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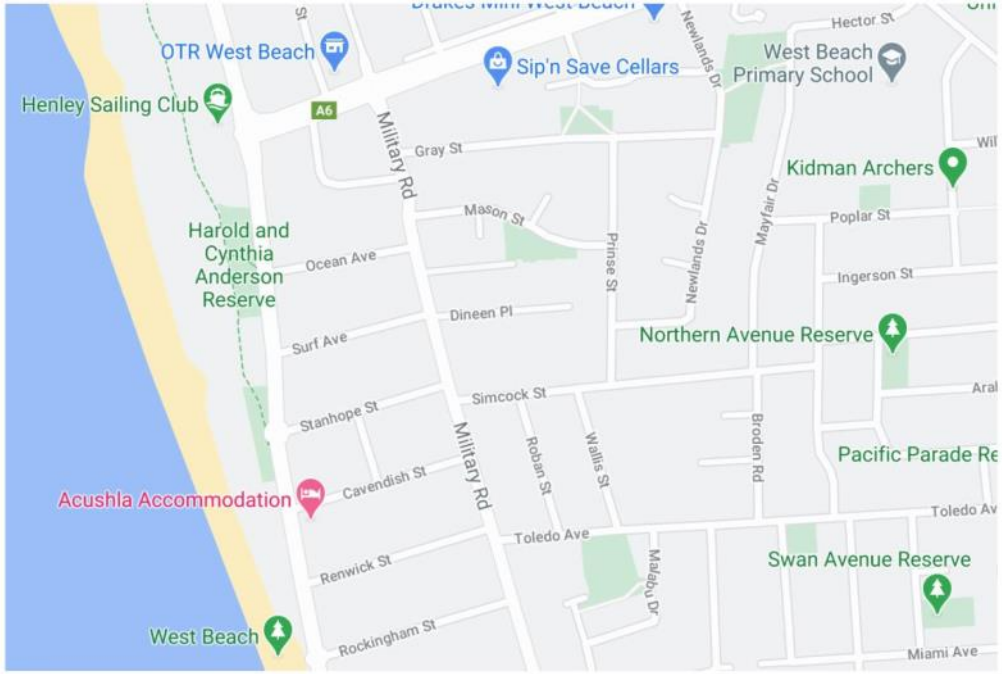
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BRUSE REAL ESTATE

bruse.com.au



BRUSE
REAL ESTATE





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 SUSPECTIBLE 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

