

# PROSPECT

## 2 Winter Terrace



**BEST OFFERS**

3 Brm | 3 Bth | 2 Car



**THEON BRUSE**

0419 816 470

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



### THEON BRUSE

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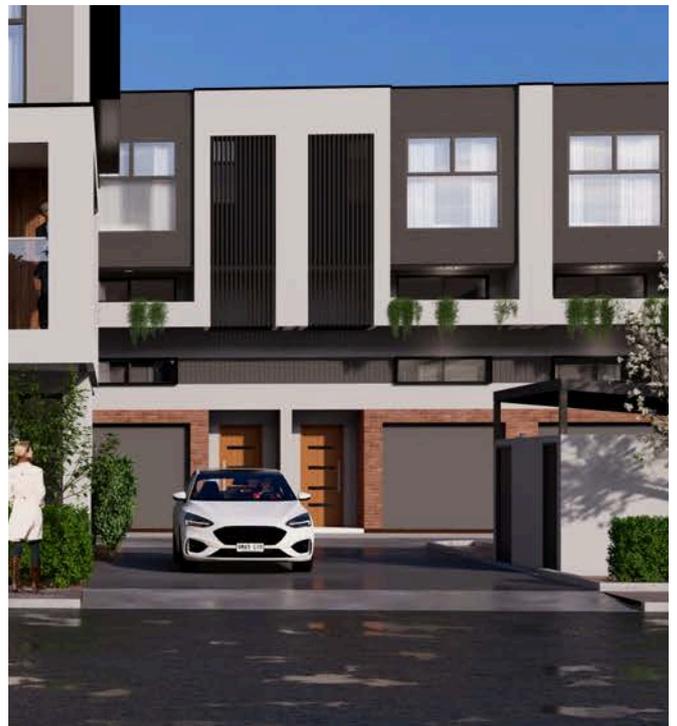
PROPERTY LINK



