



*3 Generations of success*

# KLEMZIG

## 2 Kandy Crescent



**BEST OFFER**

**3 Bed | 2 Bath | 2 Car**



**THEON BRUSE**

0419 816 470

[theon.bruse@bruse.com.au](mailto:theon.bruse@bruse.com.au)



**BEVAN BRUSE**

0419 809 852

[bevan.bruse@bruse.com.au](mailto:bevan.bruse@bruse.com.au)



## Theon Bruse

**Theon** is the third generation of the Bruse family to be involved in selling Real Estate. You could say it runs in his blood.

**Theon** has been eagerly involved in Real Estate sales since 1997 and it is his passion.

**Theon** is a loving husband & father to his wife Yumiko Bruse and their young twins Hiro and Sola.

**Theon's** ultra enthusiastic attitude and attention to detail has made him an instant success in his field.

**Theon** prides himself on keeping his skills at the top level by participating in many training courses and conferences each year. He appreciates and acknowledges our ever changing society. With his combination of skills, you can be sure he will achieve a premium result for you.

**Theon** is a joint director along with his father Bevan Bruse and is also the sales manager of Bruse Real Estate.

**Theon's** immediate reply when asked if he enjoys his work is 'it's so rewarding to see my clients achieve premium results when I sell one of their biggest assets. I look forward to this satisfaction for the rest of my life.'

**Theon** has a Diploma in Real Estate Business Management and a Diploma in Hospitality Management giving him a strong background in customer service.

