

HAMPSTEAD GARDENS

34a Gosfield Crescent



BEST OFFER

3 Bed | 2 Bath | 1 Car



THEON BRUSE

0419 816 470

theon.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.



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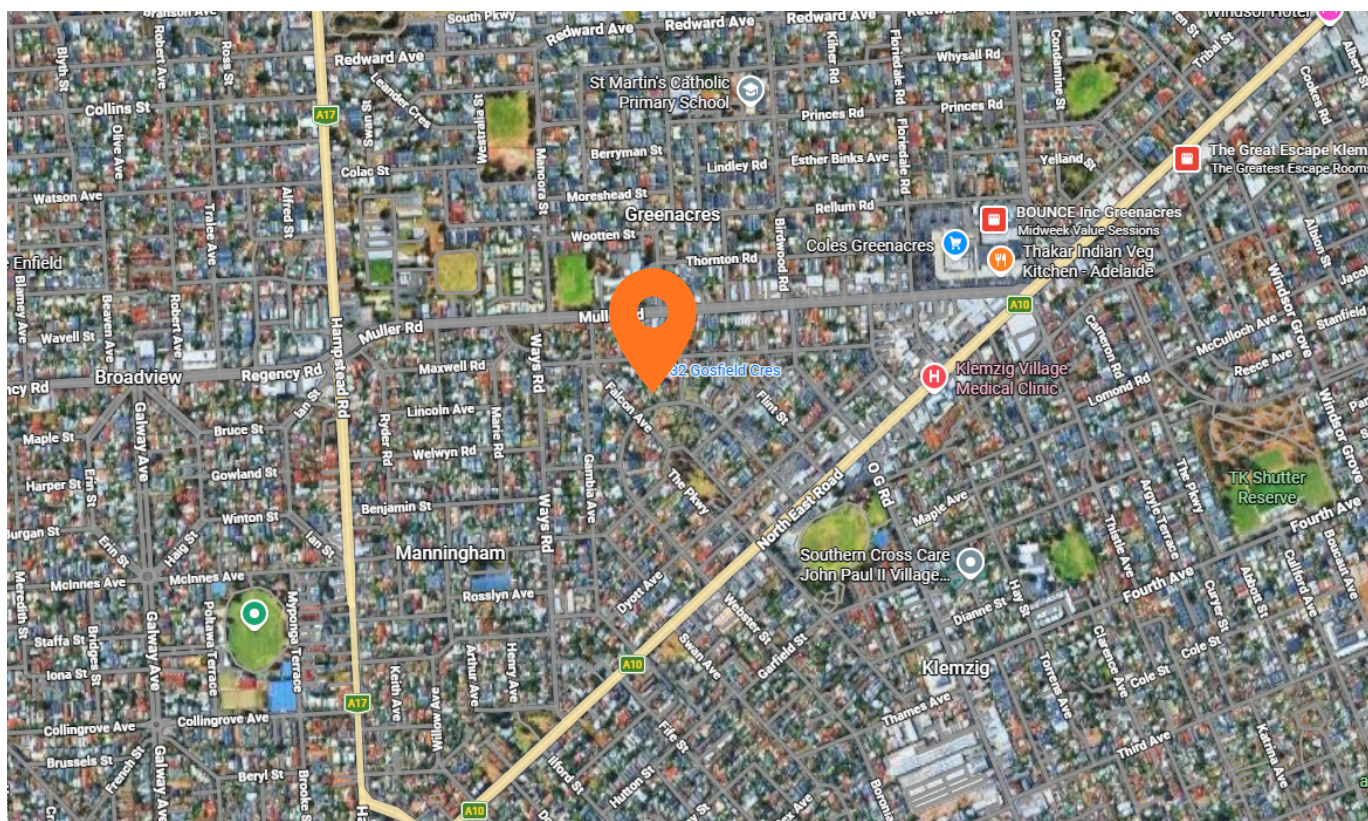
PROPERTY LINK



LETTER OF OFFER



CONVENIENCES

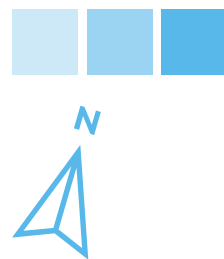


- 300m to Hampstead Primary School
- 700m to St Martins Catholic Primary School
- 4kms to Roma Mitchell Secondary College
- 1km to nearest bus stop
- 2kms to Klemzig Interchange
- 1km to Greenacres Shopping Centre
- 7kms to Adelaide
- 800m to Medical facilities
- 600m to Klemzig Recreation Reserve
- 500m to North East Road