LETTER OF OFFER



## HIGH END LIVING AT IT'S BEST





**BESPOKE  
FACADES**



LUX  
DESIGN



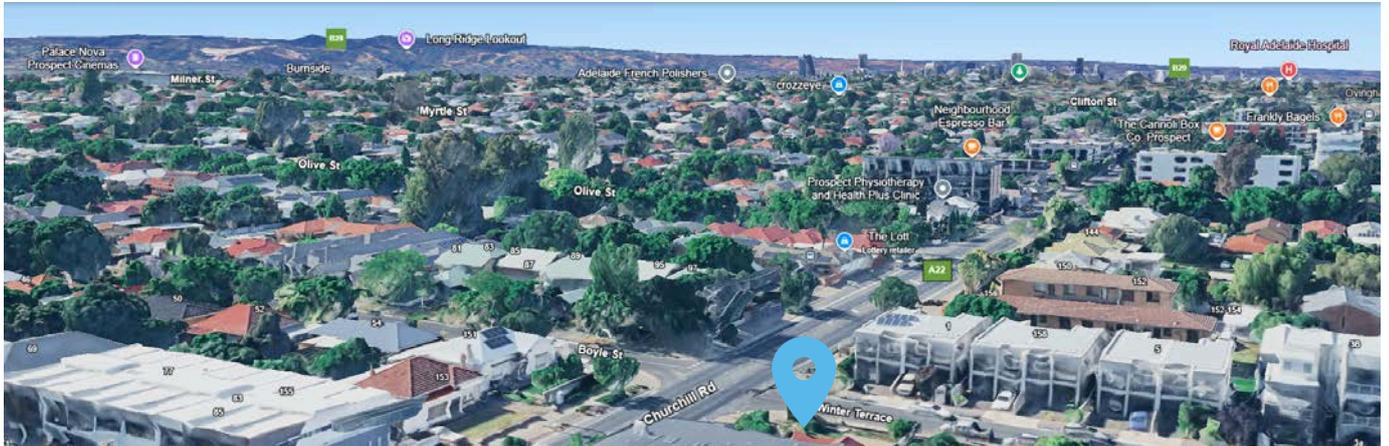


## STUNNING MASTER SUITES



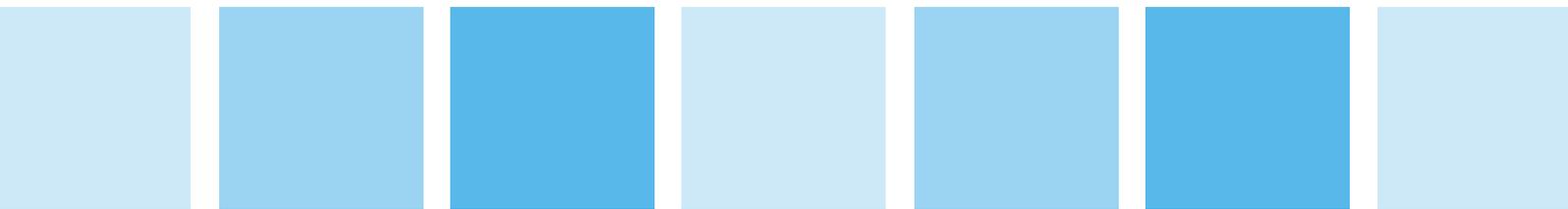


# CONVENIENCES



- 510m to Prospect Primary School
- 5.2km to Woodville High School
- 5.7km to Adelaide High School
- 180m to nearest train station
- 800m to the Prospect Rd Cafe strip
- 5km to Adelaide
- 4km to Adelaide Oval