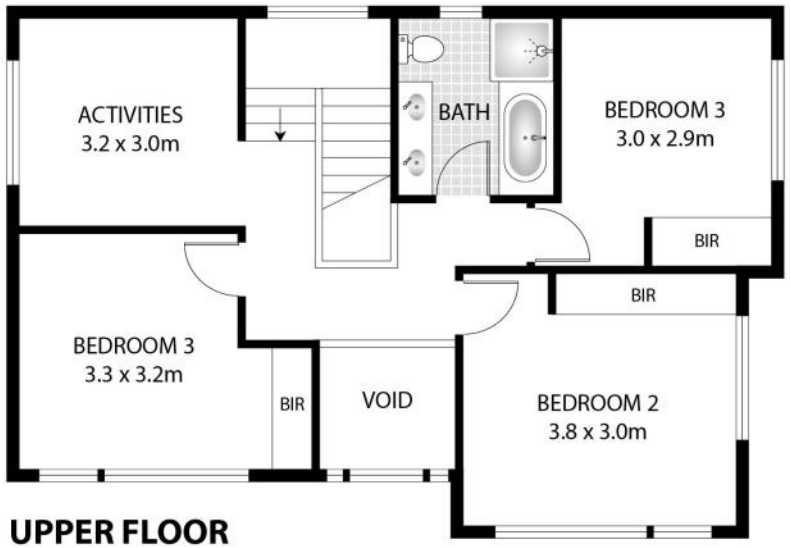
Residence 1



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GROUND FLOOR

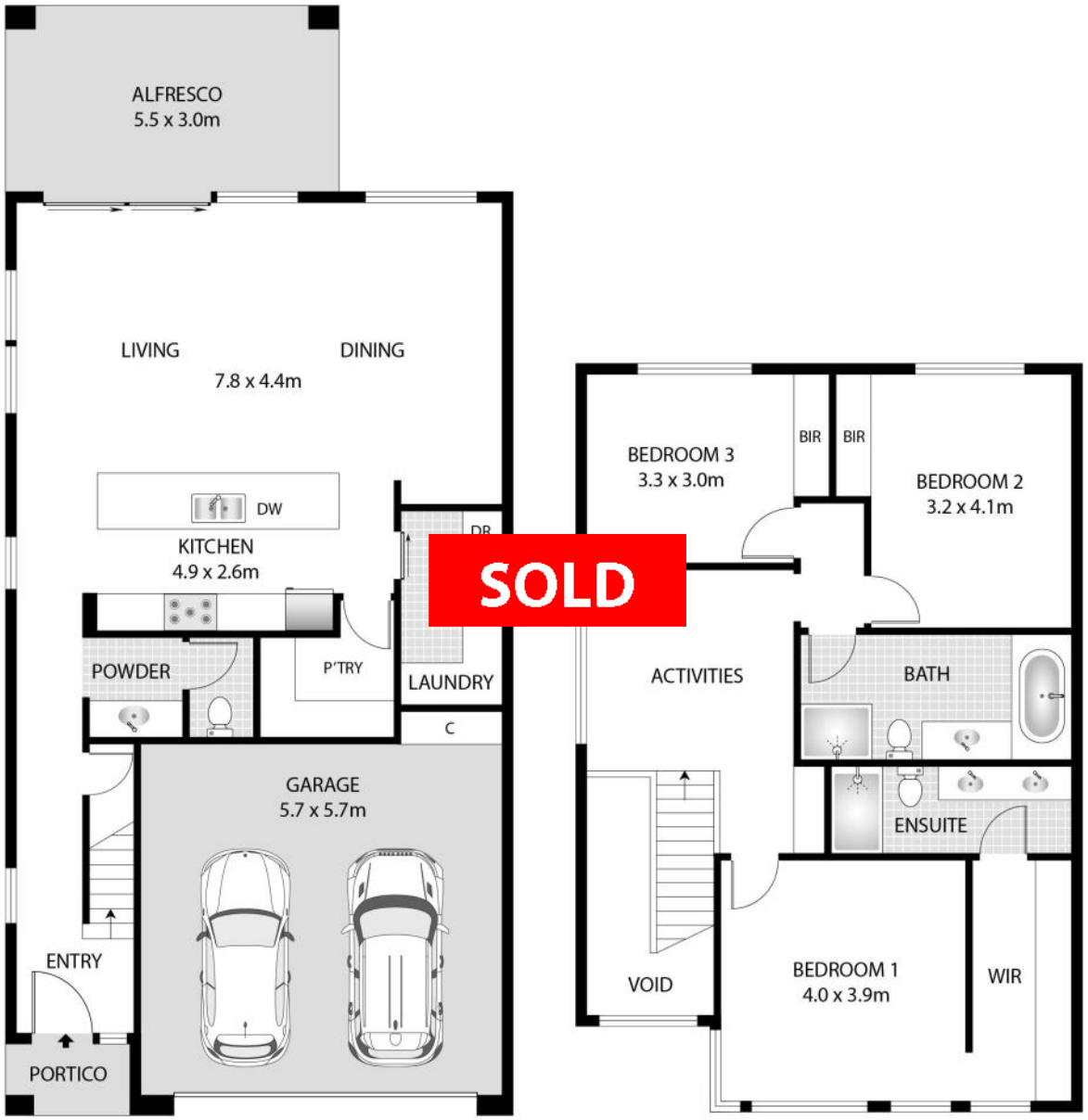


UPPER FLOOR

9 Dineen Place, West Beach
Dwelling 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Main Living:	116.8m²
Garage:	38.8m²
Upper Floor:	79.5m²
Alfresco:	23.7m²
Portico:	3.7m²
Total:	**262.5m²**



