

# MODBURY

## 24a Grenache Ave



**BEST OFFER**

3 Bed | 2.5 Bath | 2 Car



**THEON BRUSE**

0419 816 470

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# STYLISH MODERN NEW HOME OVERLOOKING A LOVELY PARK.

## THIS LOCATION IS SUBLIME!

Completion is not far away. Ready to move into by approximately September / October this year.

Buyers will be very impressed with this new home. The architect has designed the home to showcase the unique and exciting outlook over the park at the back of the home. The ultimate in luxury and peaceful living.

First home buyers - make the most of the \$15,000 first home buyers grant and pay no stamp duty; subject to Revenue SA approvals.

This home is street fronted (the front home in a small group of only four homes) and backs onto the reserve behind.

Top quality fixtures and finishes throughout with everything except curtains included.

SO MUCH NATURAL LIGHT TO ALL ROOMS.

2 undercover carports, 1 garage and 1 carport.

AWESOME ARCHITECTURAL MODERN EXTERIOR DESIGNS. SO SPECIAL. A GREAT MIX OF TEXTURES AND COLOURS.

Stunning main bedroom suite with a large balcony overlooking the reserve behind. Very generous storage and a luxurious ensuite bathroom.

3 bedrooms and 2.5 bathrooms in total.

Spacious and light filled living room.

We sell this home during the construction phase. The price is fixed. There are no progress payments. One contract with settlement on completion, just pay a 10% deposit now and the rest when completed. Simple process and no risk. Completion is expected for September / October this year.

Call or email Theon Bruse for a detailed information package. Theon Bruse 0419 816 470.

Once you have had a look through the brochure then get in contact with Theon to arrange a personal appointment in our Toorak Gardens office.

So many extras and the quality is excellent. Custom designed and built kitchens and joinery.

- stone benchtops throughout
- ducted reverse cycle air-conditioning with zone control
- 2.7m high ceilings
- fully landscaped with irrigation system
- alarm system
- huge balconies
- matte black tapware
- termite protection
- letterbox
- clothesline
- water tanks

and much more

Superb family friendly location to enjoy for many years. Only a short walk to trendy Tea Tree Plaza Shopping Centre with cool shops and restaurants. Such a great vibe!

## PROPERTY INFORMATION

- ▶ **Certificate of Title**  
To be issued
- ▶ **Council**  
City of Tea Tree Gully
- ▶ **Zoning**  
HDN - Housing Diversity Neighbourhood
- ▶ **School Zoning**  
Modbury West Primary School  
Modbury High School