- 8km to Adelaide Airport

# PRICE LIST



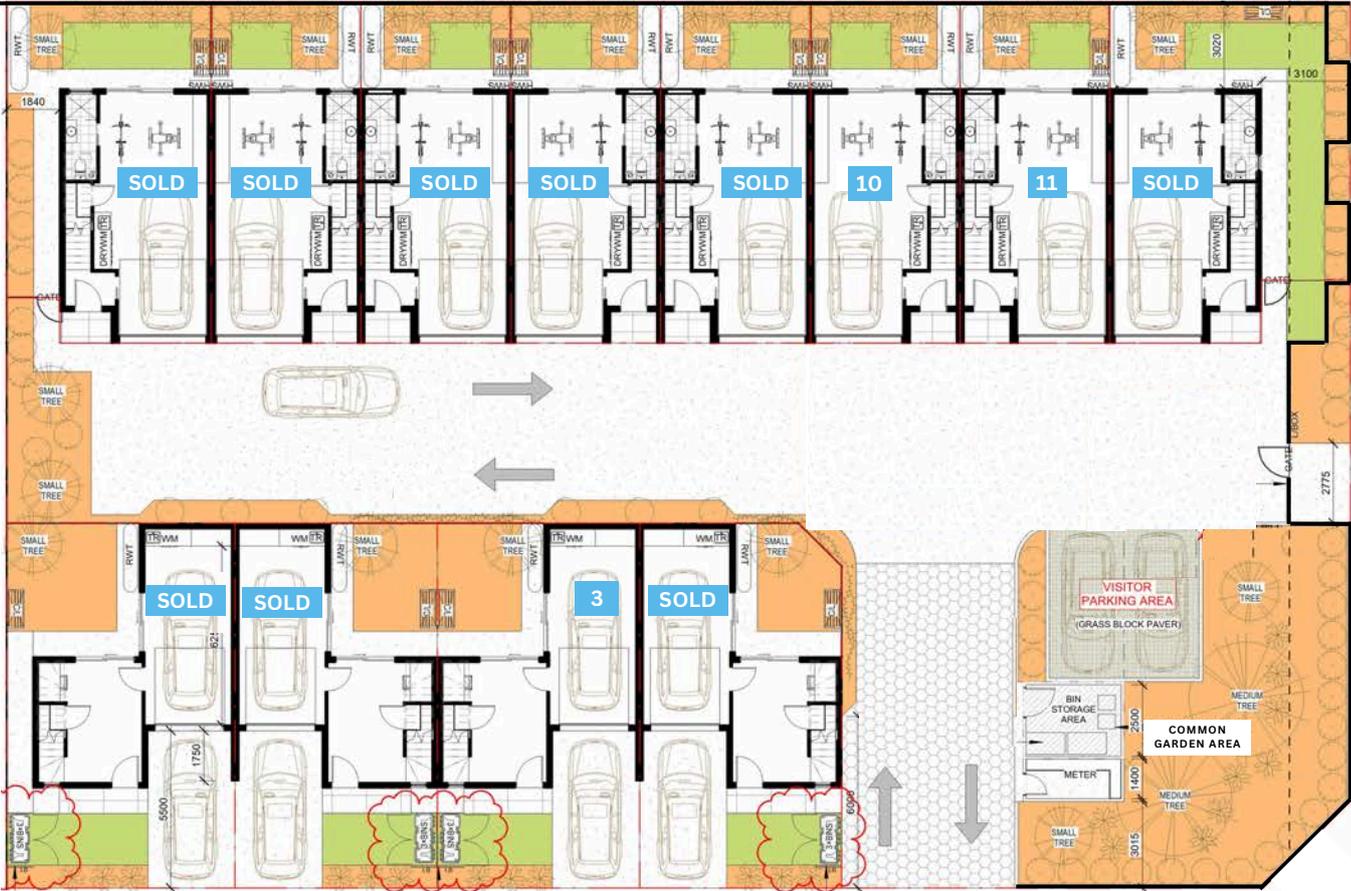
Home <b>ONE:</b>	SOLD	(Torrens Title)
Home <b>TWO:</b>	SOLD	(Torrens Title)
Home <b>THREE:</b>	\$1,060,000	(Torrens Title)
Home <b>FOUR:</b>	SOLD	(Torrens Title)
Home <b>FIVE:</b>	SOLD	
Home <b>SIX:</b>	SOLD	
Home <b>SEVEN:</b>	SOLD	
Home <b>EIGHT:</b>	SOLD	
Home <b>NINE:</b>	SOLD	
Home <b>TEN:</b>	\$960,000	
Home <b>ELEVEN:</b>	\$960,000	
Home <b>TWELVE:</b>	SOLD	