GROUND FLOOR

UPPER FLOOR

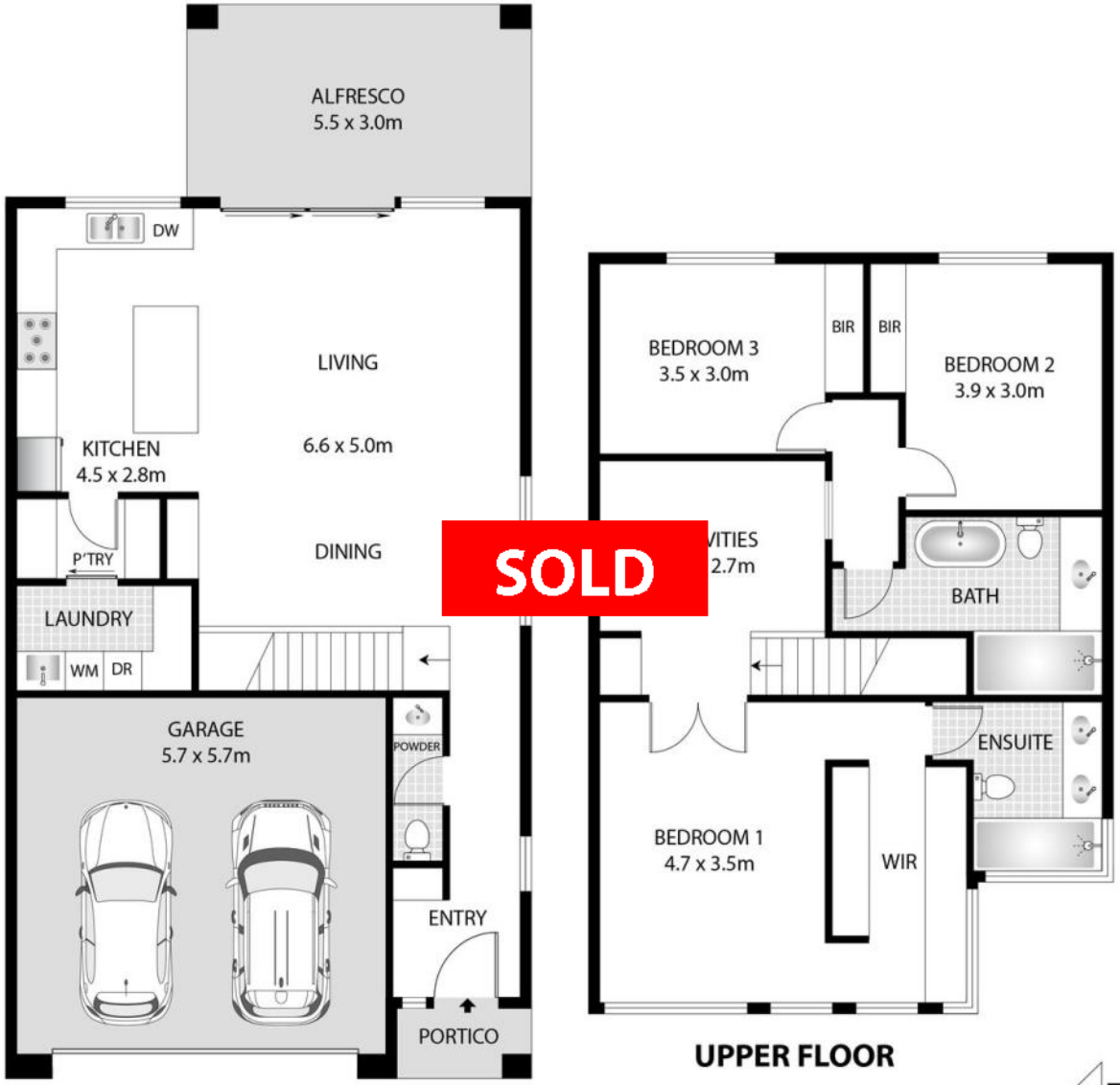
WP PROPERTY GROUP

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9 Dineen Place, West Beach
Dwelling 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Main Living:	84.2m²
Garage:	38.5m²
Upper Floor:	97.3m²
Alfresco:	16.5m²
Portico:	2.5m²
Total:	**239m²**



GROUND FLOOR

UPPER FLOOR

9 Dineen Place, West Beach
Dwelling 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Main Living:	76.0m²
Garage:	37.3m²
Upper Floor:	94.0m²
Alfresco:	16.5m²
Portico:	2.5m²
Total:	**226.3m²**