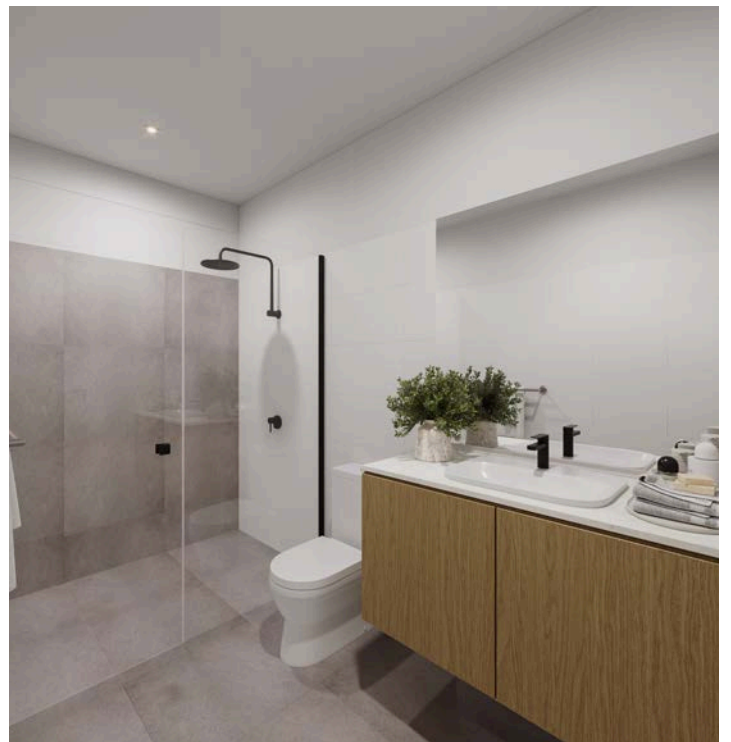
## PROPERTY LINK



## LETTER OF OFFER



## STYLISH MODERN FINISHES

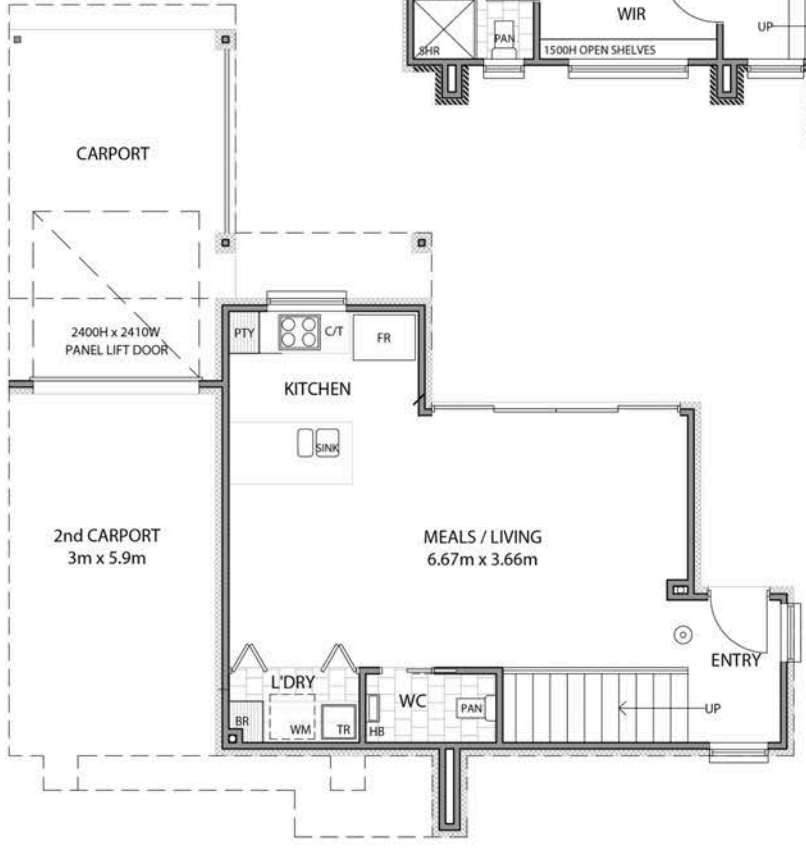
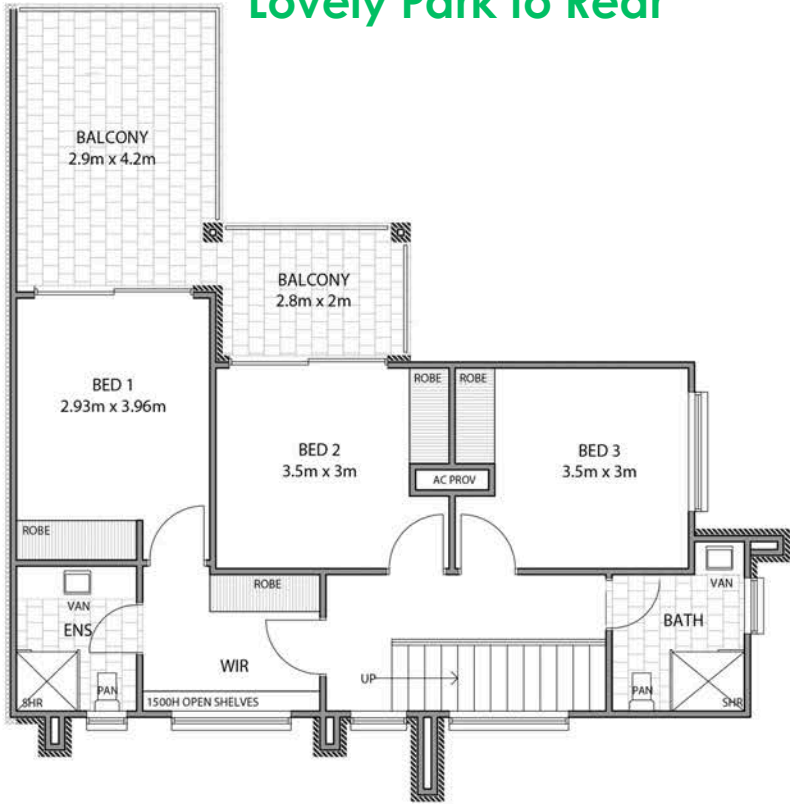