# PLANS





# SITE PLAN



## WINTER TERRACE



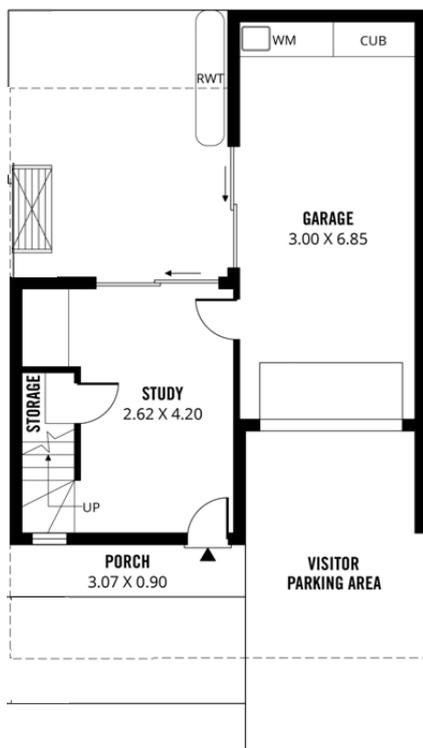
## HOME 3 TORRENS TITLED



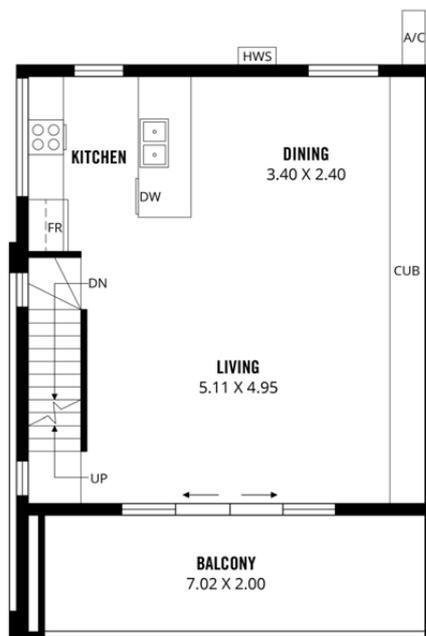


# FLOOR PLAN

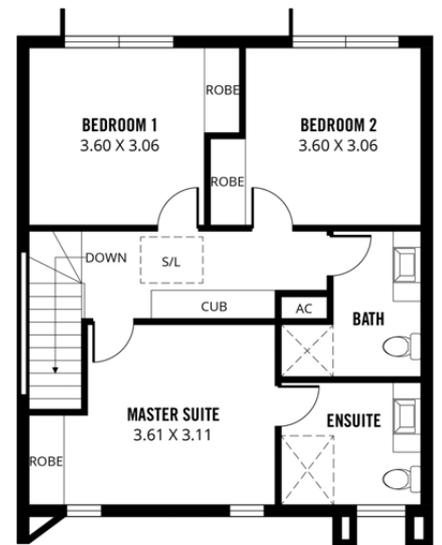
## Home THREE



GROUND FLOOR PLAN



FIRST FLOOR PLAN



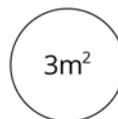
SECOND FLOOR PLAN



TOTAL



Living



Porch



Garage



Balcony



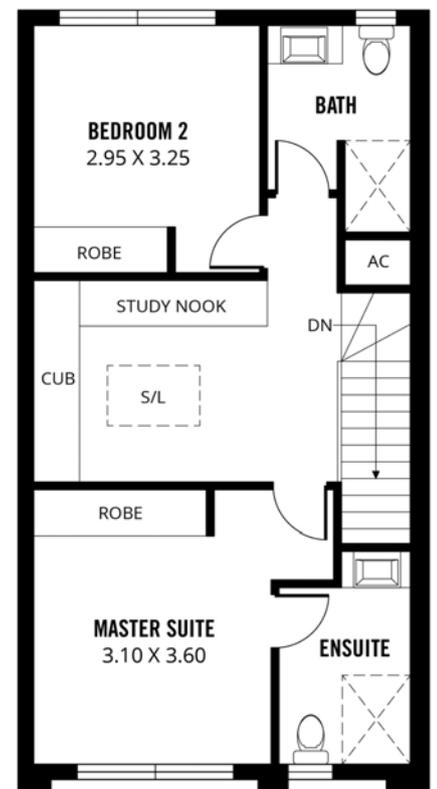
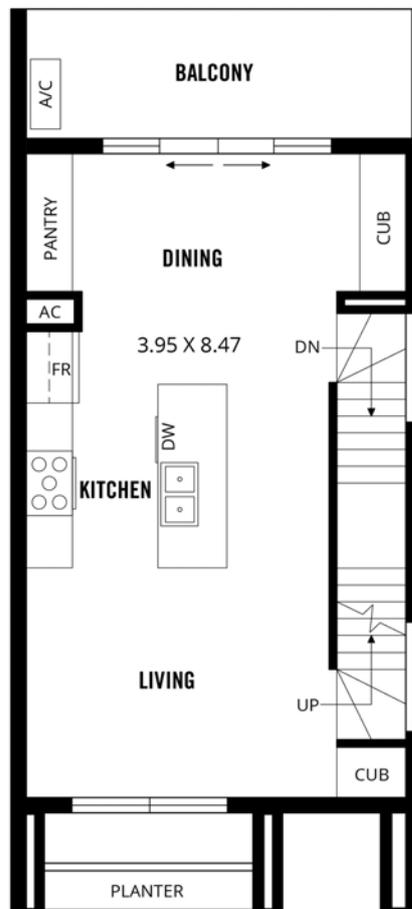
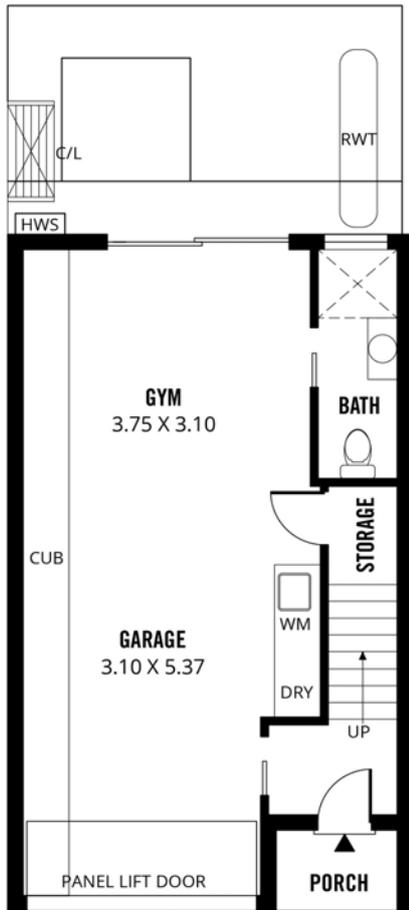
## HOMES 10 & 11 COMMUNITY TITLED