Residence 4

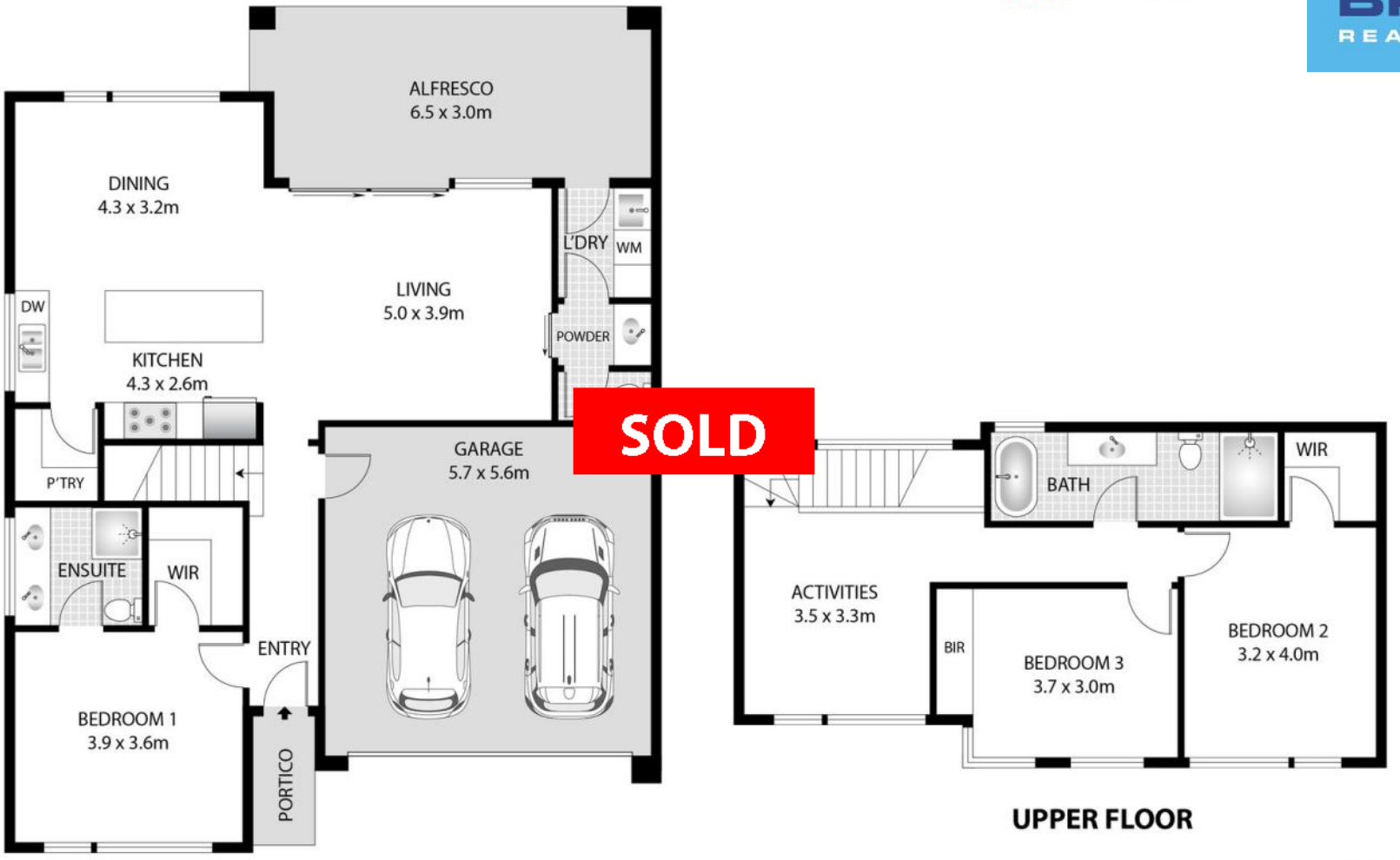


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9 Dineen Place, West Beach
Dwelling 4

WP PROPERTY GROUP

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GROUND FLOOR

UPPER FLOOR

Main Living:	94.5m²
Garage:	36.5m²
Upper Floor:	65.3m²
Alfresco:	16.5m²
Portico:	2.0m²
Total:	**214.8m²**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Residence 5