**LIGHT, BRIGHT
& MODERN**





SITE PLAN

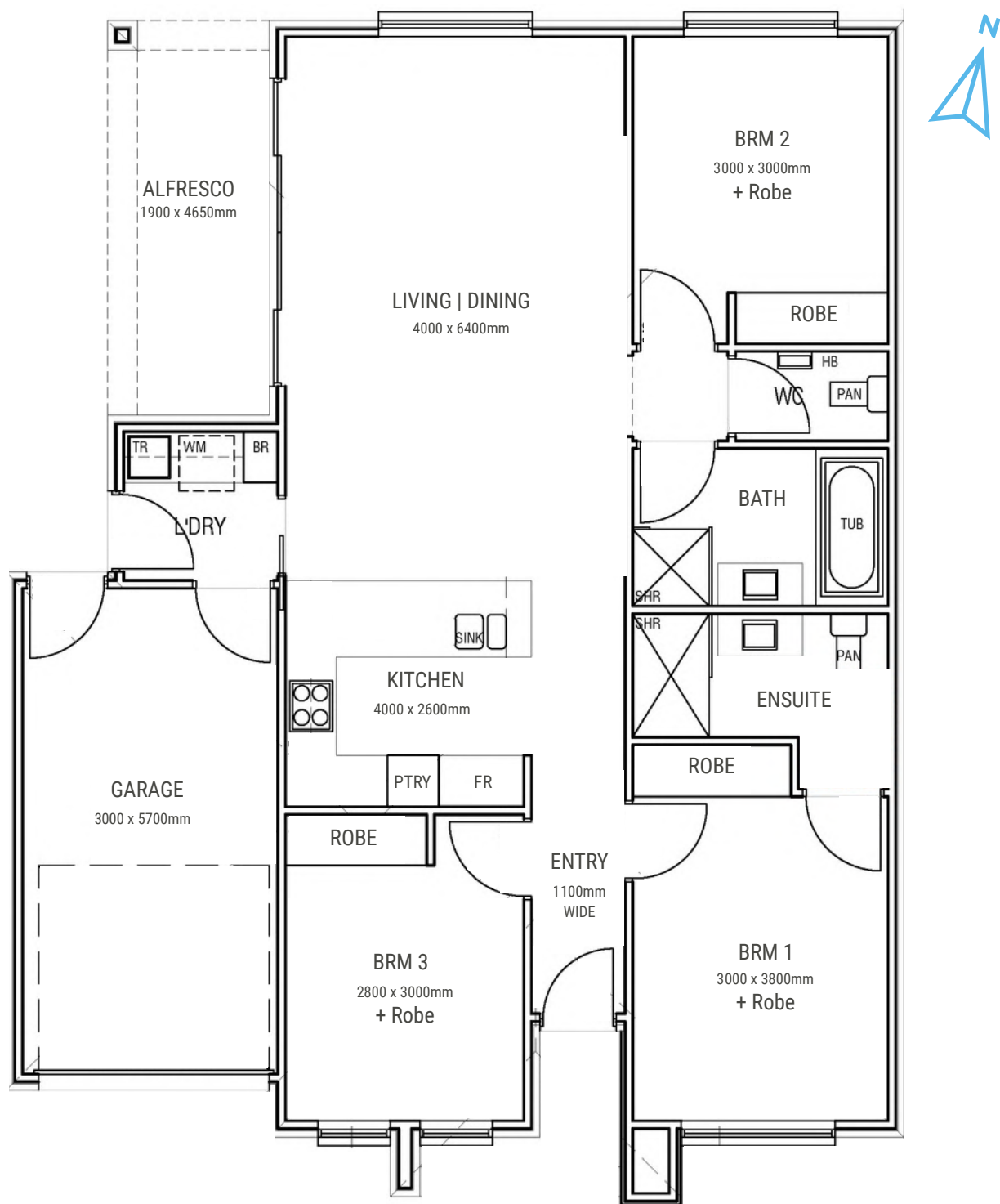


GOSFIELD CRESCENT

HAMPSTEAD GARDENS

34a Gosfield Crescent

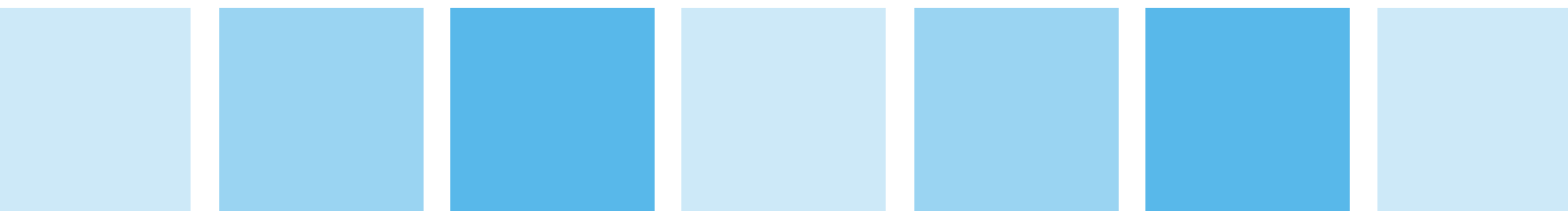
(proposed dwelling 1)



AREAS (D1/2)	m ²
LIVING	99.90
GARAGE	19.70
PORCH	2.80
ALFRESCO	8.80
TOTAL	131.20



BUILDING SPECIFICATIONS



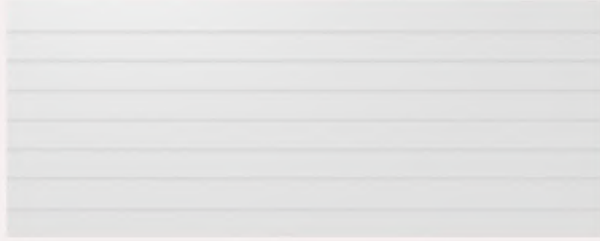


Gosfield Crescent HAMPSTEAD GARDENS SPECIFICATIONS

PLEASE NOTE:
SELECTIONS, COLOURS AND FINISHES MAY VARY DUE TO
AVAILABILITY AT THE TIME OF ORDERING.
COLOUR VARIATIONS MAY APPLY (AND NOT LIMITED TO):
TIMBER FINISHES, PAINT, TILES, STONE. COLOURS AND
IMAGES ARE FOR ILLUSTRATION PURPOSES ONLY.

FRONT DOOR

- HUMES XLR510
- PAINTED- SEE COLOURS



INTERNAL DOORS

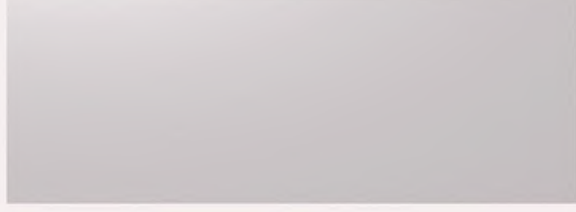
- HUMES READICOATE
- PAINTED- SEE COLOURS