# FLOOR PLAN

## Home TEN



TOTAL



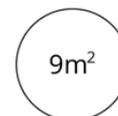
Living



Porch



Garage

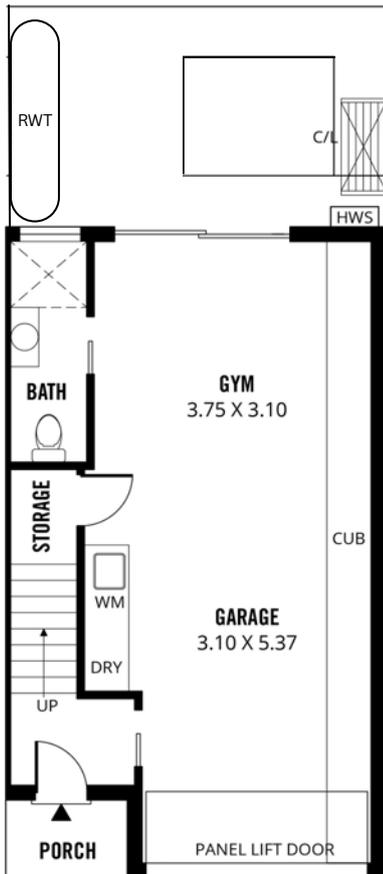


Balcony

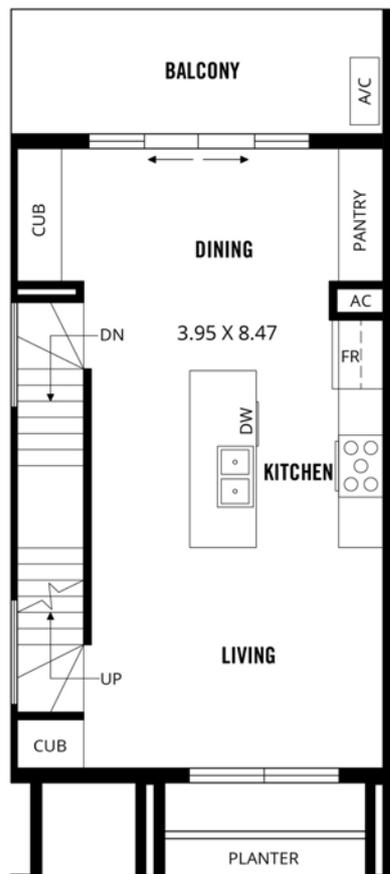


# FLOOR PLAN

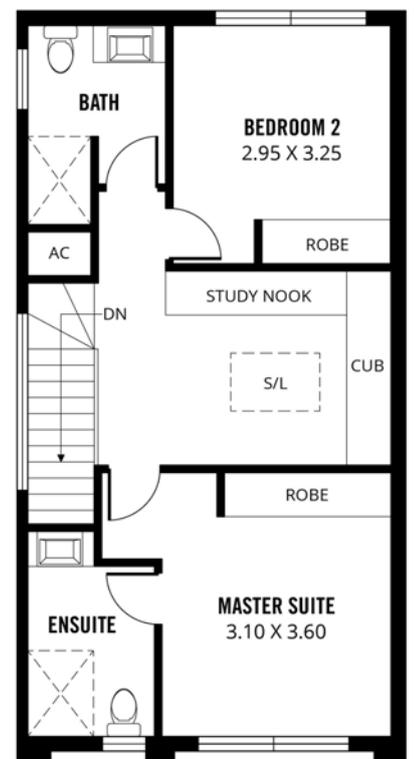
## Home ELEVEN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TOTAL



