

# ROSTREVOR

## 2 / 55 Fairleys Road



**BEST OFFER**

4 Bed | 2 Bath | 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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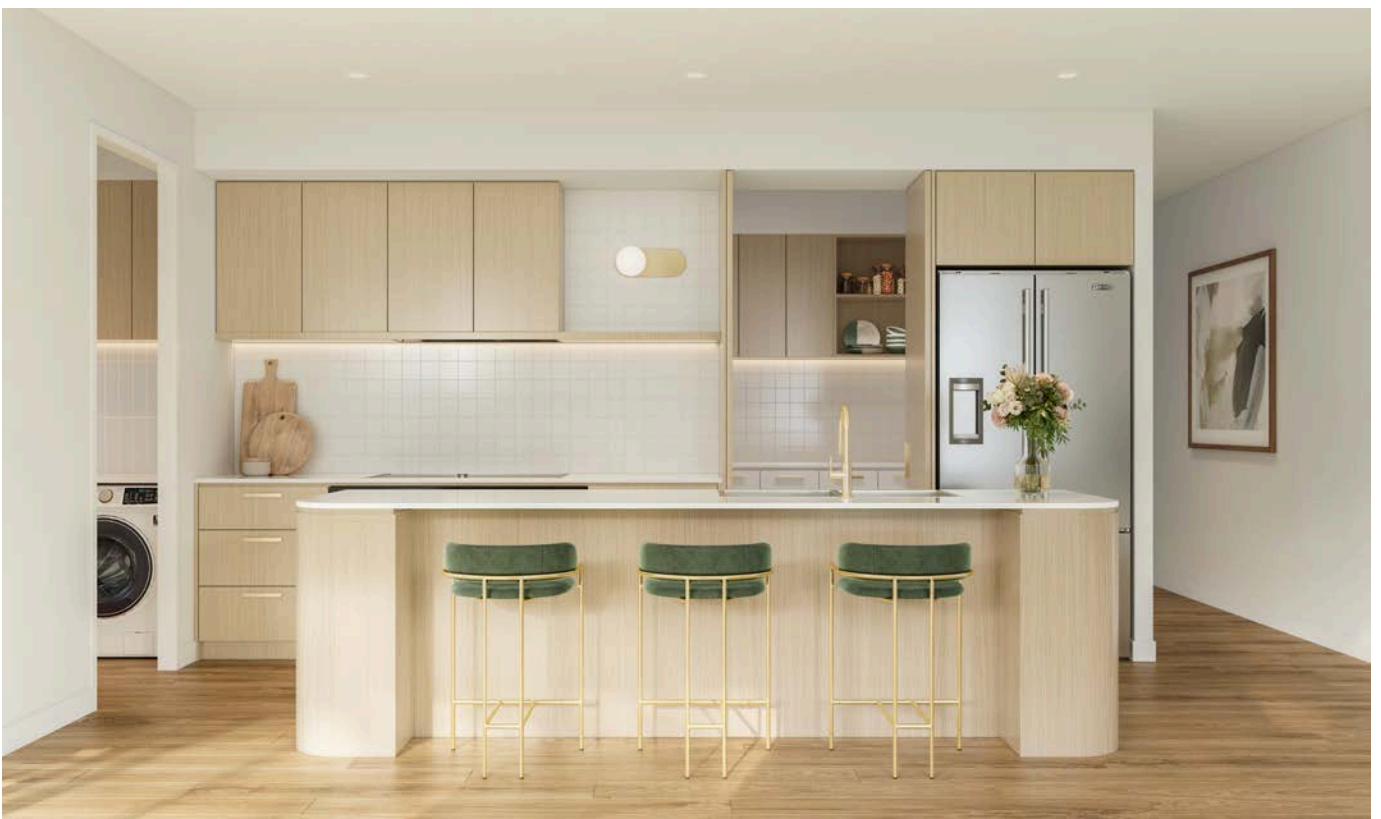
PROPERTY LINK