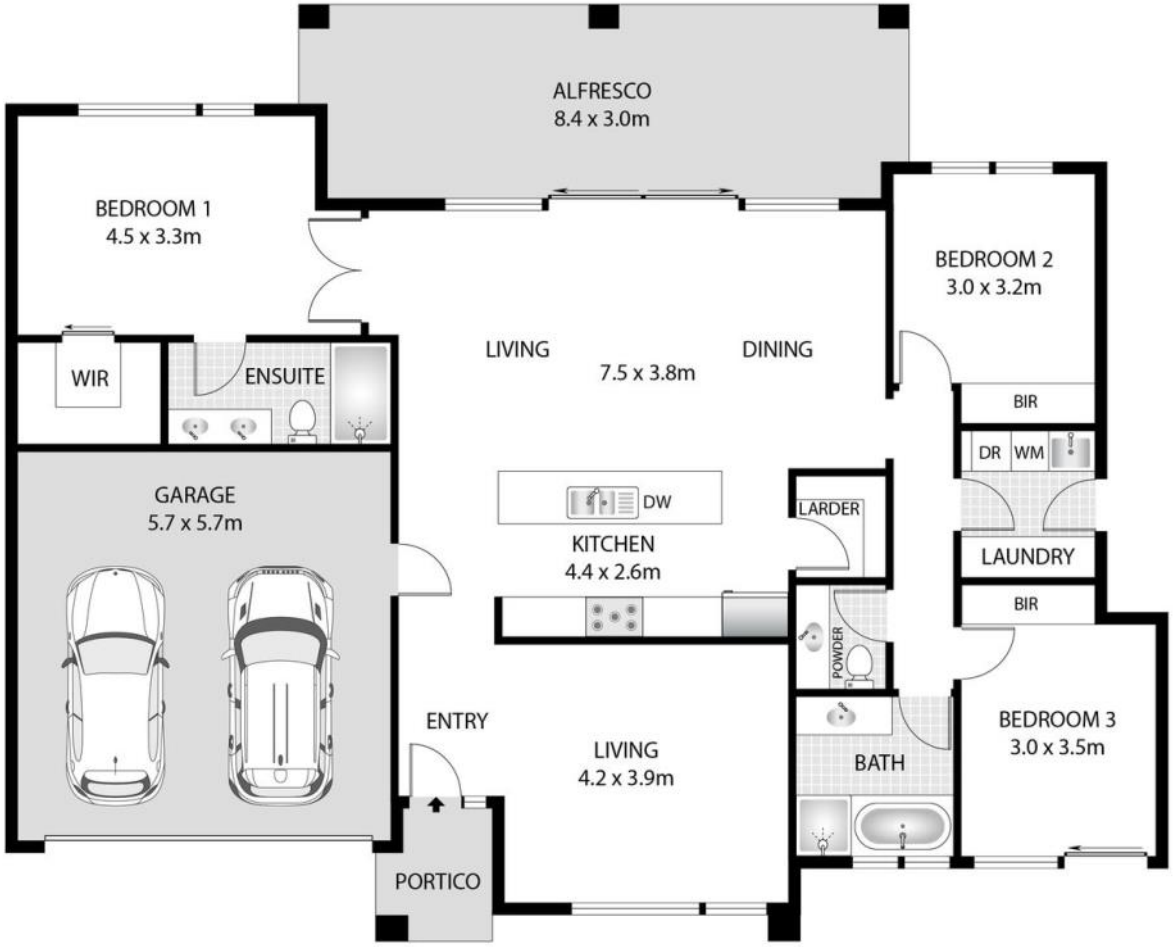


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9 Dineen Place, West Beach
Dwelling 5

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Main Living:	149.0m²
Garage:	37.2m²
Alfresco:	26.9m²
Portico:	2.9m²
Total:	**216m²**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

9 Dineen Place, West Beach
Dwelling 6

WP PROPERTY GROUP

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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

N

Main Living:	164.8m²
Garage:	40.2m²
Alfresco:	27.0m²
Portico:	2.0m²
Total:	**234.0m²**



WP PROPERTY GROUP

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9 Dineen Place, West Beach
Dwelling 7

Main Living:	163.0m²
Garage:	38.0m²
Alfresco:	27.0m²
Portico:	2.9m²
Total:	**230.9m²**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



WP PROPERTY GROUP

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9 Dineen Place, West Beach
Dwelling 8

N

Main Living:	114.0m²
Garage:	39.0m²
Upper Floor:	83.9m²
Alfresco:	15.0m²
Portico:	3.0m²
Total:	**254.9m²**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Residence 9



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WP PROPERTY GROUP

BRUSE REAL ESTATE

9 Dineen Place, West Beach
Dwelling 9

N

Main Living:	114.0m²
Garage:	39.0m²
Upper Floor:	83.9m²
Alfresco:	15.0m²
Portico:	3.0m²
Total:	**254.9m²**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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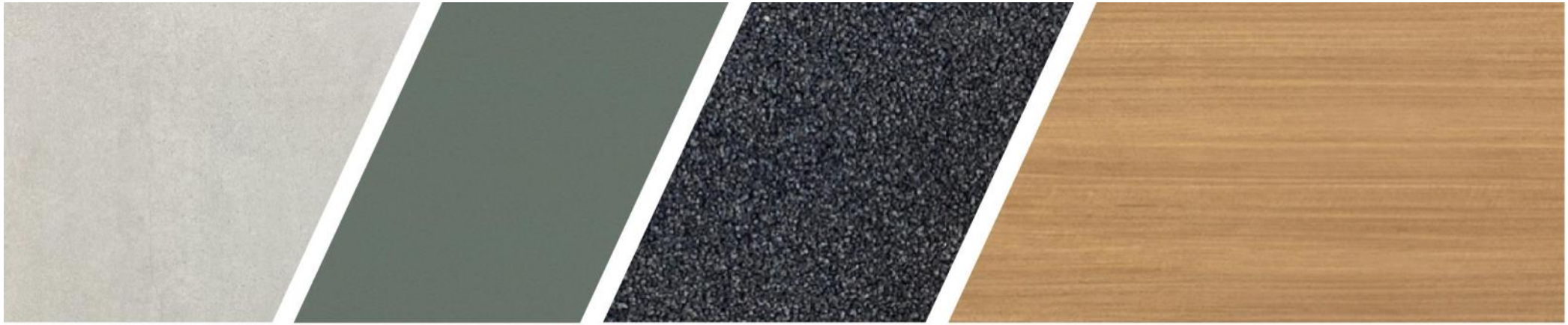
SELECTIONS