# FLOOR PLAN

## Lovely Park to Rear

AREAS (D1)	SQM
Lower Living	47.50
Upper Living	66.10
Carport	16.20
2nd Carport	17.70
Porch	01.00
Balcony	20.10
<b>TOTAL</b>	<b>168.60</b>

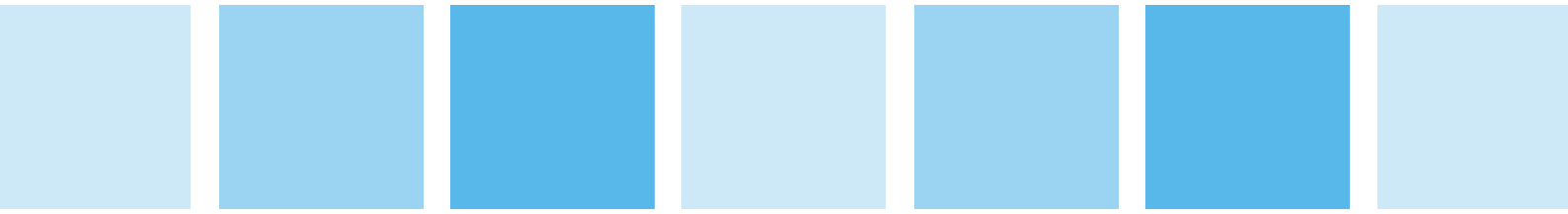


## SITE PLAN



All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own inquiries and obtain their own legal advice.

# SPECIFICATIONS





# APPLIANCES

## OVEN

BOSCH 600 underbench oven



## COOKTOP

BOSCH Electric Cooktop  
600mm



## RANGEHOOD

BOSCH 600 slideout rangehood



## DISHWASHER

BOSCH 600 freestanding  
Dishwasher





## SPECIFICATIONS

### FRONT DOOR

- Humes XLR500
- Stained clear



### FRONT DOOR HANDLE

- Oblong Pull handle
- Square single cylinder deadbolt
- Matte Black



### INTERNAL DOORS

- Humes Redicote 2340
- Painted - see colours



### INTERNAL DOOR HANDLES

- Gainsborough Lianna
- Gainsborough Cavity slider set
- Privacy to Brm 1 and wet areas
- Chrome



### GARAGE DOOR DEADBOLTS

- Gainsborough double cylinder deadbolt - round - chrome



# FLOORING

## **DOWNSTAIRS - MAIN FLOOR**

KITCHEN / LIVING / ENTRY

- Timber Laminate



## **CARPET**

BEDROOMS / WALK IN ROBE

- Beachfront range on 10mm foam underlay





# TILES

## WET AREA FLOOR TILES

ENSUITE / BATHROOM / LAUNDRY / WC

- 600 x 600
- Matte Porcelain
- Stackbond
- Skirter to laundry & WC
- Gem Charcoal