Living



Porch



Garage



Balcony

# BUILDING SPECIFICATIONS





## APPLIANCES

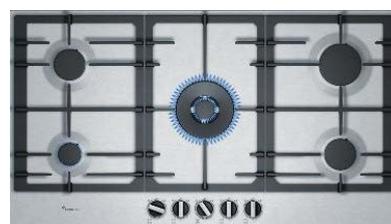
### OVEN

Bosch 600mm oven



### COOKTOP

Bosch 900mm gas cooktop



### RANGEHOOD

Bosch 900mm undermount



### DISHWASHER

Bosch 600mm Freestanding  
14 place





## DOORS

### ENTRY DOOR

Corinthian Infinity INF 5VG or similar



### INTERNAL DOORS

Corinthian PMDF flush panel door  
2040 x 820 (720) mm as per plan



### CAVITY SLIDE DOOR

Corinthian flush panel door  
720 x 2040mm





## DOOR HARDWARE

### ENTRY DOOR

Gainsborough trilock



### CAVITY SLIDING DOOR

Privacy set



### INTERNAL DOORS

Gainsborough G4 series  
contractor 100 or similar  
(Privacy set to WC & Bathroom)





## RETAINING WALL

**CONCRETE SLEEPER if required**

As per engineering plan

## STRUCTURAL STEEL

**BEAMS & COLUMNS**

Structural beams and columns as per engineering plan if required

## PLUMBING & GAS WORKS

**FIRST AND SECOND FIX**

Main water as per plan - connection from SA Water meter

Sewer connection as per plan - SA Water provides connection point

Hot & Cold reticular to feed all fixtures

Stormwater as per plan

Garden Tap as per plan

Gas point for Kitchen & HWS



## FRAME WORKS

### WALL AND ROOF FRAME

As per Steel frame plan

Man holes as per plan



## ROOF

### COLORBOND

Colorbond roof sheet

Colour: Shale Grey

Follow Energy report

- reflective foil under roof sheet
- R4.0 Batts to ceiling



### GUTTERS & RAIN HEAD

Box Gutter and rain head as per plan.  
Colour to match roof.

### DOWNPIPE

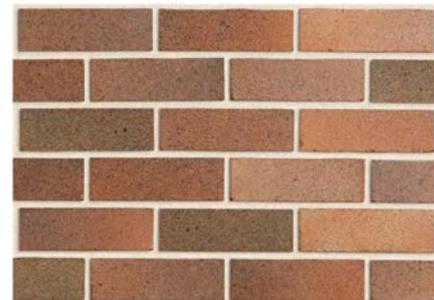
90mm diameter PVC  
(paint to selected colour)  
with stand offs.



# WALLING

## BRICK VENEER

Brick works as per Plan  
(code PGH Brick or similar)



## EXTERNAL WALL & CLADDING

As per plan - ACC Panel and James Hardie Axon cladding, James Hardie Fine Texture cladding, timber-look non-combustible cladding and Aluminium Clip On Batten System as per plan.



## RENDER

As per plan (colour by selected)

## INTERNAL

Steel framing

## INTERNAL WALLS, CEILING, CORNICE & FEATURES

1. 10mm plasterboard linings to all walls and ceilings
2. WR plasterboards to applicable wet areas
3. 90mm Cove cornice

## CEILING HEIGHT

Floor to ceiling 2700mm



## WINDOWS

### ALUMINIUM

All external double glazed windows to be powder-coated and keyed alike.

Colour: Matte Black



### FLYSCREENS

All windows include flyscreens.

### REVEALS

Four sides plasterboard reveal

## SLIDING DOORS

### ALUMINIUM

Double glazed as per plan

Colour: Matte Black



### FLYSCREENS

All sliding doors include flyscreens.



## GLAZING

### ALL GLAZING

Double Glazing throughout

### WINDOWS & DOORS

All clear glazing as per Code requirement.

Obscure glazing as per plan.

