



3 Generations of success

WINDSOR GARDENS

5 New Homes at 59 - 61 McLauchlan Road



BEST OFFER

3 Bed | 2 Bath | 2 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
LISTING**



LETTER OF OFFER



**MODERN
DESIGN**





OPEN PLAN LIVING



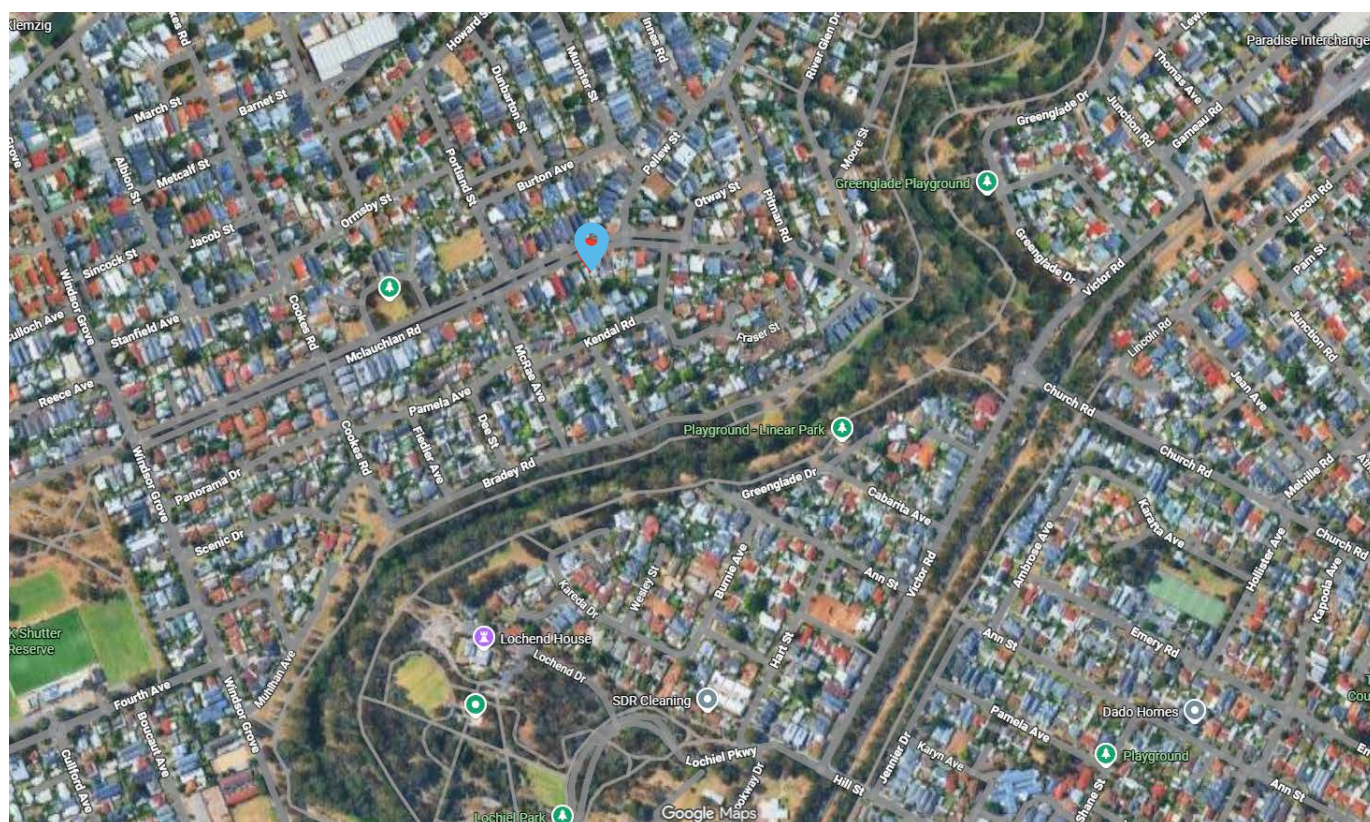


HIGH END FINISHES