## WET AREA WALL TILES

ENSUITE / BATHROOM

- White gloss ceramic
- 300 x 600
- Stackbond
- Horizontal
- to 2100 high



## FEATURE WALL TILES

ENSUITE

- 600 X 600
- Matt Porcelain
- Stackbond
- Gem Charcoal



## SPLASHBACK

LAUNDRY

- White gloss ceramic
- 300 x 600
- Stackbond
- Horizontal
- 600 high





# KITCHEN JOINERY

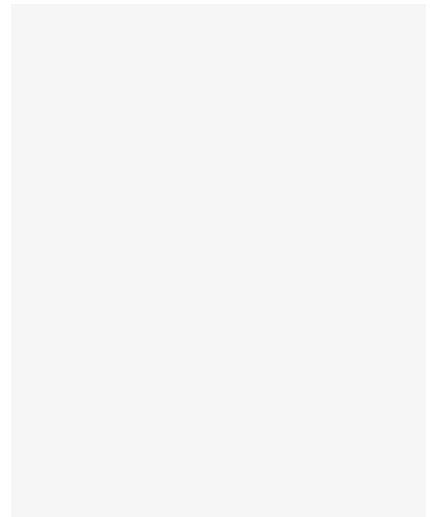
## OVERHEAD CABINETS

- Plantation Ash
- Woodmatte Finish
- Vertical grain



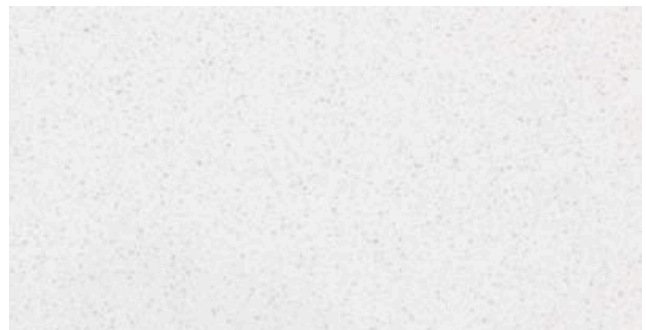
## BASE CABINETS / JOINERY KICKER FRIDGE OVERHEAD CABINETS / ISLAND

- Polar White
- Matte finish



## KITCHEN BENCHTOPS

- 20mm Engineered Stone
- White



## JOINERY HANDLES

- Handleless



# WET AREAS JOINERY

## BATH & ENSUITE JOINERY

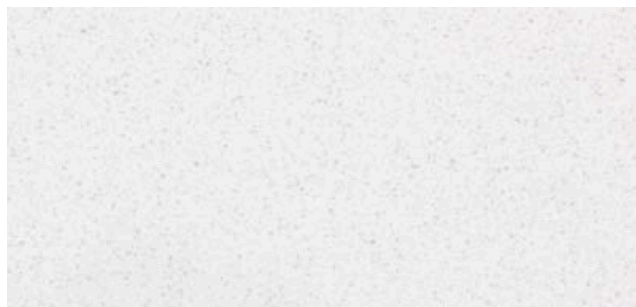
### CABINETS & DRAWERS

- Handleless
- Tiled recessed kicker
- Plantation Ash
- Woodmatte finish
- Vertical vein