EXTERNAL GARAGE DOOR

- HUMES SOLIDCORE

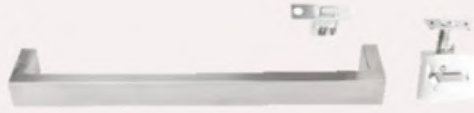
EXTERNAL LAUNDRY DOOR

- HUMES JST1



FRONT DOOR HANDLE

- GAINSBOROUGH OBLONG PULL HANDLE SET
- SQUARE DEADBOLT –SINGLE CYLINDER
- CHROME



DOOR HARDWARE

- PASSAGE HANDLES- ROUND BACKING-SATIN CHROME
- PRIVACY LOCK TO WET AREAS



GARAGE DOORS

- SINGLE CYLINDER DEADBOLT- ROUND-SATIN CHROME



WET AREA FLOOR TILES



- BATH AND ENSUITE
- LAUNDRY
- WC

300X600

PANAMA GRIEGE
MATT FINISH
STACKBOND

SKIRTER TO LAUNDRY AND WC

MAIN FLOOR



- KITCHEN
- LIVING
- HALL

TIMBER LAMINATE
NATURAL OAK

EXTERNAL FLOORING



- PORCH TILES
- ALFRESCO TILES

300X600

PANAMA GRIEGE
MATT FINISH
STACKBOND

CARPET



- BEDROOMS

COOKTOP

- BOSCH 750 GAS



OVEN

- BOSCH 600
- UNDERBENCH



RANGEHOOD

- BOSCH
- INTEGRATED



DISHWASHER

- BOSCH 600
- FREE STANDING



KITCHEN SINK

- DOUBLE BOWL WITH DRAINER
- TOP MOUNT



LAUNDRY SINK

- TOP MOUNT
- 45LTR
- STAINLESS STEEL



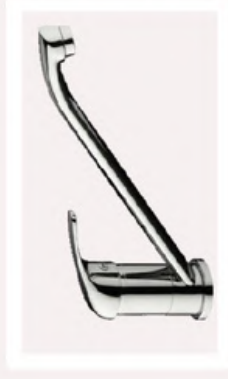
KITCHEN SINK MIXER

- GOOSENECK



LAUNDRY SINK MIXER

- CHROME
- LAUNDRY



KITCHEN JOINERY



- OVERHEAD CABINETS
- FRIDGE OVERHEAD CABINETS
- PANTRY
- MDF BULKHEAD TO CEILING
(PAINTED WALL COLOUR)

FORMICA AUTUMN OAK

KITCHEN BENCHTOP



- 20MM ENGINEERED STONE
WHITE

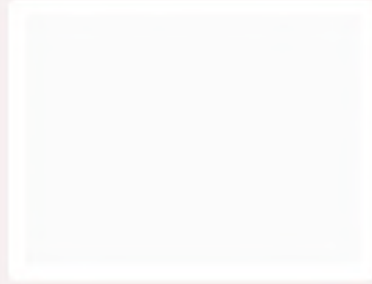
HANDLES



- CABINETS

LIP PULL HANDLES
BRUSHED STAINLESS STEEL

KITCHEN JOINERY



- BASE CABINETS
- ISLAND JOINERY

LAMINEX POLAR WHITE MATT



KITCHEN SPLASHBACK

- TO OVERHEADS

75X300
WHITE GLOSS
VERTICAL
STACKBOND
WHITE GROUT



VANITY BASIN

- ENSUITE AND BATH
- INSET
- CHROME POP UP WASTE



SHOWER

- ENSUITE/BATH
- CHROME



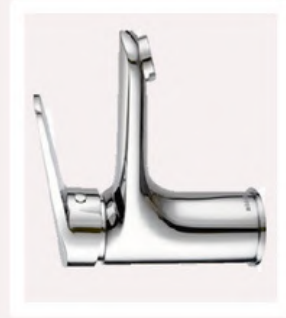
VANITY BASIN

- WC
- WALL HUNG
- CHROME POP UP WASTE



SHOWER WALL MIXER

- ENSUITE AND BATH
- CHROME



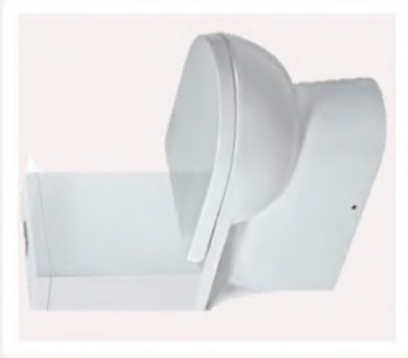
BASIN MIXER

- ENSUITE/BATH /WC
- CHROME



BATH WALL MIXER

- BATH
- CHROME



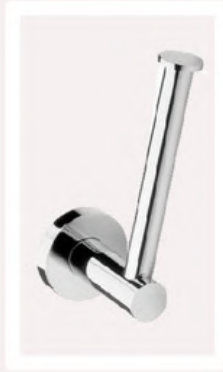
TOILET

- ENSUITE
- WC



BATH

- FREESTANDING
- WHITE



TOILET ROLL HOLDER

- WC
- ENSUITE
- CHROME



TOWEL HOOK

- WC
- ENSUITE
- CHROME



TOWEL RAIL

- BATH 800 DOUBLE
- CHROME



FLOOR TILES

- BATH
- ENSUITE
- WC

300X600
PANAMA GRIEGE
MATT FINISH
STACKBOND

SKIRTER TO WC AND LAUNDRY
ONE FEATURE WALL IN ENSUITE AND BATH



JOINERY

- JOINERY KICKER

AUTUMN OAK
GRAIN FINISH
VERTICAL VEIN

BENCHTOP

- 20MM ENGINEERED STONE
- WHITE



BATH WALLS

- TO CEILING
- WHITE GROUT

300X600
GLOSS FINISH
HORIZONTAL
STACK BOND

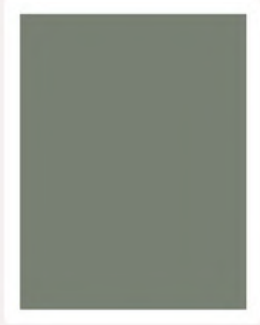


HANDLES

- CABINETS

LIP PULL HANDLES
BRUSHED STAINLESS STEEL





LAUNDRY JOINERY

- BASE CABINET
- BROOM

LAMINEX GREEN SLATE



LAUNDRY JOINERY

- OVERHEAD CABINET (OVER TROUGH ONLY)