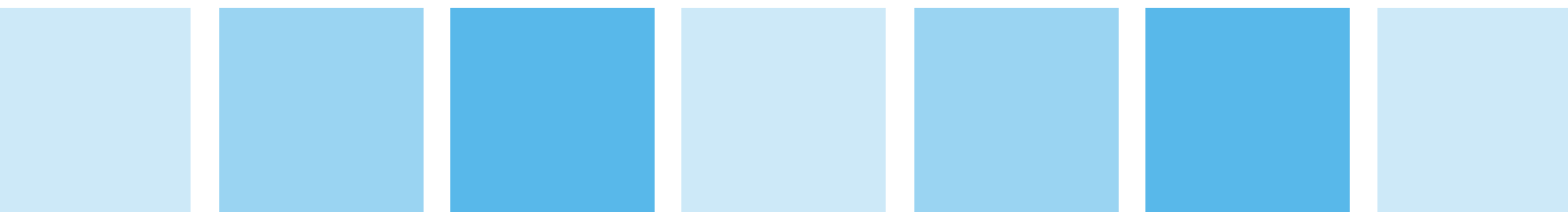


CONVENIENCES



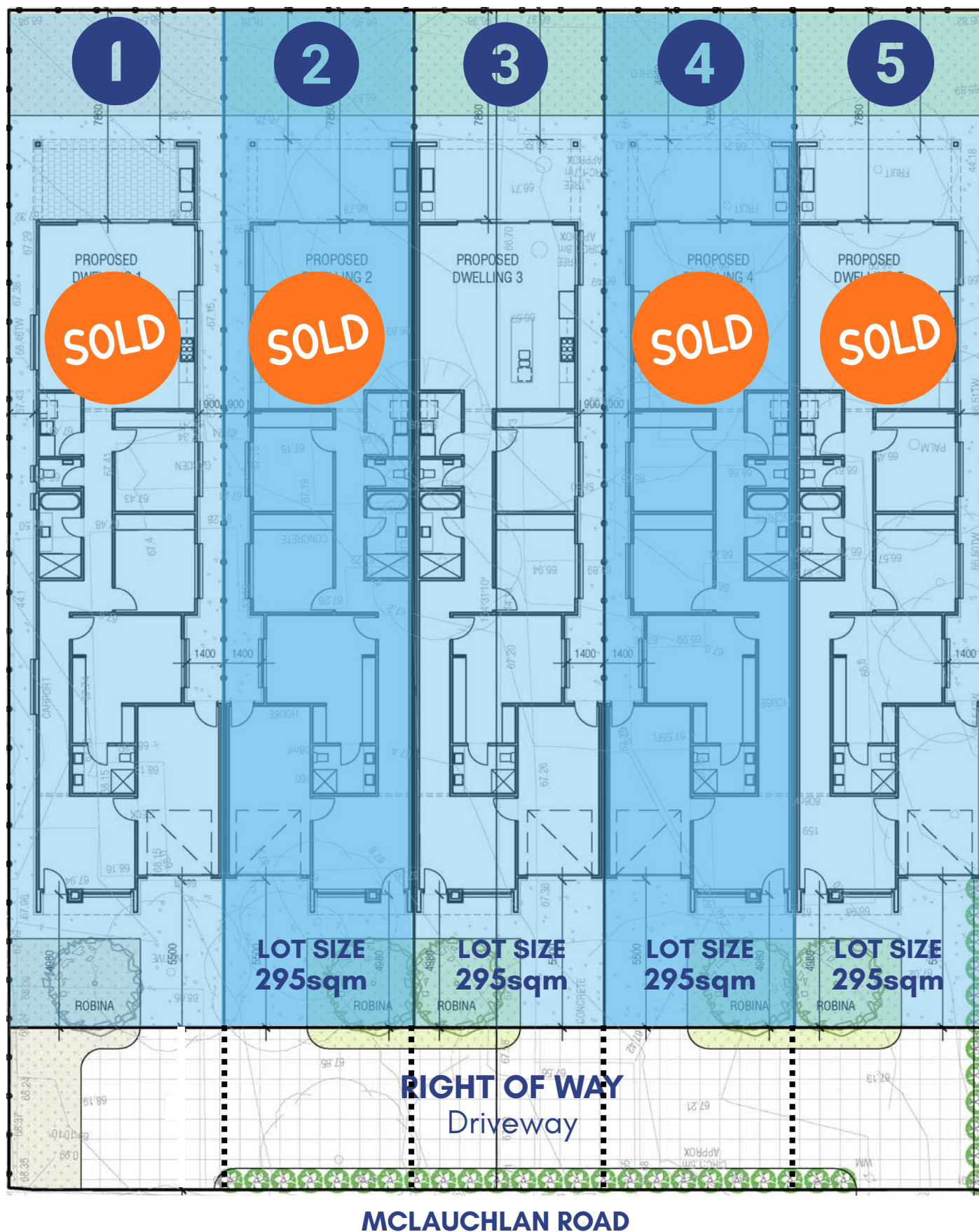
- 1.7km to Klemzig Primary School
- 2.5km to Avenues College
- 0m to nearest bus stop
- 10 minute walk to Paradise Interchange
- Close to Gilles Plain & Tea Tree Plaza shopping centres
- 11kms to Adelaide CBD
- 5 minute walk to Lochiel Park