**Theon's** passion is real estate and he really enjoys it. This is reflected in his continuing success.



### THEON BRUSE

0419 816 470

theon.bruse@bruse.com.au



PROPERTY LINK



LETTER OF OFFER

FILL OUT YOUR LETTER OF OFFER ONLINE  
WWW.BRUSE.COM.AU > BUYING > LETTER OF OFFER



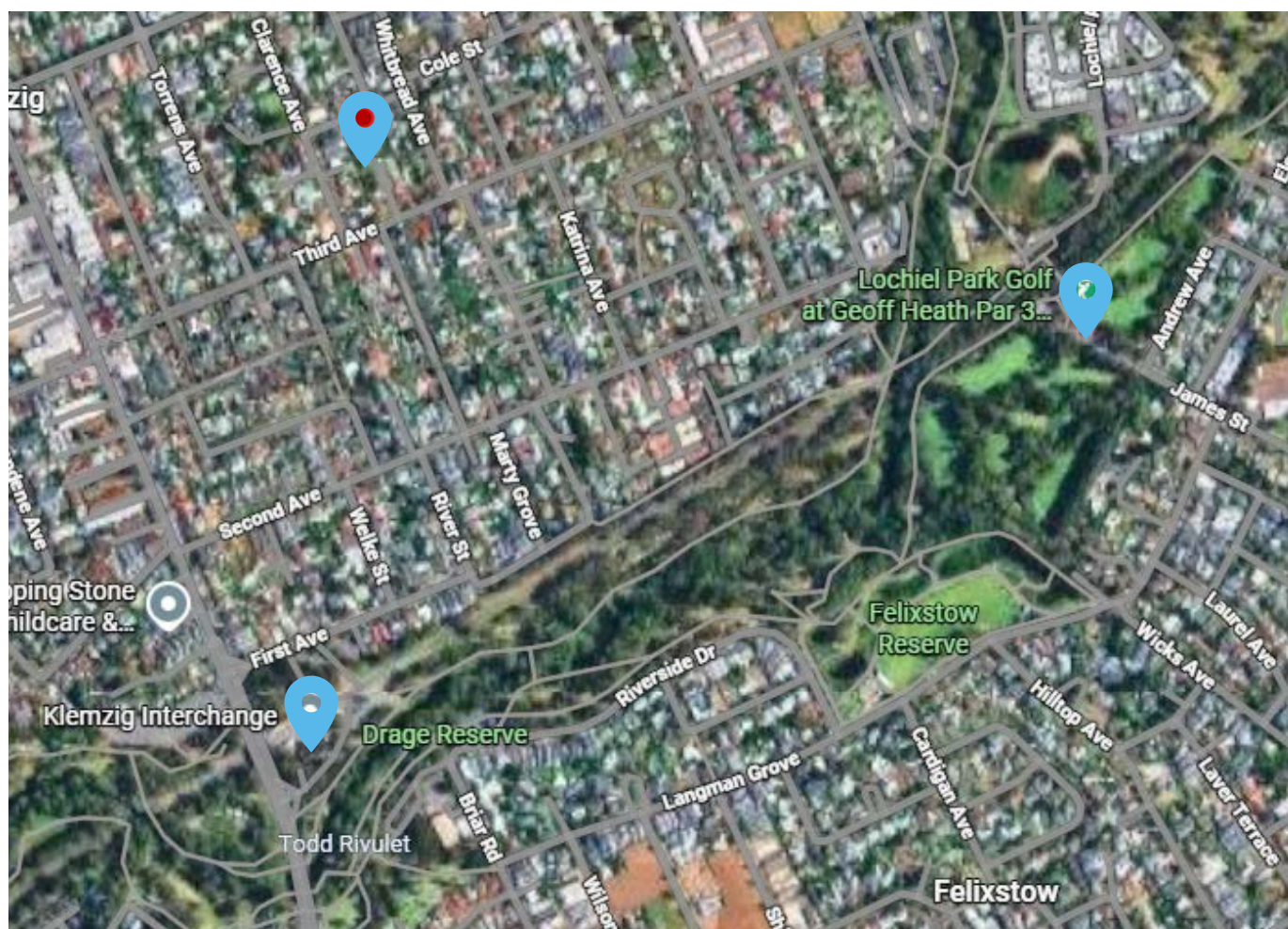