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

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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 COVED CORNICE TO UPSTAIRS
- SINGLE STORY- SQUARE SET (EXC. GARGAGE)
- SKIRTING-110MM SINGLE BEVEL
- ARCHITRAVES-90MM SINGLE BEVEL





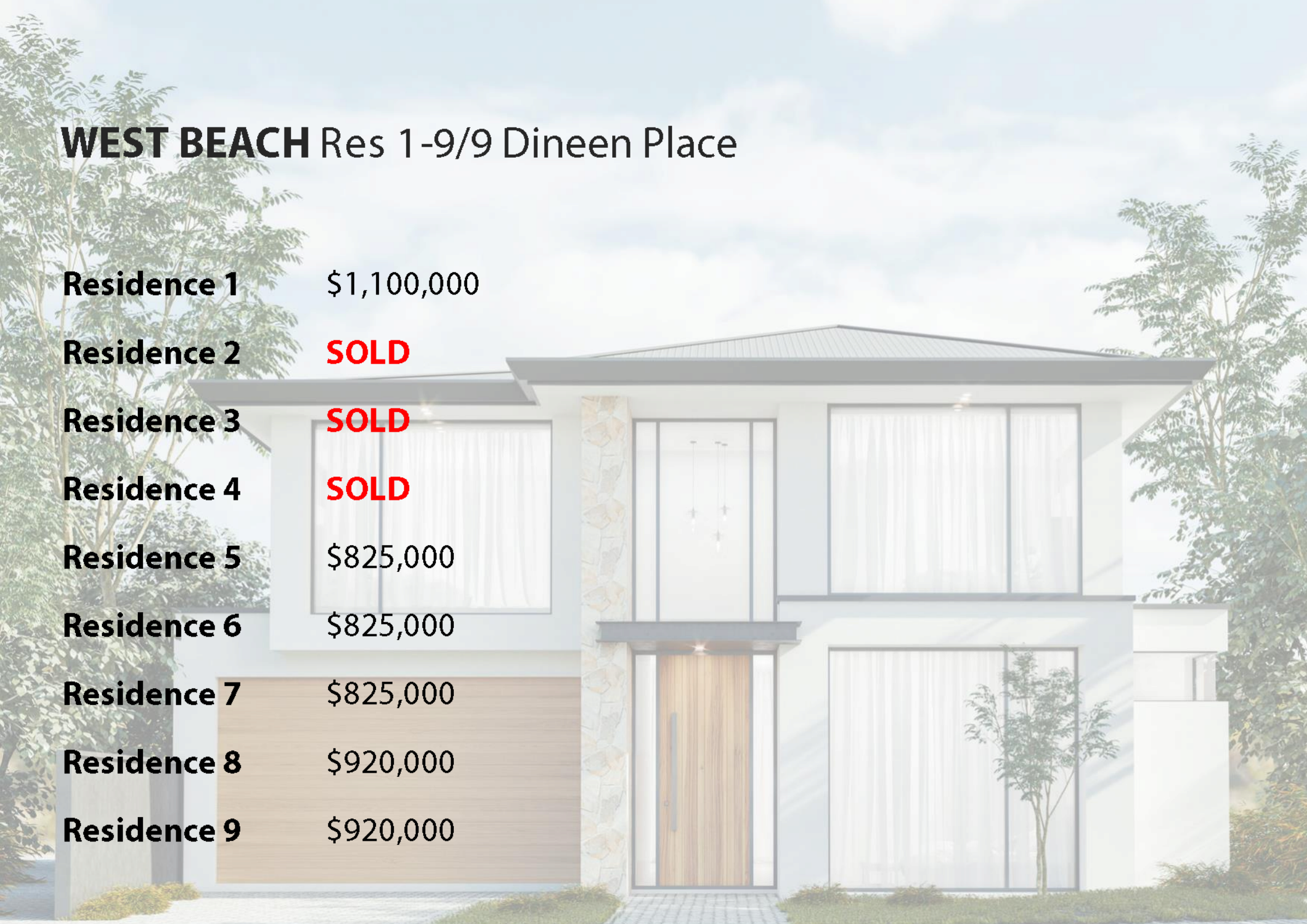
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- LANDSCAPING