PLANS





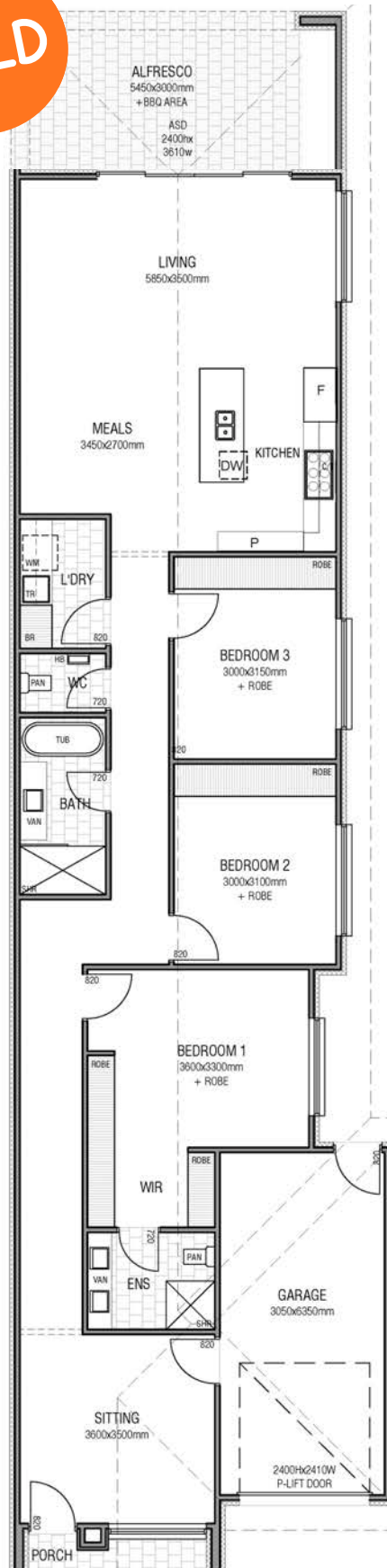
SITE PLAN





DWELLING ONE

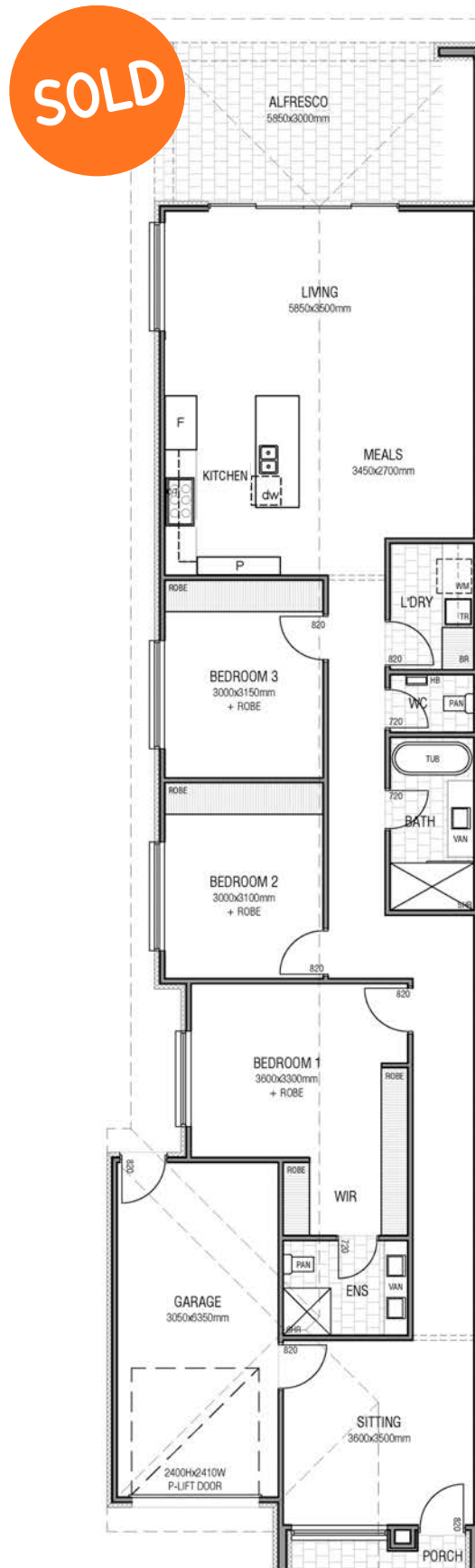
SOLD



AREAS	m ²
LIVING	139.60
GARAGE	22.20
PORCH	2.30
ALFRESCO	18.70
TOTAL	182.80



DWELLING TWO



AREAS	m ²
LIVING	139.60
GARAGE	22.20
PORCH	2.30
ALFRESCO	18.70
TOTAL	182.80



DWELLING THREE