## SINGLE STOREY LUXURY





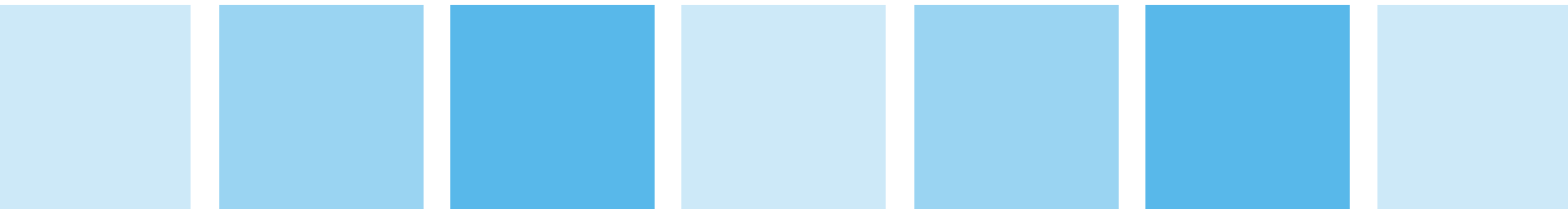


# CONVENIENCES



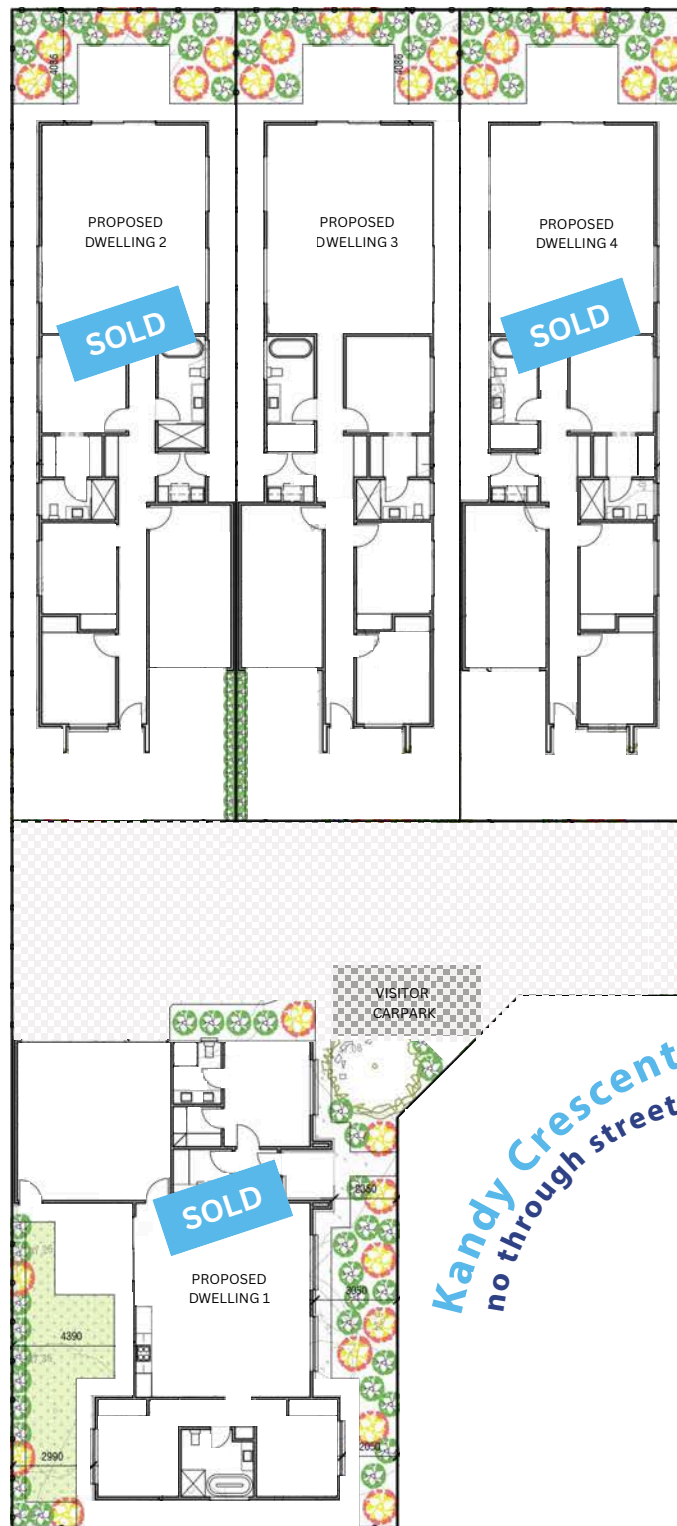
- 400m to Klemzig Primary School
- 1.29km to Marden Senior College
- 600m Stepping Stones Childcare
- 1.3km to Klemzig interchange
- 1.7km to Greenacres Central Shopping
- 6km to Adelaide CBD
- Close to Lochiel Park