LETTER OF OFFER



## MODERN LUX DESIGN





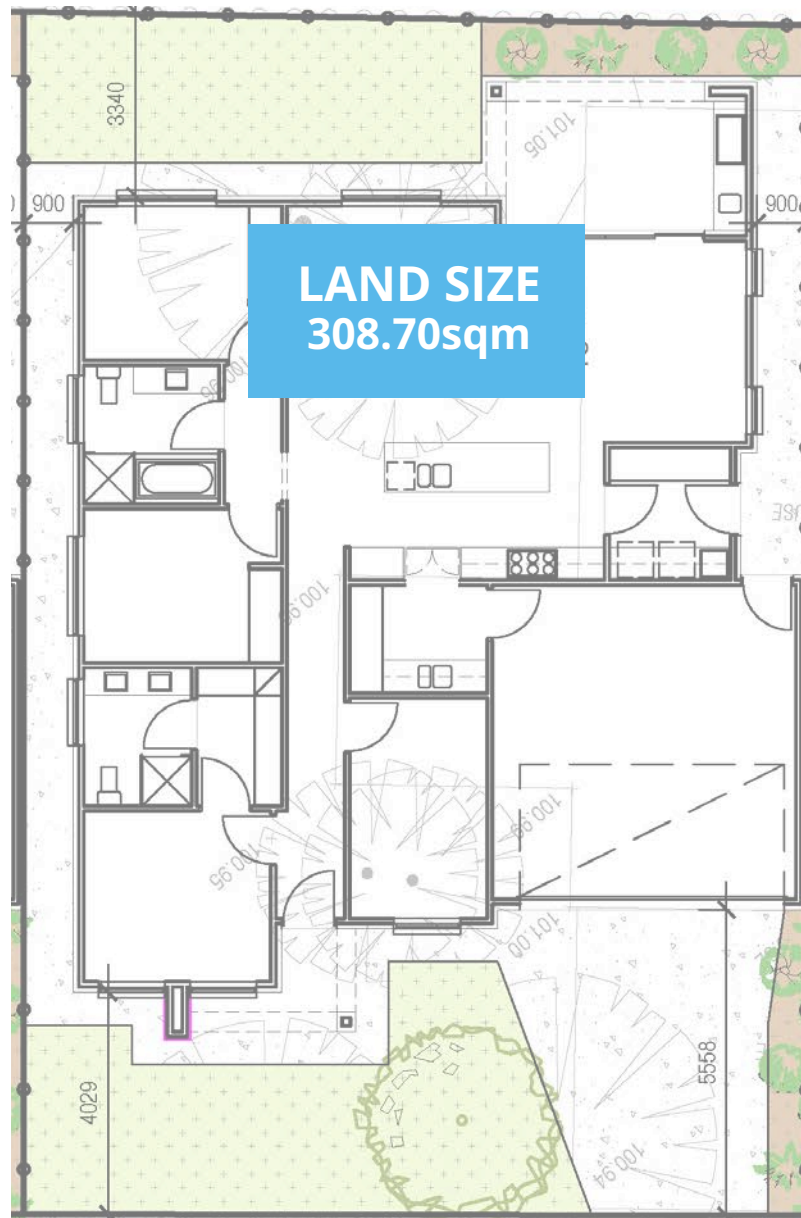
# CONVENIENCES



- 100m to Stradbroke Primary School
- 1.7km to Morialta Secondary College
- 450m to nearest train station
- 1.2km to Newton Village Shopping Centre
- 10km to Adelaide City
- 1km to Morialta Conservation Park
- 2.5km to Thorndon Park Reserve