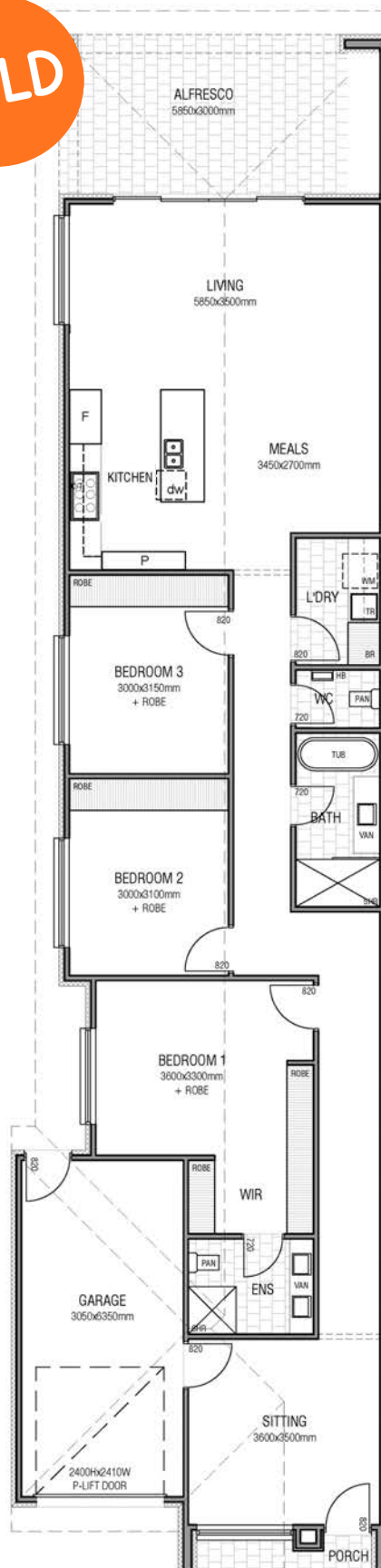


AREAS	m ²
LIVING	139.60
GARAGE	22.20
PORCH	2.30
ALFRESCO	18.70
TOTAL	182.80



DWELLING FOUR

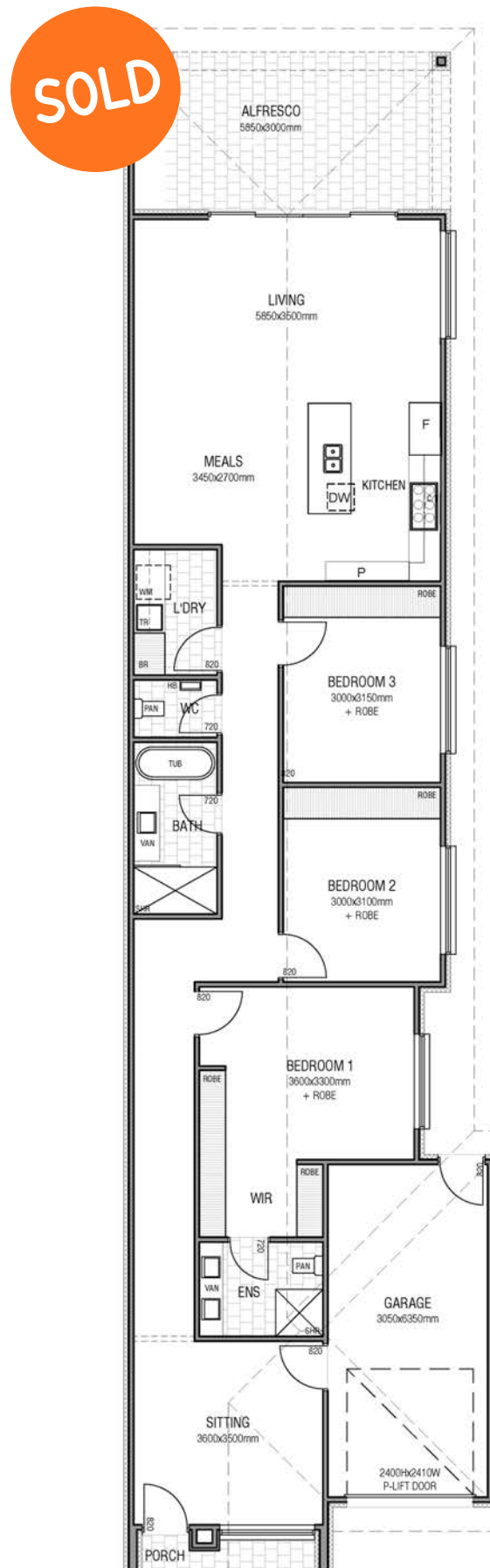
SOLD



AREAS	m ²
LIVING	139.60
GARAGE	22.20
PORCH	2.30
ALFRESCO	18.70
TOTAL	182.80

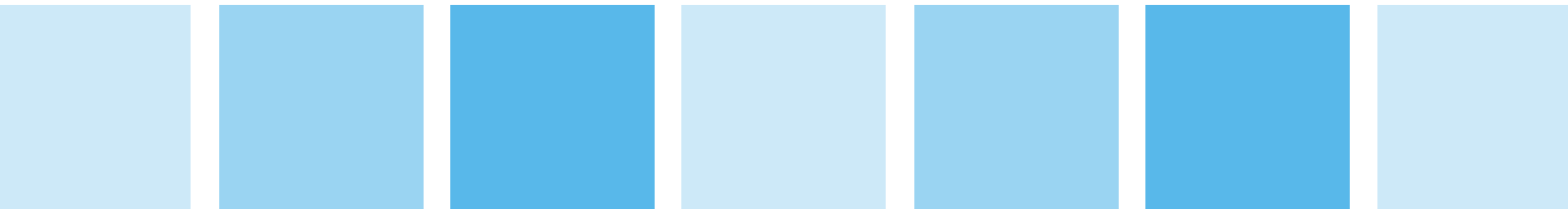


DWELLING FIVE



AREAS	m ²
LIVING	139.60
GARAGE	22.20
PORCH	2.30
ALFRESCO	18.70
TOTAL	182.80

BUILDING SPECIFICATIONS





HARDWARE

FRONT DOOR

Humes Newington XN5



INTERNAL DOORS

Humes Redicote - Painted - see colours

Garage Door - Humes Solidcore



FRONT DOOR HANDLE

- Gainsborough Oblong Pull handle set
- Square deadbolt - Single Cylinder
- Chrome