# PLANS





# SITE PLAN

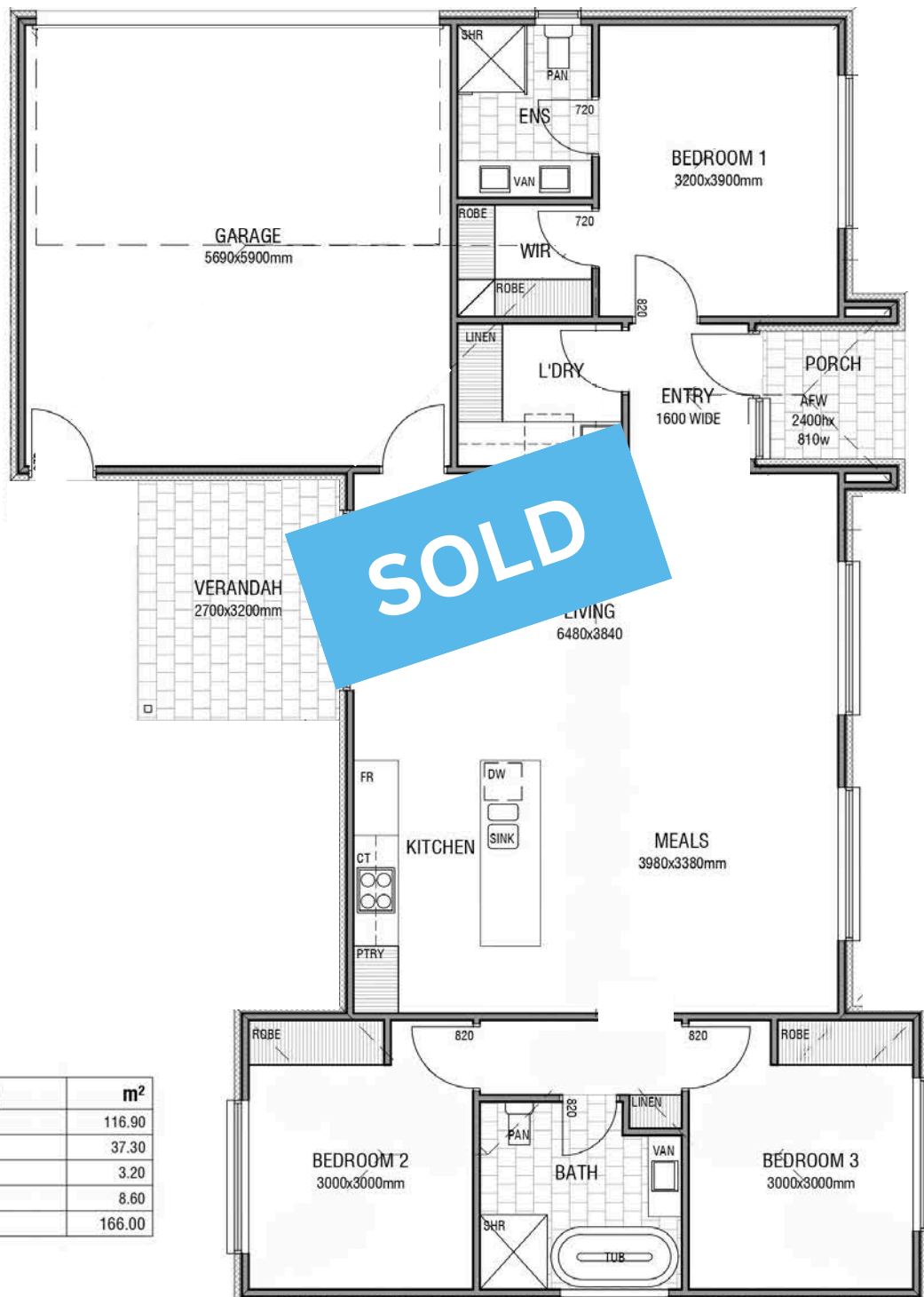




# FLOOR PLANS



# DWELLING ONE

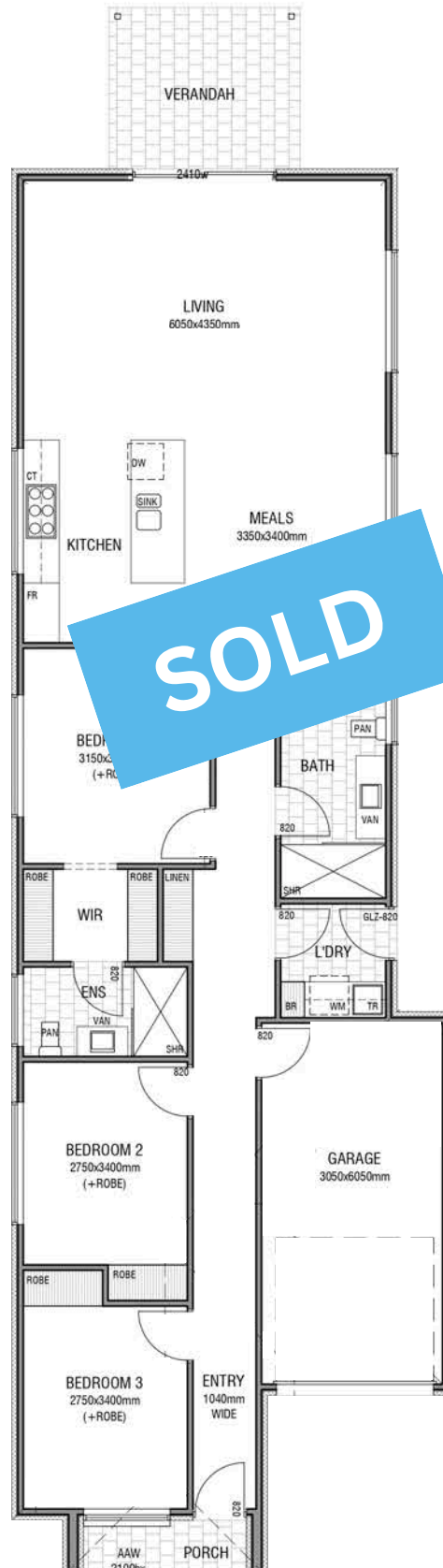


AREAS (D1)	m <sup>2</sup>
LIVING	116.90
GARAGE	37.30
PORCH	3.20
VERANDAH	8.60
TOTAL	166.00





# DWELLING TWO



AREAS (D2:4)	m <sup>2</sup>
LIVING	127.10
GARAGE	21.00
PORCH	2.60