### BALCONY BALUSTRADE

Glass Balustrade as per plan



## INSULATION

### CEILING

As per energy report requirement

### EXTERNAL

As per energy report requirement

### INTERNAL WALLS

As per energy report requirement

### SUSPENDED FLOOR

As per energy report requirement



# ELECTRICAL WORKS

## POWER POINTS

Single and double power points  
> Clipsal iconic



## LIGHT SWITCHES

As per plan



## DOWNLIGHTS

As per plan:  
(bedrooms, kitchen, dining, living areas & garage)



## PENDANT LIGHT

LED Linear pendant light to  
Kitchen Island.



## PHONE POINTS

As per plan

## TV POINTS

As per plan

## TV ANTENNA

One TV antenna per dwelling





## ELECTRICAL WORKS

### SMOKE ALARM

Hard wired smoke alarm as per plan



### EXHAUST FAN

To Laundry



### 3 IN 1 HEATER WITH EXHAUST FAN

To Bathroom and Ensuite



## CORNICE

### CORNICE

Allow for square set  
(to living area only)

## SKIRTING & ARCHITRAVES

### SKIRTING & ARCHITRAVES

Skirting: 92mm MDF  
Architraves: 67mm MDF



## JOINERY

### BUILT IN ROBE

Melamine sliding door with one panel mirror, top shelf & hang rail.

Bank of four adjustable shelves & three drawers below.

One mirror sliding door.



### KITCHEN

As per plan. Polytec Kitchen Joinery  
Laminate finish.

Upper Cabinet: Timber look

Lower Cabinet: White

Island Bench back panel: Timber look

Colour selection in Polytec Melamine  
Matte/Sheen range



### VANITY - BATHROOM

Wall hung Timber look

### LAUNDRY

As per plan. Polytec Kitchen Joinery  
Laminate Finish

Upper & Lower Cabinets: White



## BENCHTOPS

### KITCHEN | VANITY | LAUNDRY

Stone benchtop 20mm



## SPLASHBACKS

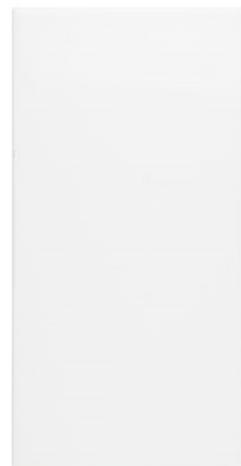
### KITCHEN

Tile splashback  
100 x 300mm Subway tile brick bond pattern.



### LAUNDRY

Tile splashback  
Gloss White 300 x 600mm

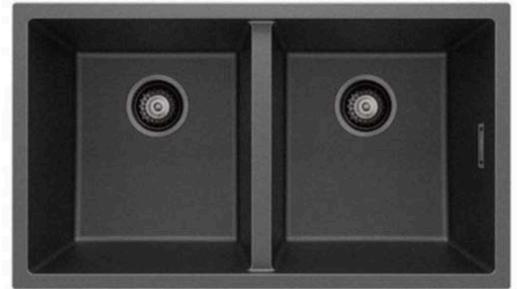




## SANITARY WARE | ACCESSORIES & HOT WATER UNIT

### KITCHEN SINK

Double Bowl  
Colour: Matte Black



### KITCHEN MIXER

Colour: Matte Black



### LAUNDRY SINK

Stainless Steel top mount 45 Litre  
Trough



### LAUNDRY MIXER

Colour: Matte Black





## SANITARY WARE | ACCESSORIES & HOT WATER UNIT

### SHOWER MIXER

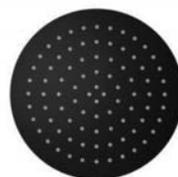
Colour: Matte Black



### SHOWER HEAD

To ensuite - 250mm

Colour: Matte Black



### SHOWER ARM

Colour: Matte Black



### TWIN SHOWER - HEAD AND HAND SET

To bathroom

Colour: Matte Black





## SANITARY WARE | ACCESSORIES & HOT WATER UNIT

### MIRROR

4mm thick mirror as per plan



### BASIN

Black ceramic



### BASIN MIXER

Colour: Matte Black



### TOWEL RAIL

Colour: Matte Black





## SANITARY WARE | ACCESSORIES & HOT WATER UNIT

### TOILET ROLL HOLDER

Colour: Matte Black



### TOILET

ARENA EZY HEIGHT - Ceramic toilet

Product Code: T-MY903

Colour: White



### HOT WATER SYSTEM

Rinnai 26 Litre C/flow gas HWS  
or similar





## SHOWER SCREEN & MIRRORS

### SHOWER SCREEN

Semi-frameless screen with pivot door to ensuite and bathroom.