INTERNAL DOOR HARDWARE

- Passage handles - round backing - satin chrome
- Privacy lock to wet areas



Garage Door - Single cylinder deadbolt - round - satin chrome





FLOORING

WET AREA FLOOR TILES

Bath & ensuite - Laundry - WC

- 300 x 600
- Gem Griege
- Matt finish
- Stackbond
- Skirter to laundry & WC



MAIN FLOOR

Kitchen - Living - Hall - Sitting

- Timber laminate in Natural Oak



CARPET

Bedrooms - WIR



EXTERNAL FLOORING

Porch Tiles - Balcony Tiles

- 300 x 600
- Gem Griege
- Matt Finish
- Stackbond





APPLIANCES

OVEN

- Bosch 600
- Underbench



COOKTOP

- Bosch 900
- Induction



RANGEHOOD

- Bosch
- Integrated



DISHWASHER

- Bosch 600
- Free standing





SANITARYWARE - KITCHEN & LAUNDRY

KITCHEN SINK

- Double bowl with drainer
- Top mount



KITCHEN SINK MIXER

- Gooseneck



LAUNDRY SINK

- Top mount
- 45ltr
- Stainless Steel



LAUNDRY SINK MIXER

- Chrome
- Laundry





KITCHEN

KITCHEN JOINERY

- Overhead cabinets
- Fridge overhead cabinets
- joinery kicker
- MDF bulkhead to ceiling

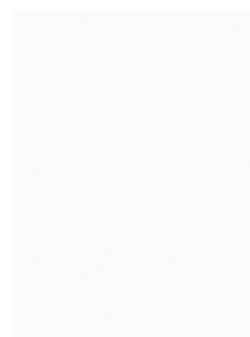
Polytec Ecrú Oak



KITCHEN JOINERY

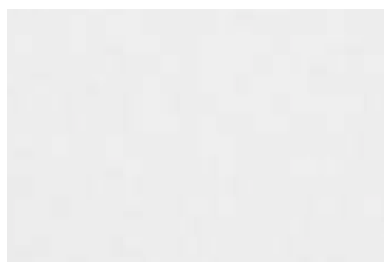
- Base cabinets
- Island Joinery
- Island kicker

Polytec Polar White Matt



KITCHEN BENCHTOP

- 20mm Engineered stone
- White



KITCHEN SPLASHBACK

- Horizontal Stack to overheads
- 75 x 300
- White Gloss
- Horizontal Stackbond
- White grout