## BATH & ENSUITE BENCHTOPS

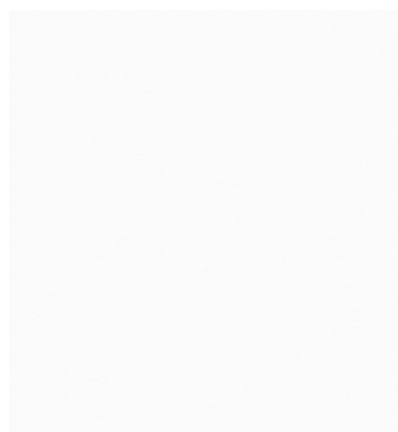
- 20mm Engineered Stone
- White



## LAUNDRY JOINERY

BASE CABINETS / BROOM CABINET /  
ALLOWANCE FOR UNDERBENCH  
WASHING MACHINE / BIFOLD DOORS

- Polytec Polar White
- Matte



## LAUNDRY BENCHTOPS

- 33mm Laminate
- Plantation Ash
- Natural finish





## SANITARYWARE

### KITCHEN SINK

- Oliveri
- Top mount Single Bowl
- Accessories not included



### KITCHEN SINK MIXER

- Phoenix Pina
- Matte Black



### LAUNDRY

- Top mount sink



### LAUNDRY SINK MIXER

- Phoenix Pina





# SANITARYWARE

## INSET BATH



## SHOWER RAIL

- Phoenix Range
- Matte Black



## TOILET

- Argent Pace





## SANITARYWARE

### SHOWER WALL MIXER

- Phoenix Pina
- Matte Black



### WALL BASIN MIXER TAP & SPOUT - Bath

- Phoenix Pina
- Matte Black



### VANITY BASIN

#### ENSUITE & BATHROOM

- Seima
- White
- Inset



### VANITY BASIN

#### WC

- Seima
- Wall Hung





## SANITARYWARE

### BASIN MIXER

- Phoenix Pina
- Matte Black



### TOILET ROLL HOLDER

- Phoenix Radii
- Matte Black



### SINGLE TOWEL RAIL

#### ENSUITE & BATHROOM

- Phoenix Radii
- 600mm
- Matte Black



### TOWEL HOOK

#### WC

- Phoenix Radii
- Matte Black





## SPECIFICATIONS

### SHOWER SCREENS

- Executive
- Chrome

### MIRROR

#### BATHROOM / ENSUITE / WC

- Over joinery to 1100 high



### BUILT IN ROBES

#### SLIDING DOOR ROBES

- White doors
- Silver frames
- Top shelf & hanging rail



### SKIRTINGS & ARCHITRAVES

- 90mm single bevel skirting
- 67mm single bevel architraves
- 75mm cove cornice throughout
- Colour - see internal paint colours



# PAINT COLOURS

## INTERNAL PAINT COLOURS

### WALLS

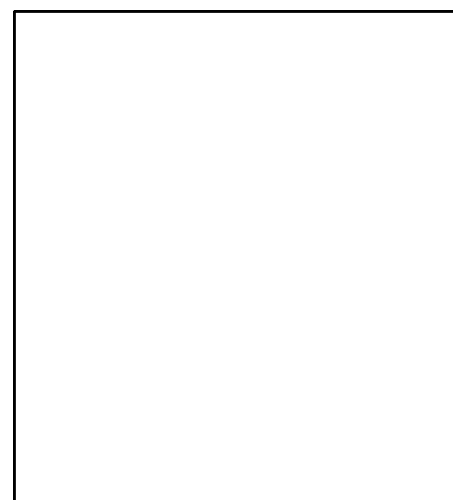
- Dulux White on White - Matte

### DOORS, CORNICE, SKIRTING, ARCHITRAVES

- Dulux White on White - Satin Acrylic

### CEILING

- Dulux White on White - Flat



## EXTERNAL PAINT COLOURS

ROOF - Surfmist

GUTTERS - Surfmist

FASCIAS - Surfmist

FLASHING - Surfmist/Monument

DOWNPIPES - First Snow/Monument

AXON - First Snow/Monument

RENDER - First Snow & Vanilla Quake

WINDOW FRAMES - Natural Anodic Matte

PAVING - Charcoal

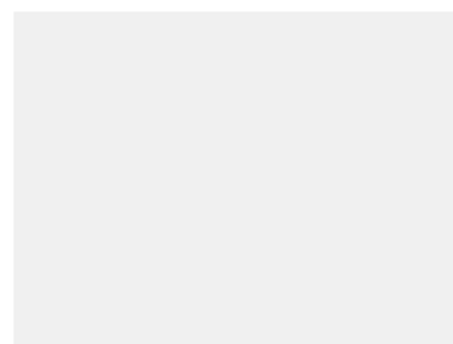
FENCE - Monument

PANEL DOOR - Surfmist

CLOTHESLINE - Monument

LETTERBOX - Monument

RAINWATER TANK - Monument





## INCLUSIONS

- ▶▶ NBN installed with drawer wire. - Connection to NBN fees apply
- ▶▶ Smoke Detectors (hardwired)
- ▶▶ Alarm System
- ▶▶ TV Antenna
- ▶▶ Doorbell
- ▶▶ Termite Protection
- ▶▶ Connection to mains electricity, gas, water & sewer
- ▶▶ Landscaping with irrigation
- ▶▶ Power points - white
- ▶▶ Reverse cycle zoned ducted Air-conditioning system

### **PLEASE NOTE:**

Selections may vary due to availability.

Any variations will be similar to those shown.

Colour, pattern and shade variations may apply to:  
paint, tiles, stone, timber selections.

– Images are a guide only –



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