Colour: Silver



### MIRROR

Above basin

## TILE FLOOR GRATE

### FLOOR GRATE

Square stainless steel tile insert





# TILING

## BATHROOMS (GROUND FLOOR & LEVEL TWO)

### FLOOR TILE

Porcelain 300 x 600mm

Code: Aurees Tile Art St Ivory SM 3x6

### WALL TILE - Floor to ceiling tile

300 x 600mm

Code: Aurees Tile Art St Ivory SM 3x6



## LAUNDRY

### FLOOR TILE -

Porcelain 300 x 600mm

Code: Aurees Tile Art St Ivory SM 3x6

### SKIRTING TILE

300mm high skirting, same as floor tile.



## PORCH & BALCONY

### FLOOR TILE

Matte tile - 300 x 600mm throughout.

Code: Aurees Tile Trav D Grey M

### SKIRTING TILE

150mm high skirting, same as floor tile.





## FLOOR COVERINGS

### FLOATING LAMINATE FLOORING

Supply and install floating laminate flooring to specified areas.

Colour: Black Butt or True Oak

Ground Level Study | Gym area  
Ground Level Hallway  
First Level Living and Kitchen areas



### CARPET FLOORING

Supply and install RedBook Solutions Dyed Nylon carpet flooring to specified areas.

Colour: Dark Grey

Stairs to Upper Level  
Upper Level Bedrooms  
Upper Level Hallway



### GARAGE

Plain concrete

## STAIRCASE

### STAIRCASE

MDF Staircase ready for carpet.



## PAINTING

### CEILING

Washable matte finish - two coats

### INTERNAL WALL

Washable matte finish - three coats

### SKIRTING, ARCHITRAVES & DOORS

Satin Enamel - three coats

### DOWNPIPES

Enamel or Aqua paint - 2 coat system

## AIR CONDITIONING

### REVERSE CYCLE

Samsung 10KW / 11.2KW

Allow for four individual Zones.

Allow for 1 Control Panel to Ground level living area.

## GARAGE DOOR

### FRONT GARAGE

Gliderol Essential Sectional Door Range.

Madison pattern.





## EXTERNAL WORKS

### FENCING

1.8 metre high Good Neighbour colorbond with plinth as per requirements to side and rear boundary.

Divided fence to each lot.



### FRONT BOUNDARY FENCING

1.8 metre high Hebel Powerfence render and paint finish.

Colour: Dulux Natural White or similar



### DRIVEWAY INCLUDING CROSSOVER & INVERT

As per plan.

Plain concrete throughout.





## EXTERNAL WORKS

### PERMEABLE PAVING

As per plan on part of the driveway.



### GRASS BLOCK PAVING

To visitor car parking area.



### PARAMETER PAVING

As per plan. Plain concrete.

### LANDSCAPING

Small shrubs, mulch & grass as per plan. Follow landscaping plan.

### LETTERBOX

Letterbox to be inserted as per plan.

### STORM WATER

Stormwater as per stamped civil plan.

### STORMWATER TANK & PUMP

Provide 3000 litre water tank and pump system as per civil plan.

### FOOTPATH

Concrete to match council requirements.

### CLOTHESLINE

Hills Freestanding foldable clothes line  
- medium size.





## EXTERNAL WORKS

### CLEANING

Pre-handover cleaning included

### SOLAR PANELS

5.5kw to 6.6kw  
Subject to roof size &  
utility placement.



## DISCLAIMER

- This specification must be read in conjunction with related drawings and plans. This specification has been prepared for the property development located at proposed 2 Winter Terrace, Prospect.
- The Developer reserves the right to change specifications as necessary with replacement of comparable quality products.
- All pictures | images provided in this specification are for demonstration purposes only. The actual product may vary from time to time.
- Five year Statutory Builders Warranty and 90-day defect period from Practical Completion.



## 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**  
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Toorak Gardens  
P 8431 8181  
RLA: 181689

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

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