VERANDAH	8.60
<b>TOTAL</b>	<b>159.30</b>



# DWELLING THREE



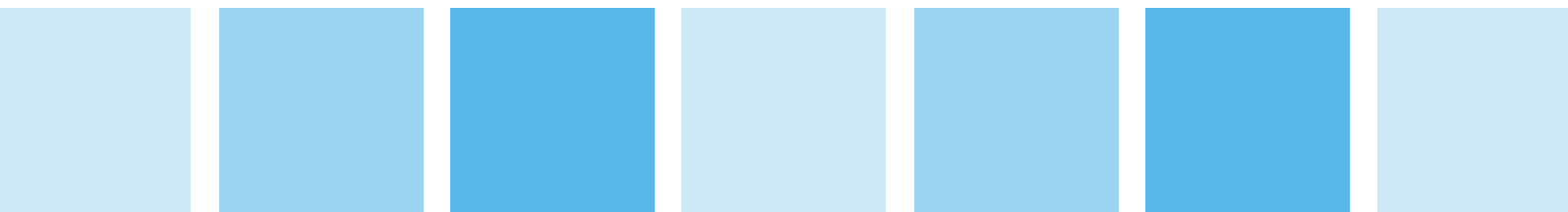
AREAS (D2:4)	m <sup>2</sup>
LIVING	127.10
GARAGE	21.00
PORCH	2.60
VERANDAH	8.60
<b>TOTAL</b>	<b>159.30</b>



[illegible]

AREAS (D2:4)	m <sup>2</sup>
LIVING	127.10
GARAGE	21.00
PORCH	2.60
VERANDAH	8.60
<b>TOTAL</b>	<b>159.30</b>