# SITE PLAN

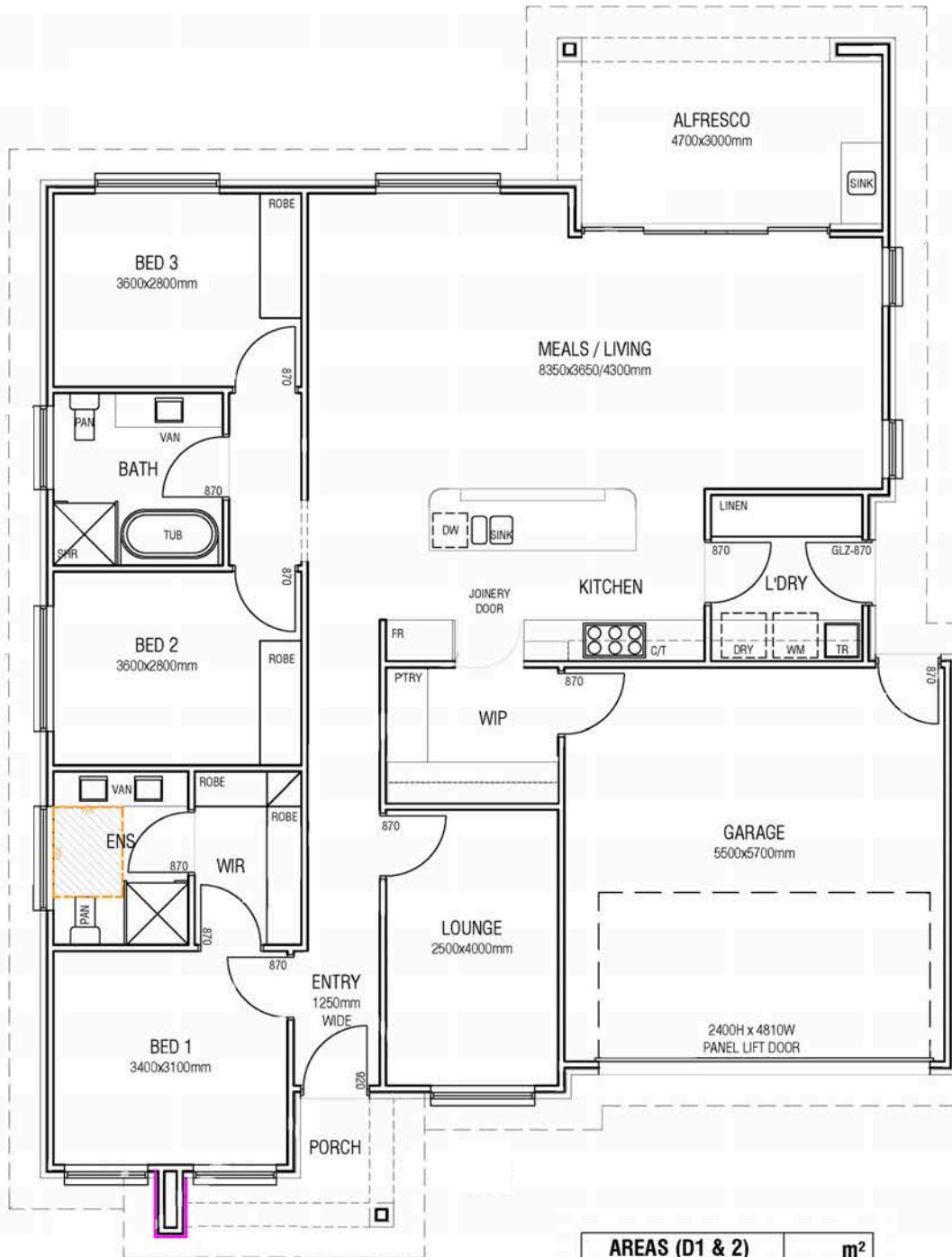


**LURINGA AVENUE**



# FLOOR PLAN

## 2/55 Fairleys Rd ROSTREVOR



AREAS (D1 & 2)	m <sup>2</sup>
LIVING	135.40
GARAGE	34.80
PORCH	3.70
ALFRESCO	13.00
<b>TOTAL</b>	<b>186.90</b>

# BUILDING SPECIFICATIONS





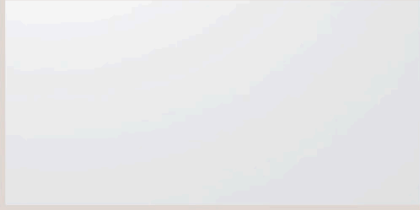
## ROSTREVOR SPECIFICATIONS

PLEASE NOTE:  
SELECTIONS, COLOURS AND FINISHES MAY VARY DUE TO AVAILABILITY.  
COLOUR VARIATIONS MAY APPLY (AND NOT LIMITED TO); TIMBER FINISHES,  
PAINT, TILES, STONE. IMAGES ARE INDICATIVE OF THE FINISHES ONLY.