- CLOTHESLINE
- LED LIGHTING (DOWNLIGHTS)
- RAINWATER TANK
- LETTER BOX
- CONNECTION TO MAINS, ELECTRICITY, GAS, WATER
- NBN INSTALLED (CONNECTION FEES APPLY)
- TERMITE PROTECTION
- SMOKE DETECTORS (HARDWIRED)
- LAUNDRY OVERHEAD CABINETS 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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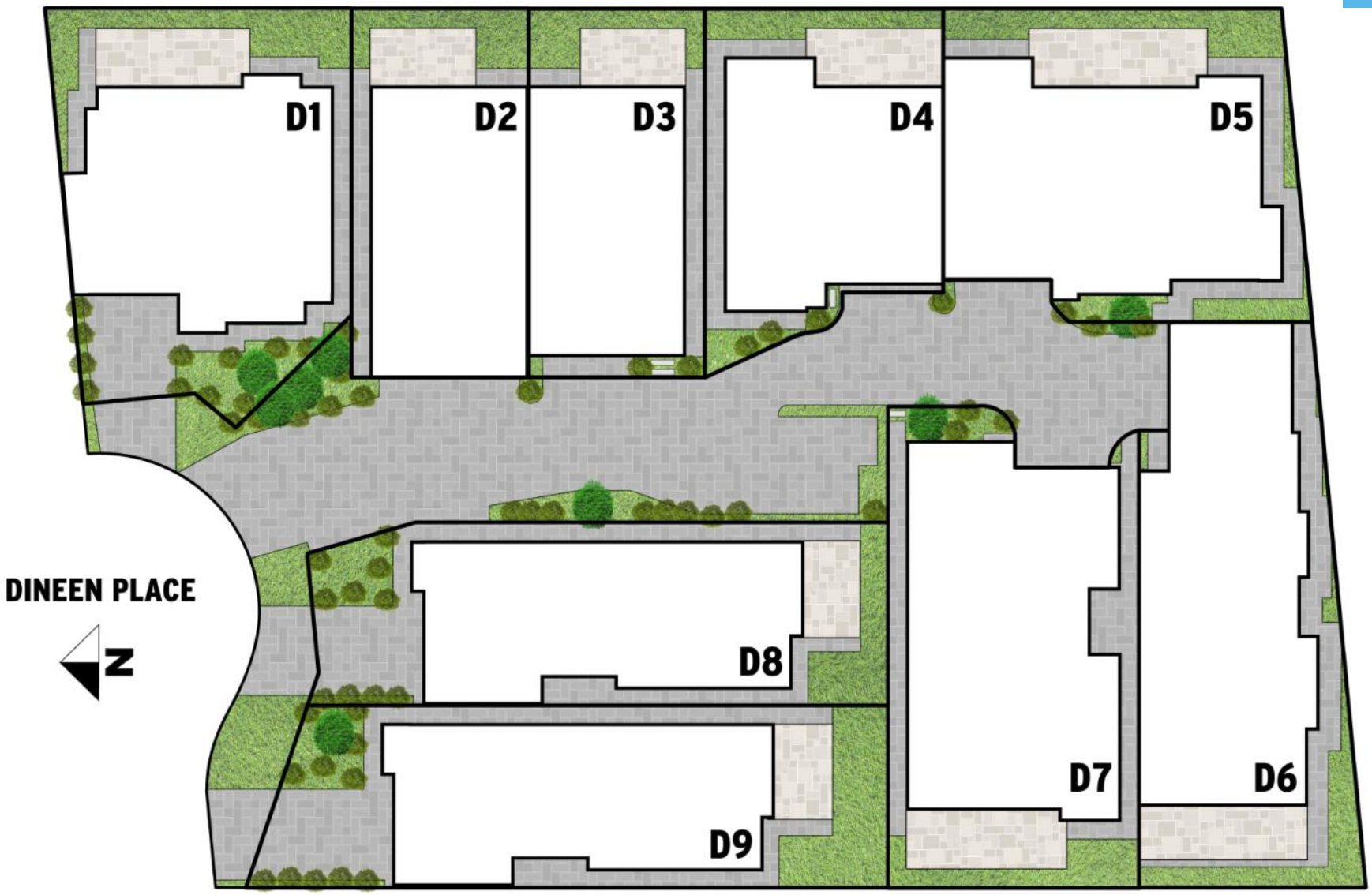