AUTUMN OAK



LAUNDRY BENCHTOP

- LAMINATE

AUTUMN OAK



LAUNDRY SPLASHBACK

- HORIZONTAL STACK
- TO OVERHEAD

300X600

WHITE GLOSS

HORIZONTAL

STACKBOND

WHITE GROUT

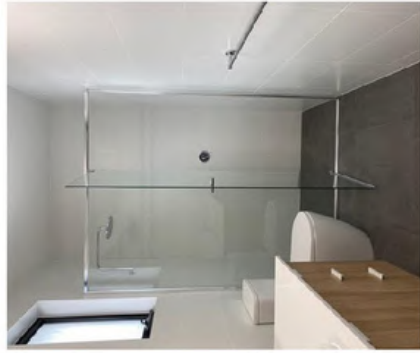


HANDLES

- LAUNDRY CABINETS

LIP PULL HANDLES

BRUSHED STAINLESS STEEL



SHOWER SCREENS

- EXECUTIVE FRAME

CHROME



BUILT IN ROBES

- SLIDING DOOR ROBES
- ONE MIRROR DOOR, WHITE DOORS
- SILVER FRAME
- TOP SHELF AND HANGING RAIL

POWDER, ENSUITE AND BATH MIRROR

- OVER JOINERY



EXTERNAL PAINT COLOURS- ALL HOUSES

ROOF	RENDER	EXTERIOR	PANEL DOORS
DULUX SURFMIST	FIRST SNOW	GREY CONCRETE	SOUTHERLY
FASCIA			
DULUX SURFMIST	FRONT DOOR	STONE CLADDING	
EAVES	FIRST SNOW	GOLDEN OAK	
DULUX SURFMIST			
GUTTER			
DULUX SURFMIST			
DOWNPIPES			
DULUX FIRST SNOW			
WINDOWS			
ANODISED SILVER			



INTERNAL PAINT COLOURS – ALL HOUSES

WALLS

- WATTYL FIRST SNOW

DOORS, CORNICE, SKIRTING, ARCHITRIVES

- WATTYL FIRST SNOW SATIN ACRYLIC

CEILING

- CEILING WHITE- FLAT

SKIRTING AND ARCHITRIVES

- 92MM SINGLE BEVEL SKIRTING
- 67MM SINGLE BEVEL ARCHITRIVES
- 75MM COVE CORNICE THROUGHOUT EX.BATHROOM



INCLUSIONS:

- LANDSCAPING WITH IRRIGATION
- SMOKE DETECTORS (HARDWIRED)
- RAIN WATER TANK
- POWER POINTS- WHITE
- REVERSE CYCLE ZONE DUCTED AIRCONDITIONING
- FLYSCREENS
- TERMITE PROTECTION
- RINNAI HOT WATER SYSTEM
- CONNECTION TO MAINS ELECTRICITY, WATER AND SEWER
- NBN (DRAWER WIRE) INSTALLED. CONNECTION FEES APPLY.

PLEASE NOTE:

Selections may vary due to availability-any variations will be similar to those selected.

Colour, pattern and shade variations may apply to; paint, tiles, stone, timber selections. Images are a guide only.



**SINGLE STOREY,
CLEAN LINES**





Bruse Real Estate

3 Generation of success in Real Estate.

The directors of **Bruse Real Estate**, Theon and Bevan Bruse are proud to say that the **Bruse** name has been associated with real estate for 3 generations.

The first generation member of this respected real estate family, Sydney Bruse operated his own business for many decades in the Eastern suburbs.

Theon and Bevan Bruse decided to open the **Bruse** agency in 2004, a boutique agency suitable to their select clients to offer them a service that they believe is ahead of the rest. Both had worked with Adelaide's best firms prior to starting their own business. They are enthusiastic and extremely passionate about the industry.

Saffron Bruse is proud to manage the property management division of **Bruse Real Estate**. Our property management team go above and beyond to assist our landlords and tenants.

Bruse Real Estate is a family business that takes pride in managing your real estate needs. Hard work and an honest approach together with a love of what they do.

The **Bruse** office is active in selling property and property management. The **Bruse** office is wonderfully positioned on Greenhill Road, at Toorak Gardens directly opposite 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.

The Bruse team look forward to hearing from you.



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

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.