FRONT DOOR

- HUMES XLR 500
- STAINED CLEAR



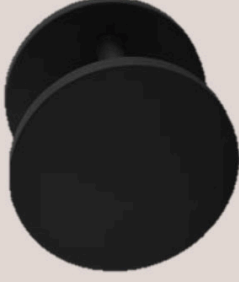
INTERNAL DOORS

- HUMES READICOATE
- PAINTED- SEE COLOURS



LAUNDRY DOORS

- HUMES JST1
- STAINED CLEAR



FRONT DOOR HANDLE

- GAINSBOROUGH CIRCULAR PULL HANDLE
- ROUND DEADBOLT –SINGLE CYLINDER
- MATT BLACK



INTERNAL DOOR HANDLES

- GAINSBOROUGH LIANNA
- PRIVACY TO BEDROOM 1 AND WET AREAS
- MATT BLACK



GARAGE DOOR

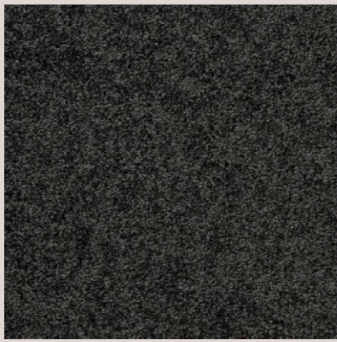
- GAINSBOROUGH SINGLE CYLINDER DEADOLT- ROUND- MATT BLACK



MAIN FLOOR

- KITCHEN
- LIVING
- HALL

TIMBER LAMINATE  
NATURAL OAK



CARPET

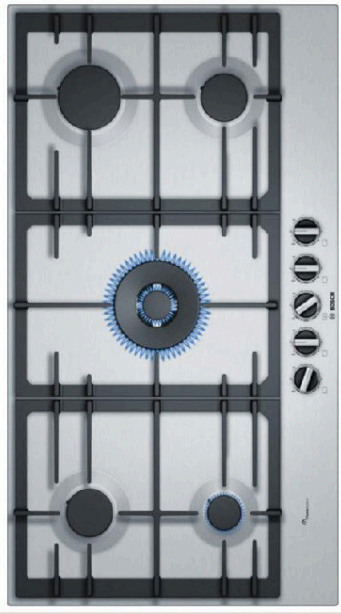
- BEDROOMS
- WALK IN ROBE
- LOUNGE (D1 AND D2)