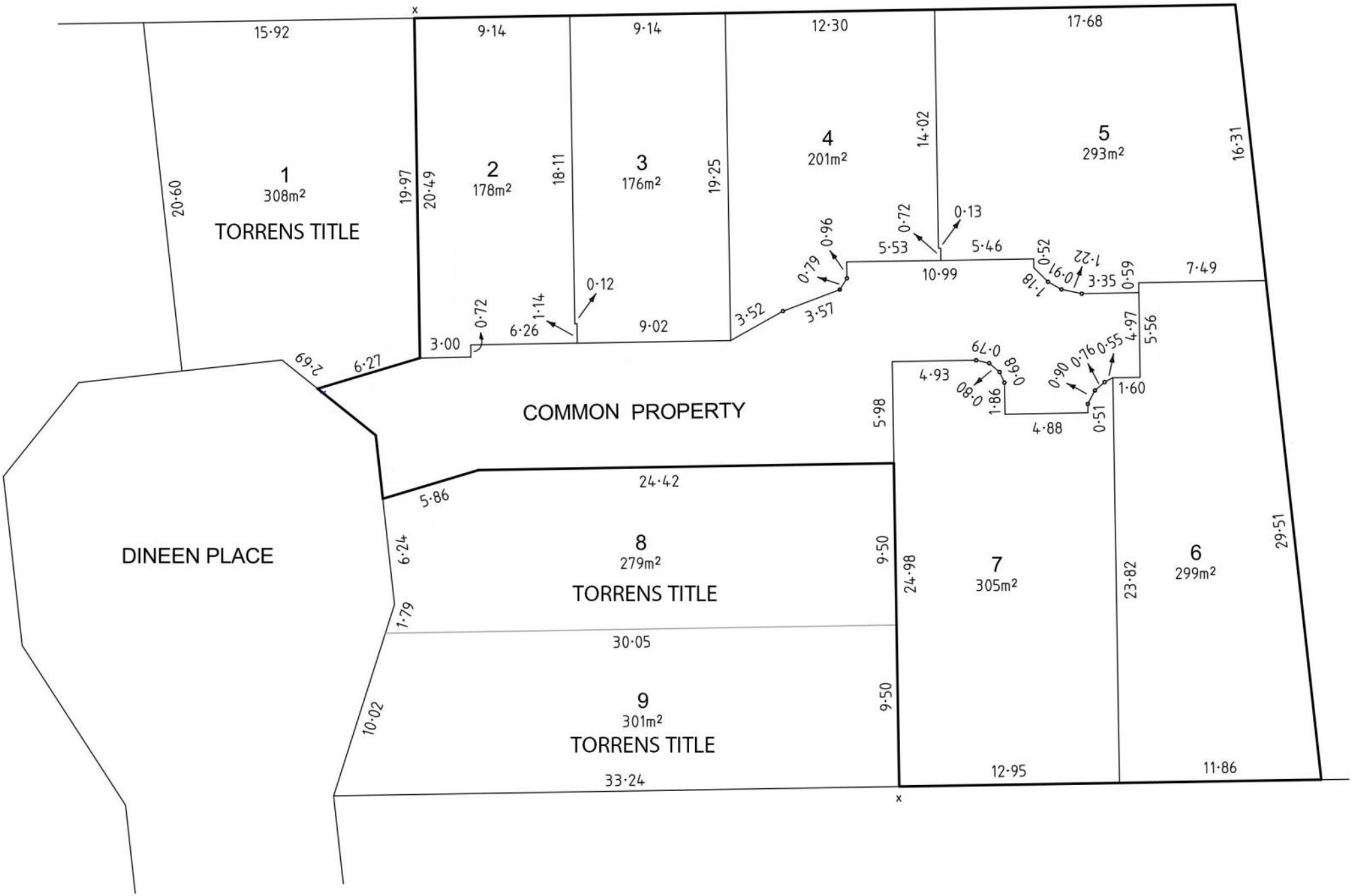
WEST BEACH Res 1-9/9 Dineen Place

Residence 1	$1,100,000
Residence 2	**SOLD**
Residence 3	**SOLD**
Residence 4	**SOLD**
Residence 5	$825,000
Residence 6	$825,000
Residence 7	$825,000
Residence 8	$920,000
Residence 9	$920,000

WP PROPERTY GROUP

BRUSE REAL ESTATE




1
308m²
TORRENS TITLE
2
178m²
3
176m²
4
201m²
5
293m²
6
299m²
7
305m²
8
279m²
TORRENS TITLE
9
301m²
TORRENS TITLE
COMMON PROPERTY
DINEEN PLACE
15·92
9·14
9·14
12·30
17·68
20·60
19·97
20·49
18·11
19·25
14·02
16·31
0·72
0·13
0·96
0·79
5·53
5·46
0·52
0·91
1·22
1·18
3·35
0·59
7·49
10·99
0·12
1·14
0·72
6·26
3·00
9·02
3·52
3·57
2·69
6·27
0·79
0·98
0·80
4·93
1·86
0·90
0·76
0·55
4·97
5·56
1·60
0·51
4·88
5·98
24·42
5·86
6·24
1·79
30·05
9·50
24·98
23·82
29·51
10·02
9·50
33·24
12·95
11·86

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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REAL ESTATE
WEST BEACH Res 1-9/9 Dineen Place