# BUILDING SPECIFICATIONS







# APPLIANCES

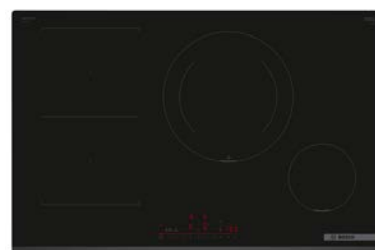
## OVEN

BOSCH 600 Under bench



## COOKTOP

BOSCH Induction  
Series 6



## RANGEHOOD

BOSCH 700 Integrated



## DISHWASHER

BOSCH 600 Free standing





# SANITARY WARE

## KITCHEN SINK

- Double bowl
- Top mount
- Stainless Steel



## KITCHEN SINK MIXER

- Gooseneck
- Matte Black



## LAUNDRY SINK

- Top mount
- 45 litre
- Stainless Steel



## LAUNDRY SINK MIXER

- Chrome





# SANITARY WARE

## VANITY BASIN

- Ensuite
- Bathroom
- Inset



## BASIN MIXER

- Ensuite
- Bathroom
- Chrome



## SHOWER WALL MIXER

- Ensuite
- Bathroom
- Chrome



## SHOWER

- Ensuite
- Bathroom
- Chrome





# SANITARY WARE

## TOILET

- Ensuite
- Bathroom



## BATH

- Free standing



## BATHROOM WALL MIXER

- Bathroom
- Chrome







# SANITARY WARE

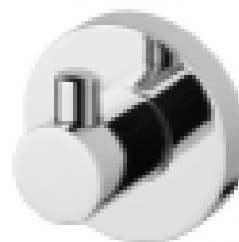
## TOWEL RAIL

- Bathroom
- Chrome



## TOWEL HOOK

- Ensuite
- Chrome



## TOILET ROLL HOLDER

- Ensuite
- Bathroom
- Chrome





# FLOORING

## FLOOR TILES

- Ensuite 600 x 600mm
- Bathroom Matte Porcelain
- Laundry Stackbond
- Porch Tiles Skirter to Laundry
- Alfresco Tiles D4 Skirter to WC



## FEATURE WALL TILING

- One Wall 600 x 600mm
- Bathroom Matte Porcelain
- Ensuite Stackbond
- To ceiling



## WET AREA WALLS

- Ensuite White Wall Gloss
- Bathroom 300 x 600mm
- Rectified tiles
- Floor to ceiling
- Stackbond
- Horizontal



## MAIN FLOOR

- Kitchen Timber Laminate
- Living Natural Oak
- Hall



## CARPET

- Bedrooms Beachfront
- Lyford Clay



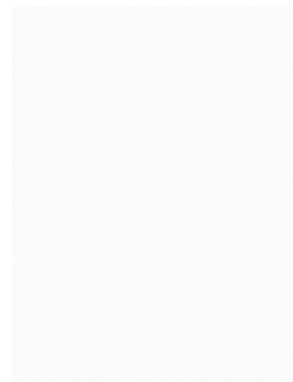


# KITCHEN JOINERY

## KITCHEN JOINERY

- Pantry
- Fridge Overhead Cabinets
- Base Cabinets
- MDF Bulkhead to ceiling (painted wall colour)

