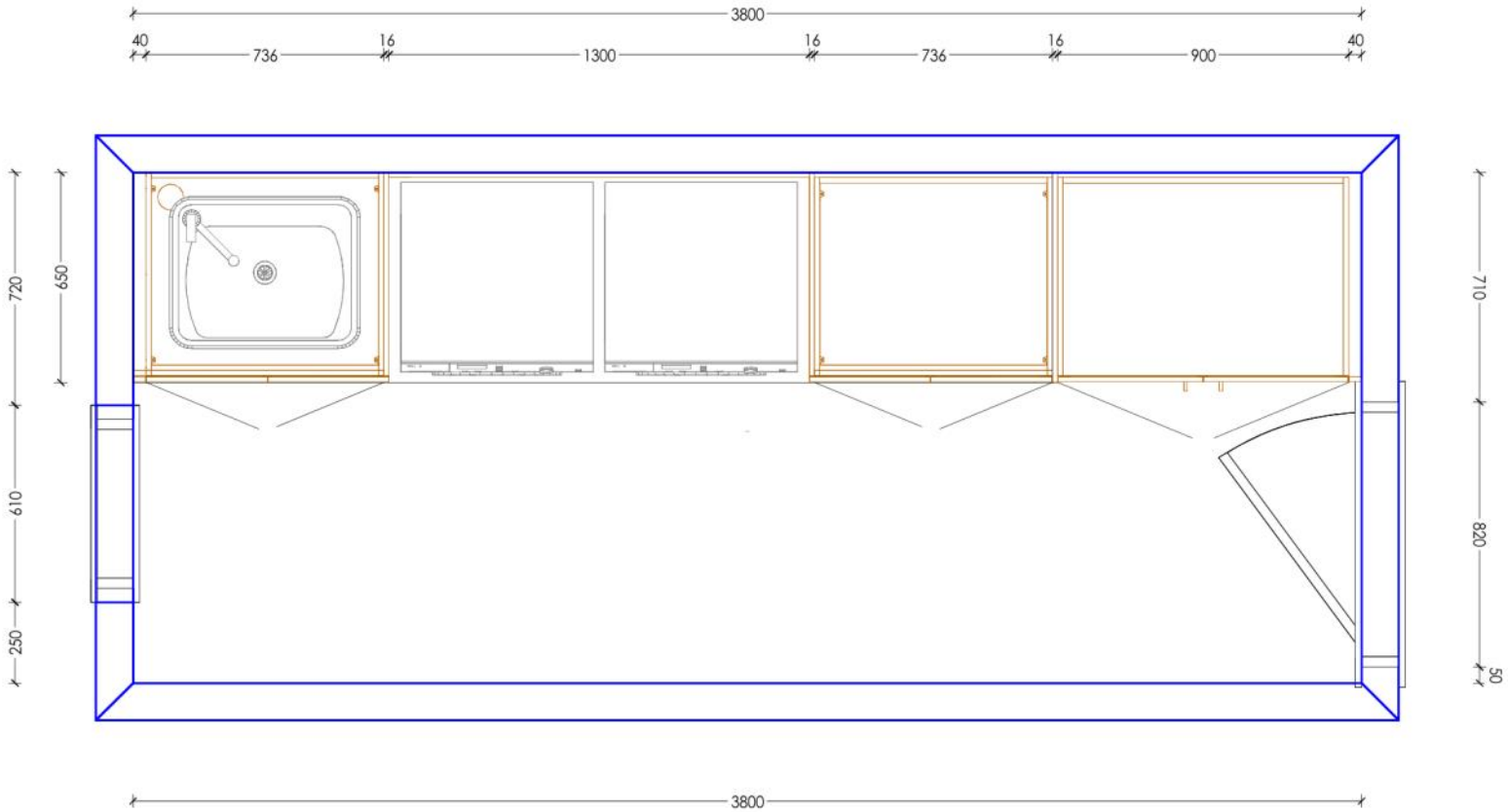




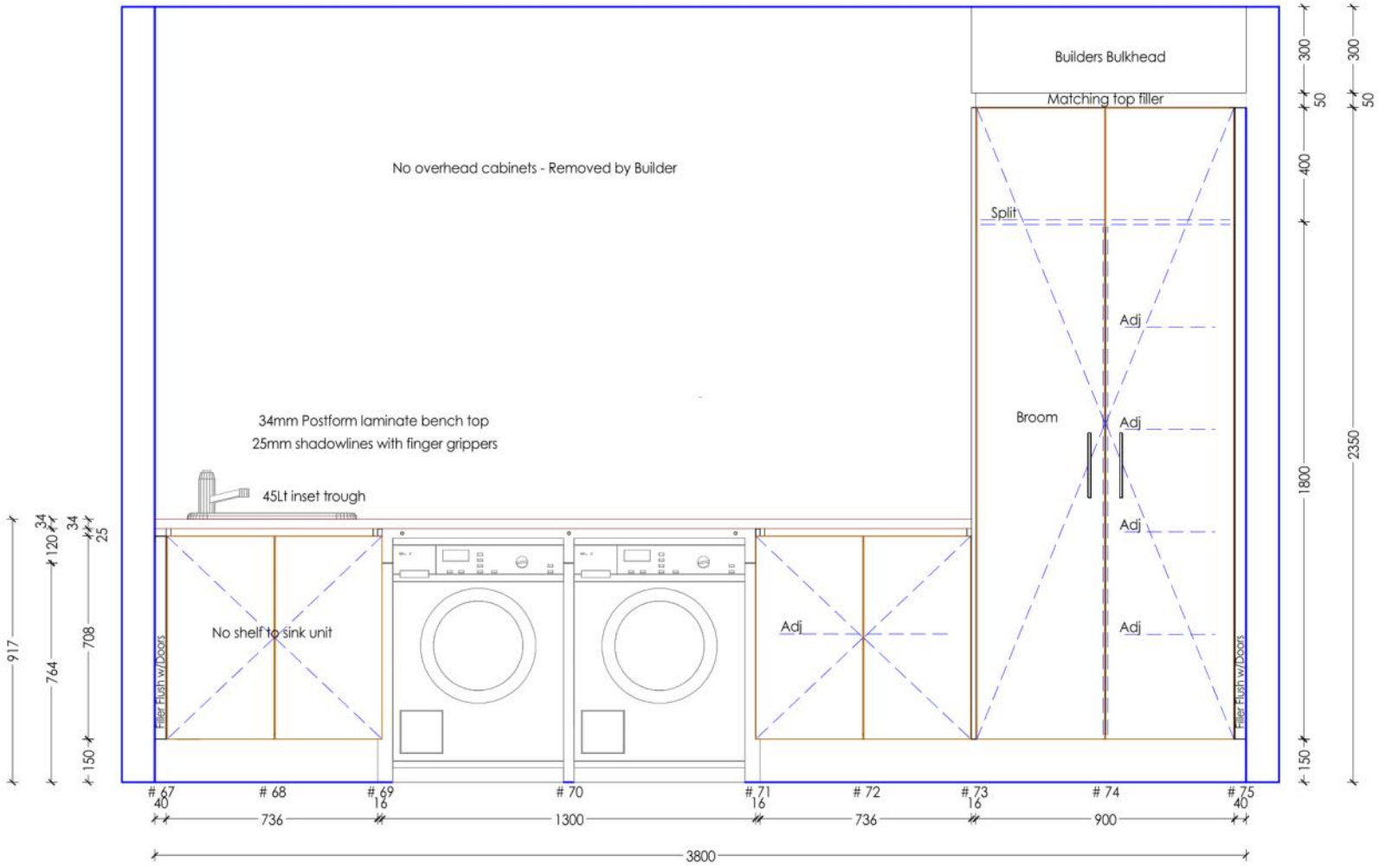
WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: D/S Passage Linen Page: 17 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur



WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: Laundry Render Page: 18 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur



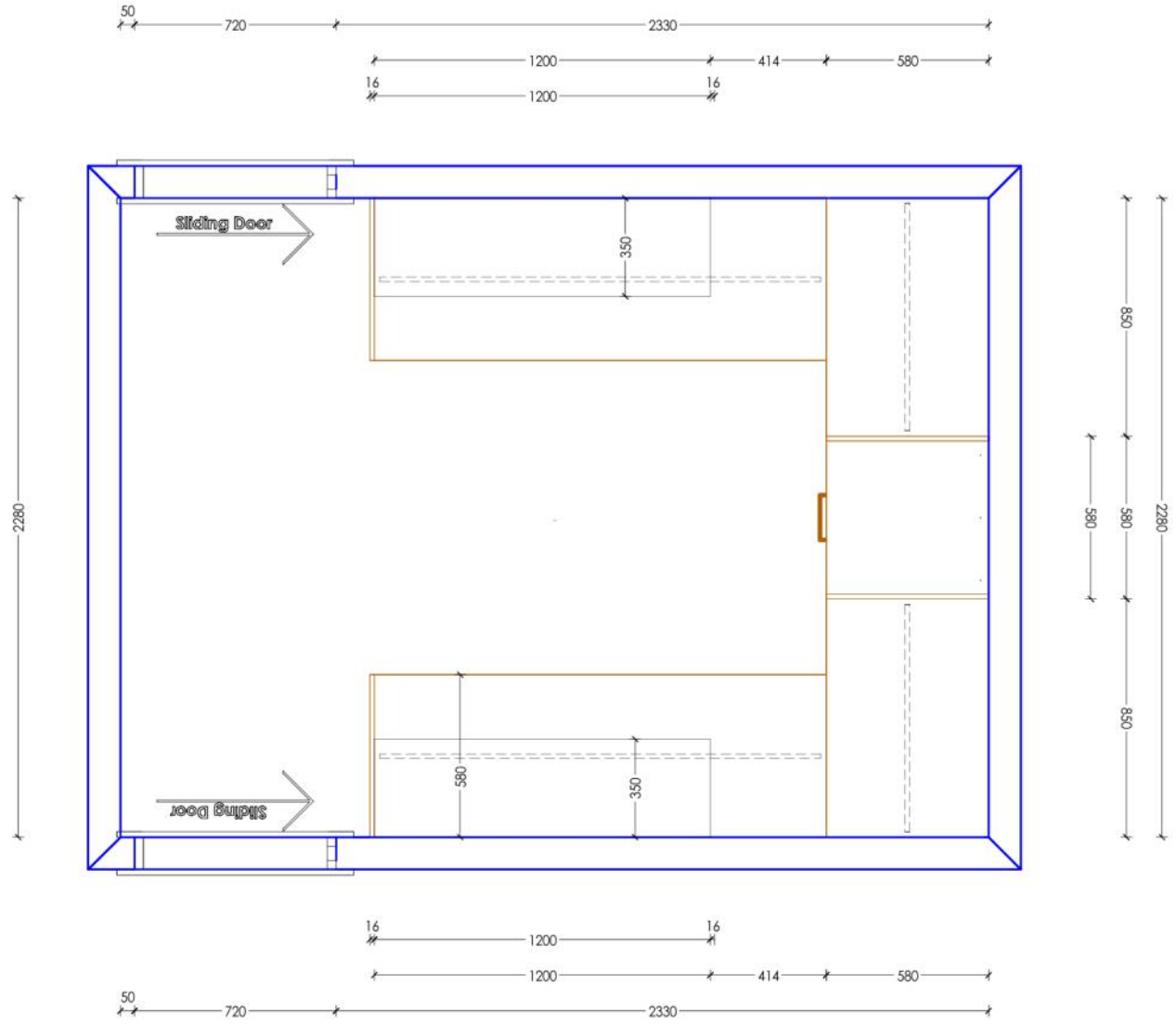
WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: Laundry Plan Page: 19 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur



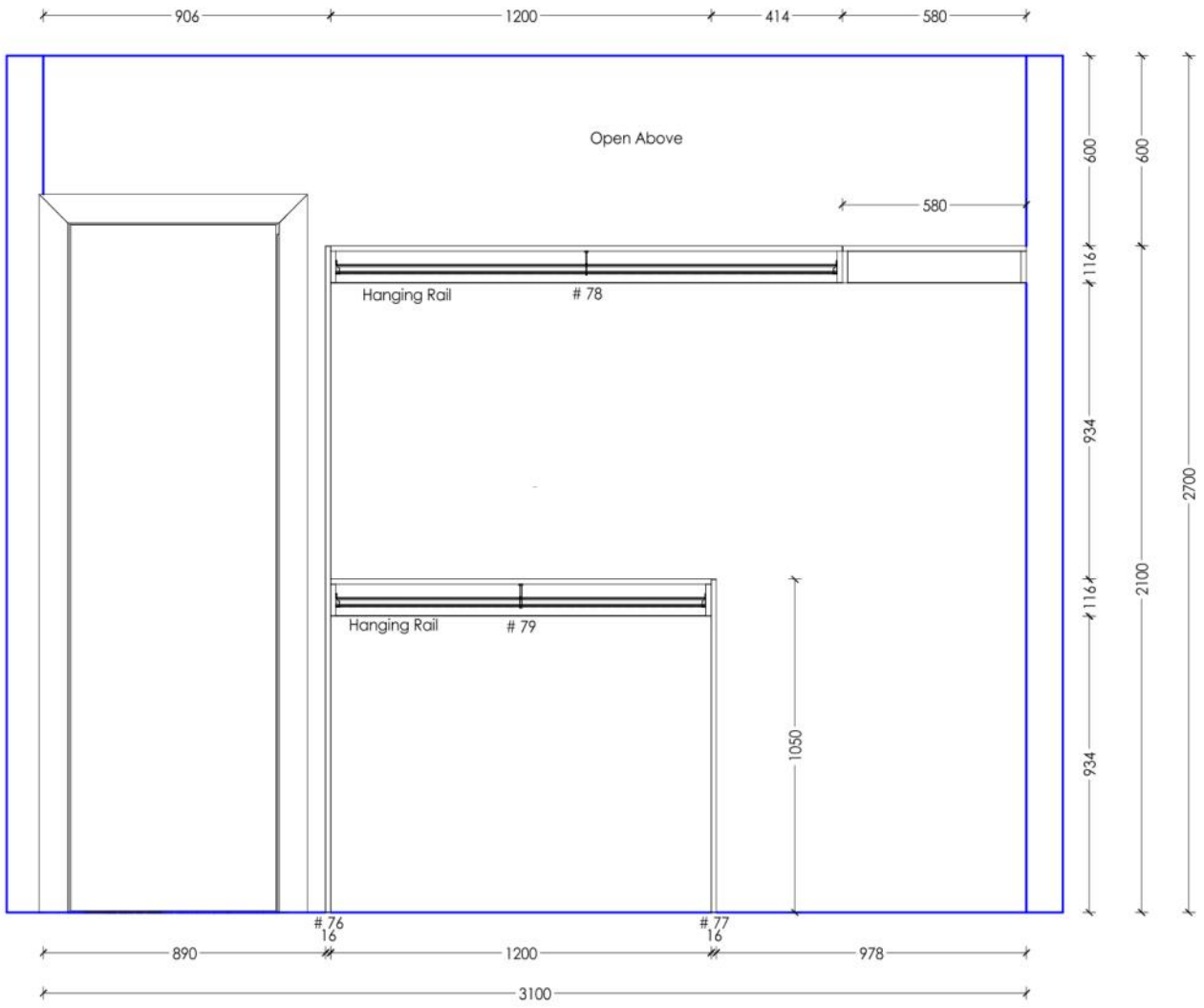
WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: Laundry Elevation Page: 20 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colours outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur



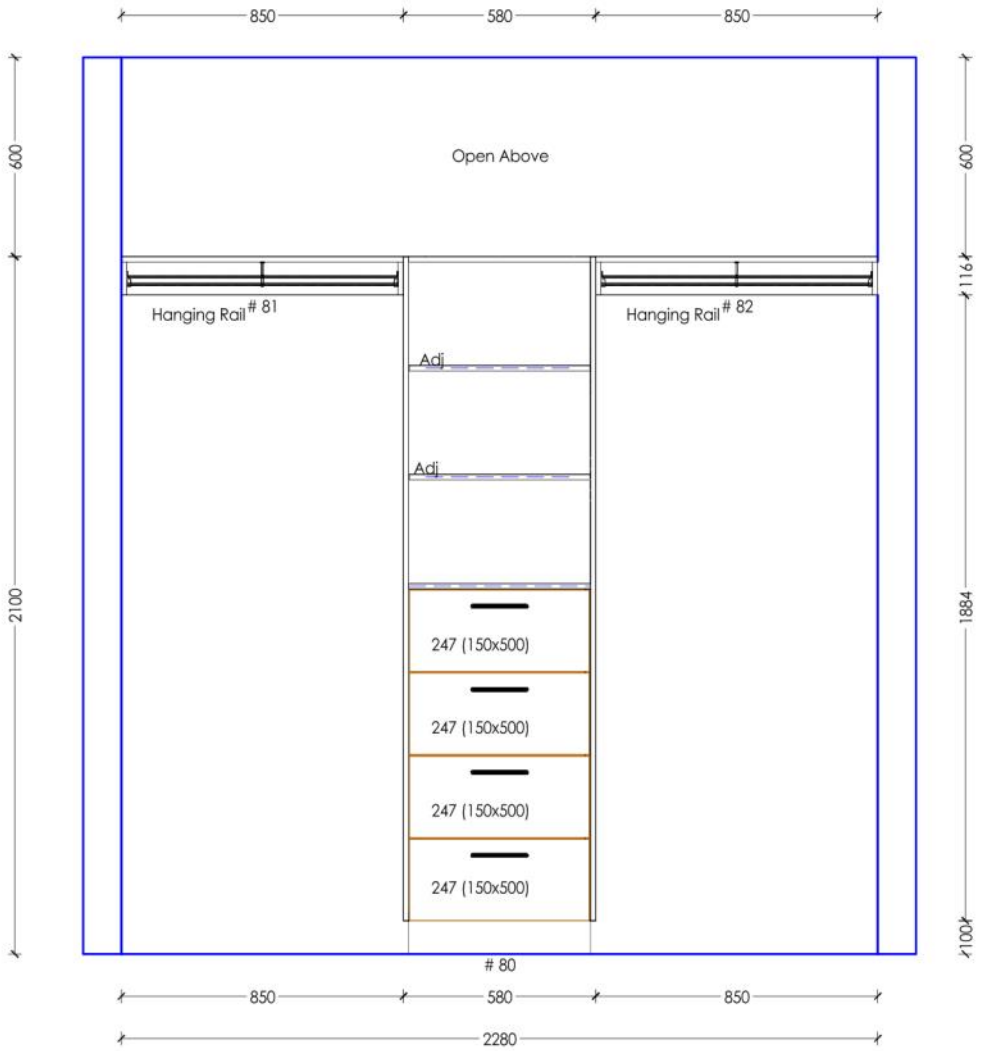
WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: WIR Render Page: 21 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur



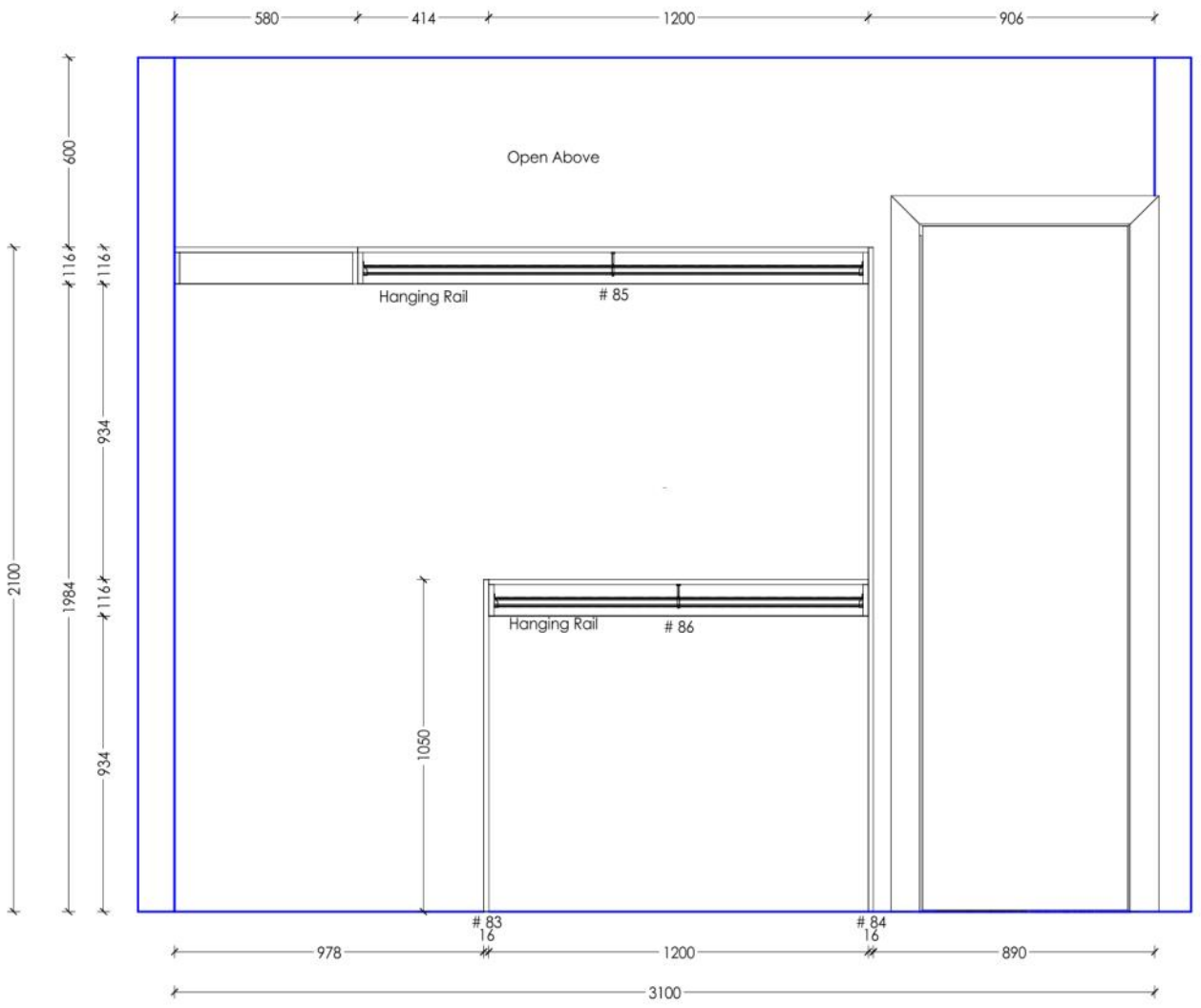
WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: Bed 1 WIR Plan Page: 22 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur



WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: Bed 1 WIR Elevation 1 Page: 23 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur

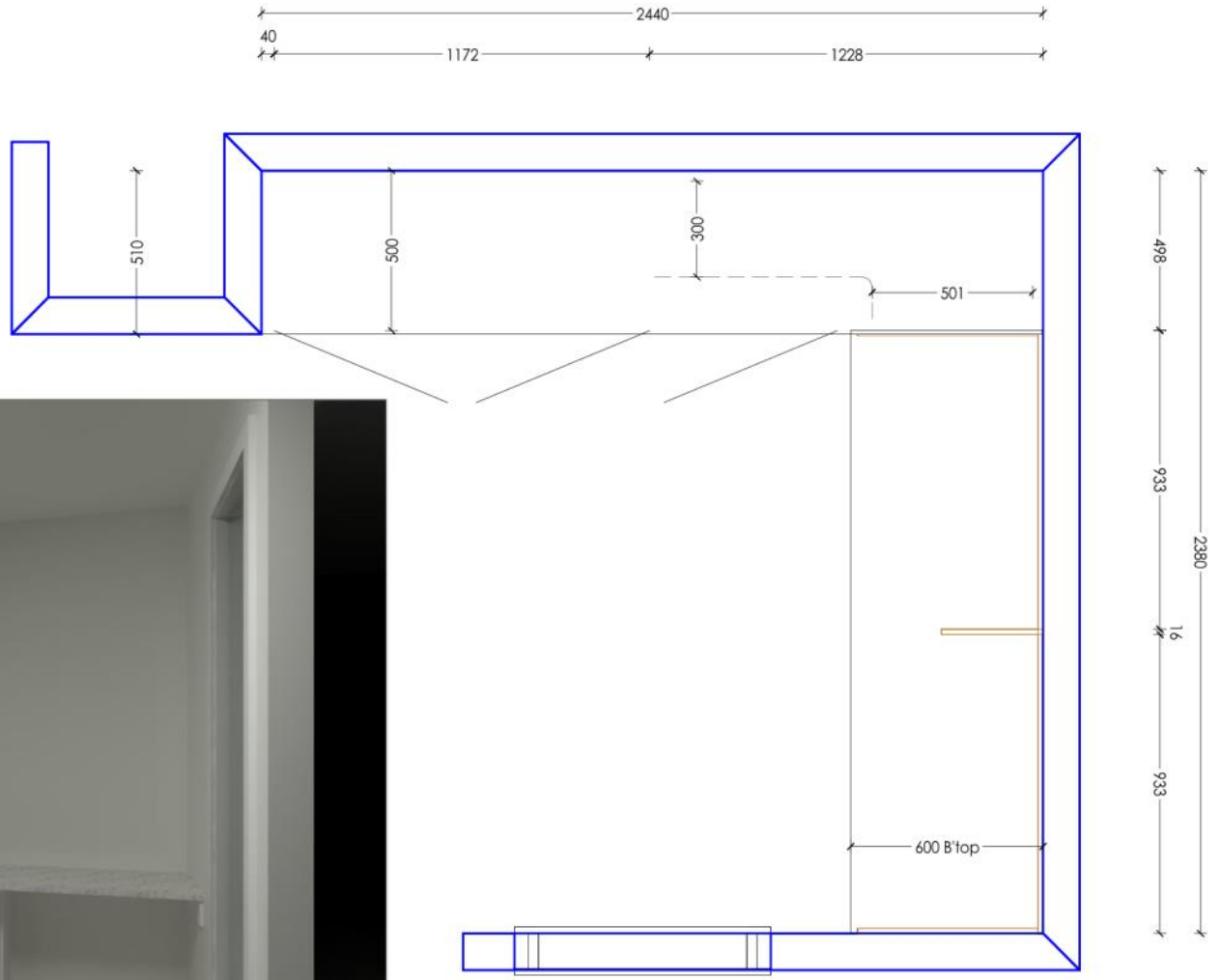


WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: Bed 1 WIR Elevation 2 Page: 24 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur

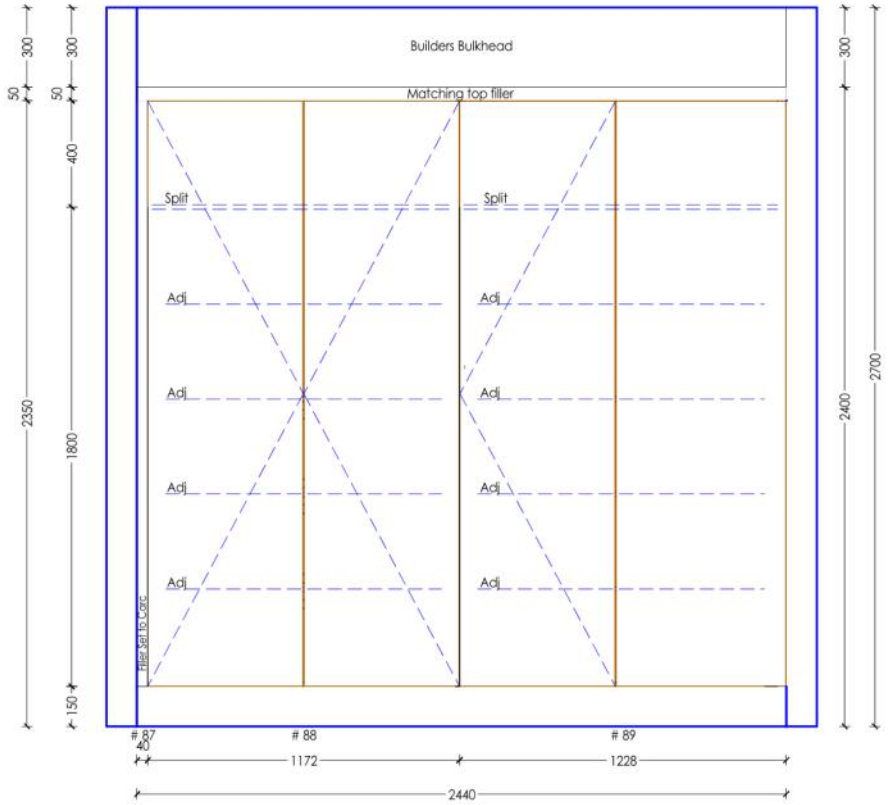


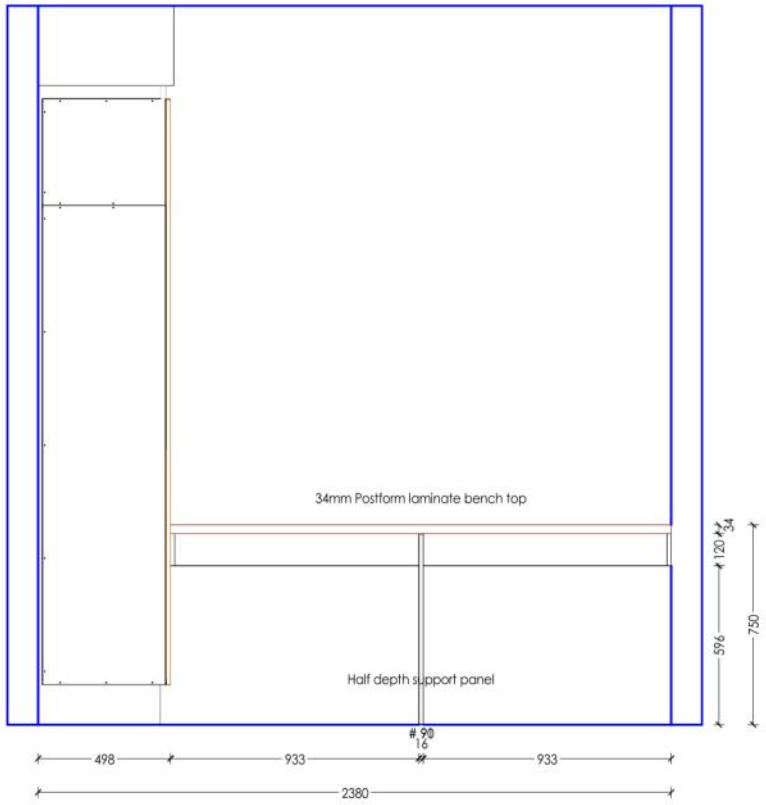
WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: Bed 1 WIR Elevations 3 Page: 25 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colours outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur



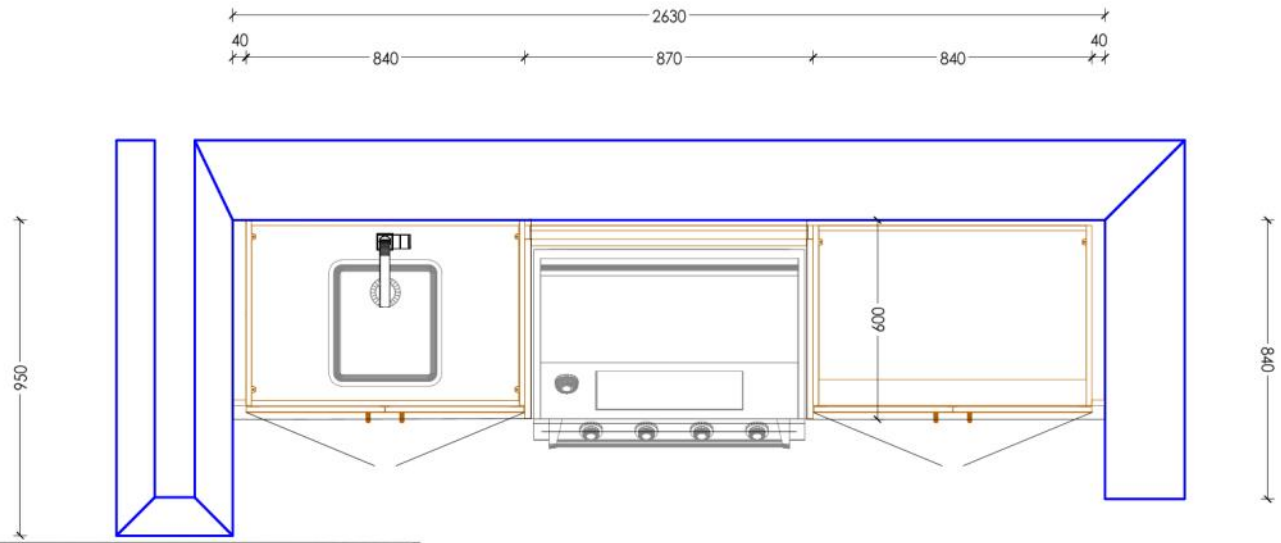


WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: Study Nook Plan Page: 26 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur



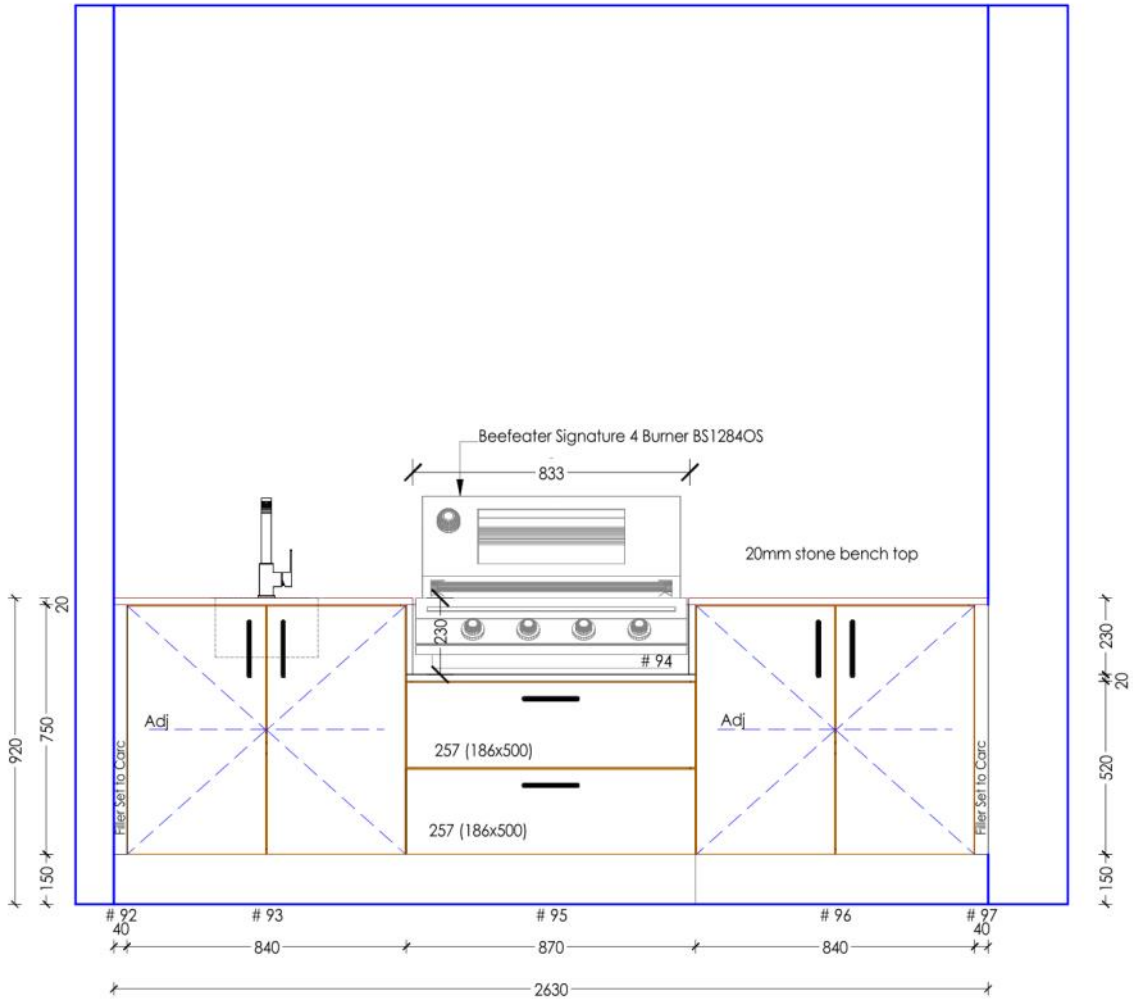


WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: Study Nook Elevations Page: 27 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur





WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: Alfresco Plan Page: 28 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur



WALLS BROS DESIGNER KITCHENS	Builder: Eastern Building Group Address: Lot 2 Stadbroke Road, Suburb: Rostrevor, SA	Room: BBQ Elevation Page: 29 of 29	Client Name: Eastern Building Group Client Signature:	DWG. By: Simon Lucas Date: 13/11/20	3d Renders are a visual illustration only, and cannot be regarded as actual representations of the colour's outlined in the specifications, every attempt is made to be as accurate as possible, but variation can and will occur

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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.

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

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

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website: *www.cbs.sa.gov.au*

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring**, **gas installation**, **plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

Enjoyment

• Does the property have any **stormwater** problems?

• Is the property in a **flood prone** area? Is the property prone to coastal flooding?

• Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?

• Is a **sewer mains connection** available?

• Are all gutters, downpipes and stormwater systems in good working order and in good condition?

• Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?

• Are there any **significant** trees on the property?

• Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?

• Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?

• What appliances, equipment and fittings are included in the sale of the property?

• Is there sufficient car parking space available to the property?

Value

• Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?

• How **energy efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?

• Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?

• Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?

• Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit: *www.cbs.sa.gov.au*

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.

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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