KITCHEN HANDLES

- Cabinets
- Lip pull handles
- Brushed stainless steel





ENSUITE / BATH

VANITY BASIN

Ensuite & Bathroom

- Inset
- Chrome pop up waste



VANITY BASIN

WC

- Wall Hung
- Chrome pop up waste



BASIN MIXER

Ensuite / Bathroom / WC

- Chrome



BATH WALL MIXER

Bathroom

- Chrome



SHOWER WALL MIXER

Ensuite & Bathroom

- Chrome



SHOWER

Ensuite & Bathroom

- Chrome





ENSUITE / BATH

TOILET

Ensuite & WC



TOILET ROLL HOLDER

WC

- Chrome



HAND TOWEL

WC

- Chrome



BATH

Bathroom

- Freestanding
- White



TOWEL RAIL

- Bathroom - 800 double
- Ensuite - 600 single (not pictured)
- Chrome





ENSUITE / BATH

FLOOR TILES

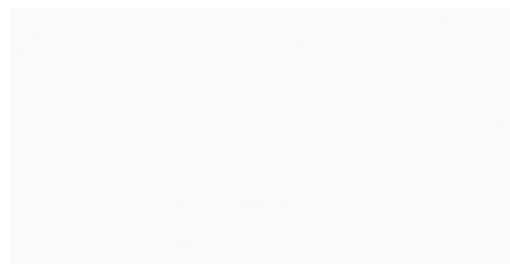
Bathroom | Ensuite | WC

- 300 x 600
- Gem Griege
- Matt Finish
- Stackbond
- SKirter to WC & Laundry



BATH WALLS

- to ceiling
- All other walls skirter
- White grout
- 300 x 600
- Gloss finish
- Horizontal
- Stackbond



JOINERY

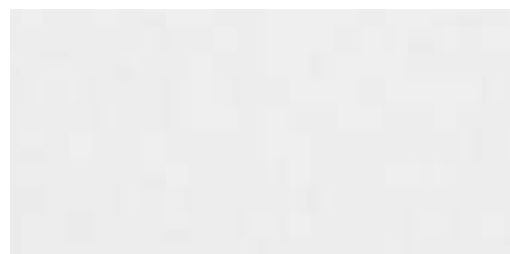
Joinery Kicker

- Ecru Oak
- Matt finish
- Vertical Vein



BENCHTOP

- 20mm engineered stone
- White



HANDLES

Cabinets

- Lip pull handles
- Brushed stainless steel





LAUNDRY

LAUNDRY JOINERY

Base Cabinet & Broom

- Laminex Green Slate



LAUNDRY BENCHTOP

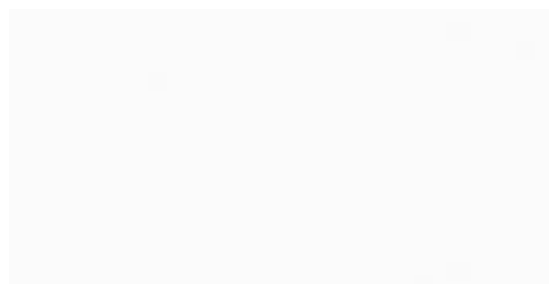
Laminate

- Polytec Ecrú Oak



LAUNDRY SPLASHBACK

- Horizontal Stackbond
- 300 x 600
- White Gloss
- White grout



HANDLES

Laundry Cabinets

- Lip pull handles
- Brushed stainless steel





OTHER

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 & BATHROOM MIRROR

- Over Joinery

SKIRTING & ARCHITRAVES

- 92mm Single Bevel Skirting
- 67mm Single Bevel Architraves
- 75mm cove cornice throughout, excl. bathroom



EXTERNAL PAINT COLOURS - ALL HOUSES

ROOF	• Dulux Surfmist
FASCIA	• Dulux Surfmist
EAVES	• Dulux Surfmist
GUTTER	• Dulux Surfmist
DOWNPIPES	• Wattyl First Snow
WINDOWS	• Anodised Silver
SPANDREL	• Dulux Teahouse
RENDER	• Wattyl First Snow
FRONT DOOR	• Wattyl First Snow
EXTERIOR	• Charcoal Pavers
STONE CLADDING	• Golden Oak
PANEL DOORS	• Southerly





INTERNAL PAINT COLOURS - ALL HOUSES

WALLS

- Wattle First Snow

DOORS

- Wattle First Snow Satin Acrylic

CORNICES

- Wattle First Snow Satin Acrylic

SKIRTINGS

- Wattle First Snow Satin Acrylic

ARCHITRAVES

- Wattle First Snow Satin Acrylic

CEILING

- Ceiling White - Flat



INCLUSIONS

- Landscaping with Irrigation
- Smoke Detectors (hardwired)
- Rain water tank
- Power points - White
- Reverse cycle zoned ducted air-conditioning
- Flyscreens
- Termite protection
- 280l electric heat pump
- Connection mains electricity, water & 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 and timber selections. Images are a guide only.



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.



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