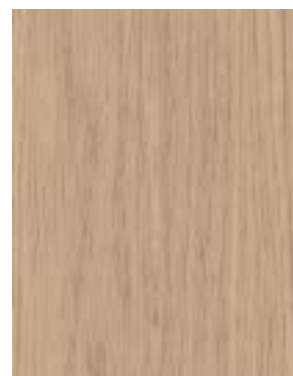
Polar White  
Matte



## KITCHEN JOINERY

- Island Joinery
- Island Front Panel (to the floor)
- Overhead Cabinets

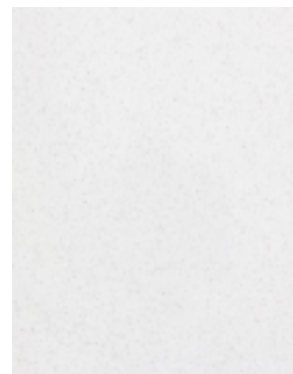
Polytec Ecu  
Woodmatt  
Vertical Vein



## KITCHEN BENCHTOPS

- 20mm Engineered Stone
- Kitchen Island
- Kitchen Back Bench

White



## SPLASHBACK

- To overhead cabinets

White Ceramic  
300 x 300mm sheet  
Kit Kat  
Stackbond  
Vertical



## KITCHEN JOINERY HANDLES

- All base cabinets - horizontal
- Pantry - vertical
- Handleless to overheads

Jay Artia 80mm  
Brushed S/Steel



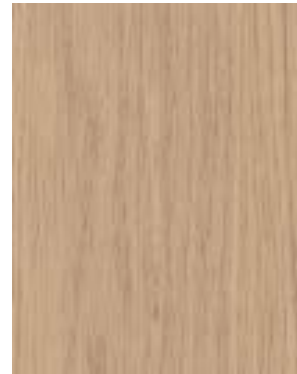


# BATHROOM & ENSUITE JOINERY

## BATHROOM & ENSUITE JOINERY

- Cabinets

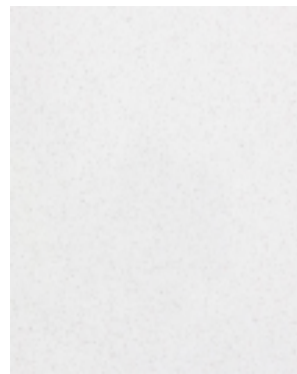
Polytec Ecu  
Woodmatt  
Vertical Vein



## BATHROOM & ENSUITE BENCHTOPS

- 20mm Engineered Stone

White



## BATHROOM & ENSUITE JOINERY HANDLES

- All base cabinets - horizontal

Jay Artia 80mm  
Brushed S/Steel







# LAUNDRY JOINERY

## LAUNDRY JOINERY

- Base Cabinets
- Broom

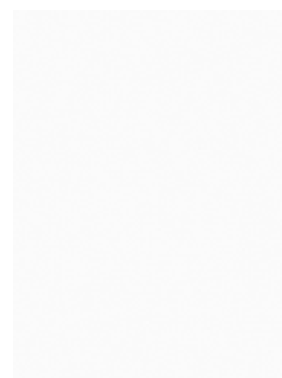
Polytec Oasis  
Matte



## LAUNDRY JOINERY

- Overhead Cabinets
- Hanging Rail to Dwelling One
- Linen

Polar White  
Matte



## LAUNDRY BENCHTOPS

- 33mm Laminate
- Shelf to Dwelling 1 Laundry

Polytec Ecrú Oak  
Woodmatt  
Horizontal Vein



## SPLASHBACK

- To overhead cabinets

White Ceramic  
75 x 300mm  
Stackbond  
Vertical



## LAUNDRY JOINERY HANDLES

- All base cabinets - Horizontal
- Linen and Broom - Vertical
- Handleless to Overheads

Jay Artia 80mm  
Brushed S/Steel





# FIXTURES

## MIRROR

- Ensuite
- Bathroom
- WC
- Over joinery
- 1000mm high

## SHOWER SCREENS

- Executive frame
- Silver frame



## BUILT IN ROBES

- Sliding door robes
- One mirror door
- White doors
- Matte silver frame
- Top shelf and hanging rail



# COLOURS

## INTERNAL PAINT COLOURS

### WALLS

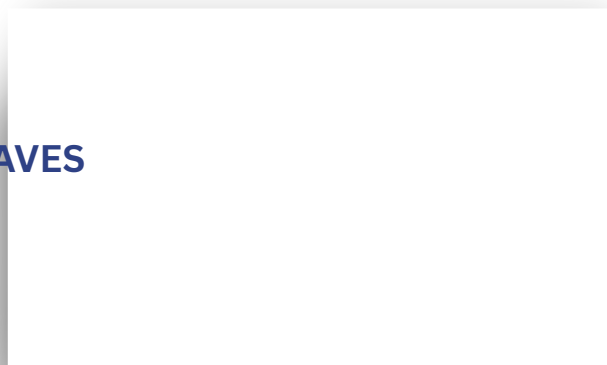
- Dulux White on White - Matte

### DOORS, CORNICE, SKIRTING & ARCHITRAVES

- Dulux White on White - Satin Acrylic

### CEILING

- Ceiling White - Flat



## EXTERNAL PAINT COLOURS

### ROOF

- Dulux Surfmist

### FASCIA

- Dulux Surfmist

### EAVES

- Dulux Surfmist

### GUTTER

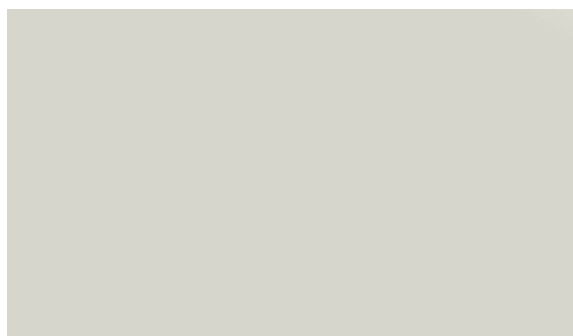
- Dulux Surfmist

### DOWNPIPES

- Dulux Surfmist

### WINDOWS

- Anodised Silver





# EXTERIOR

## EXTERIOR PAVING

### DRIVEWAY AND PATHS

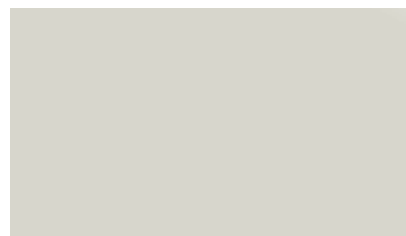
- Permeable Charcoal Pavers - 110 x 200mm
- Charcoal Pavers - 300 x 300mm

### CLOTHESLINES

- Dulux Surfmist

### FENCE

- Dulux Surfmist / Matching existing



### PANEL DOOR

- Dulux Southerly
- Slimline

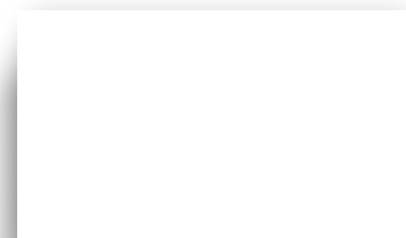


## DWELLING ONE

### EXTERNAL PAINT COLOURS

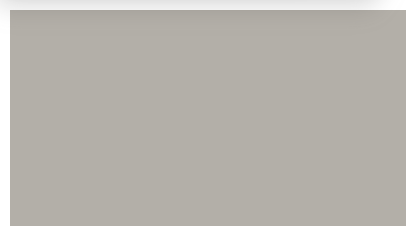
#### RENDER

- Wattyl First Snow



#### FRONT PORCH RENDER

- Dulux Winterfog







# HARDWARE

## FRONT DOOR

- Humes XLR 500
- Stained Clear

## FRONT DOOR HANDLE

- Gainsborough Half Moon Pull Handle
- Round Deadbolt
- Matte Black



## INTERNAL DOORS

- Hume Redicote
- Painted (see colours)



## CAVITY PASSAGE HANDLES

- Sliding Doors
- Satin Chrome



## INTERNAL DOOR HANDLES

- Gainsborough Lianna
- Privacy to Bedroom 1 and wet areas
- Satin Chrome



## GARAGE & LAUNDRY DOORS

- Gainsborough single cylinder deadbolt
- Round
- Chrome



# INCLUSIONS

- Landscaping
- Smoke Detectors (hardwired)
- Alarm System
- Rain water tank - Surfmist
- Power points - White
- Reverse cycle ducted air-conditioning
- Flyscreens
- Termite Protection
- Coved Cornice throughout (ex wet areas) skirting, architraves



## 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. Sydney's granddaughter, Saffron Bruse, joined the company as Manager of the Property Management Rental business.

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. Theon then joined Bevan at Brock Partners in 1996 until they opened 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 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.



**BRUSE REAL ESTATE**  
357 Greenhill Road  
Toorak Gardens  
P 8431 8181  
RLA: 181689

**[www.bruse.com.au](http://www.bruse.com.au)**

Floor plan are for illustration purposes only and all measurements are approximate. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent, and any information that is intended to be relied upon should be independently verified. Neither the agent, vendor or contracted illustrators take any responsibility for any omission, wrongful inclusion or typographical error which may occur in this drawing as it is intended as an artistic impression only. While every endeavour has been made to verify the correct details in this publication, neither the agent, vendors, nor contracted typesetters accept any responsibility for any error or omission.