EXTERNAL FLOORING

- PORCH TILES
- ALFRESCO TILES

600X600  
MATT PORCELAIN  
STACKBOND



#### COOKTOP

- BOSCH 900 GAS



#### RANGEHOOD

- BOSCH 700
- INTEGRATED



#### TWO OVENS

- BOSCH 600
- TWO SEPARATE UNDERBENCH



#### DISHWASHER

- BOSCH 600
- FREE STANDING



#### KITCHEN SINK

- DOUBLE BOWL
- TOP MOUNT
- STAINLESS STEEL



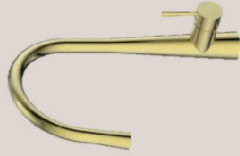
#### ALFRESCO SINK

- SINGLE BOWL
- TOP MOUNT
- STAINLESS STEEL



#### LAUNDRY SINK

- TOP MOUNT
- 45LTR
- STAINLESS STEEL



#### KITCHEN SINK MIXER

- ISLAND
- GOSENEC
- -BRUSHED BRASS



#### LAUNDRY AND ALFRESCO SINK MIXER

- MATT BLACK



IMAGE IS FOR ILLUSTRATION PURPOSES ONLY. NOTE: TV CABINET NOT INCLUDED IN JOINERY

ROSTREVOR  
SPECIFICATIONS



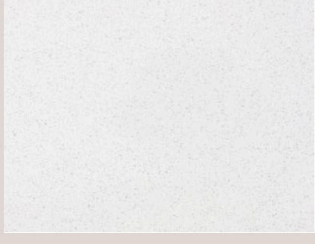
KITCHEN JOINERY



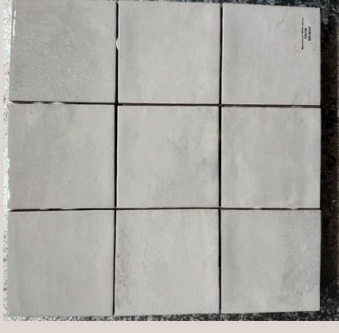
ISLAND JOINERY



JOINERY HANDLES



KITCHEN BENCHTOPS



KITCHEN SPLASHBACK

- OVERHEAD CABINETS
- BASE CABINETS
- JOINERY KICKER
- FRIDGE OVERHEAD
- JOINERY DOOR

CALM OAK  
CHALK

- ISLAND JOINERY
- ISLAND KICKER
- ISLAND FRONT PANEL

CALM OAK  
CHALK  
VERTICAL

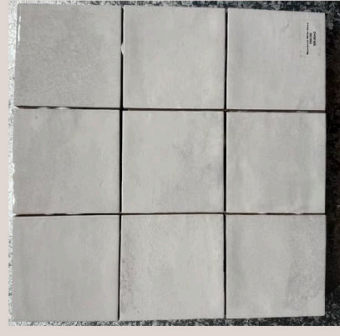
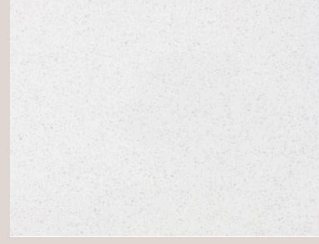
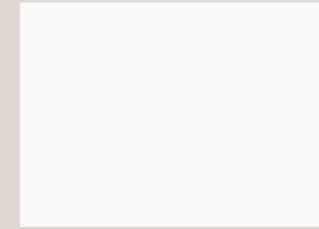
- BRASS

- 20MM ENGINEERED STONE
- KITCHEN ISLAND
- KITCHEN BACK BENCHES

WHITE

- TO OVERHEADS

100X100  
MARRAKESH  
WHITE GLOSS  
STACKBOND



WALK IN PANTRY JOINERY

WALK IN PANTRY JOINERY

JOINERY HANDLES

BENCHTOP

SPLASHBACK

- BASE CABINETS
- JOINERY KICKER
- MDF BULKHEAD TO CEILING (PAINTED WALL COLOUR)

- PANTRY
- OPEN SHELVING
- OVERHEAD CABINETS

- BRASS

- 20MM ENGINEERED STONE

- TO OVERHEADS

WHITE  
MATT

CALM OAK  
CHALK

WHITE

100X100  
MARRAKESH  
WHITE GLOSS  
STACKBOND



ALFRESCO JOINERY

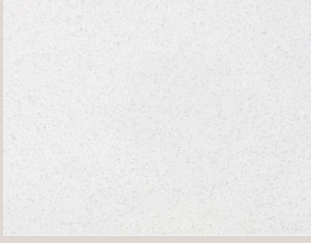
- BASE CABINETS

CALM OAK  
COMPACT LAMINATE



JOINERY HANDLES

- BLACK



BENCHTOP

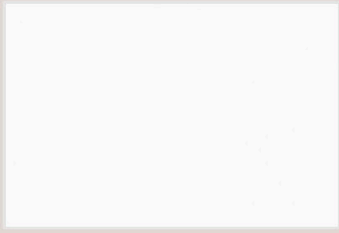
- 20MM ENGINEERED STONE

FEATURE PANEL

- ALFRESCO WALL

WHITE

AXON PANELLING  
PAINTED FIRST SNOW



JOINERY



LAUNDRY JOINERY



JOINERY HANDLES



LAUNDRY BENCHTOP



SPLASHBACK

- LINEN

- BASE CABINET
- OVERHEAD CABINET
- OPEN SHELF

- BLACK

- 20MM ENGINEERED STONE

- LAUNDRY

POLAR WHITE  
MATT

CALM OAK  
CHALK

WHITE

75X300  
WHITE GLOSS  
VERTICAL STACK  
TO OVERHEADS



IMAGE IS FOR ILLUSTRATION PURPOSES ONLY



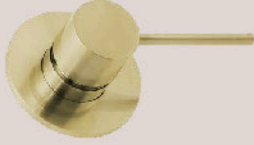
VANITY BASIN

- ENSUITE
- BATH
- INSET



BASIN MIXER

- ENSUITE
- BRUSHED GOLD



SHOWER WALL MIXER

- ENSUITE
- BRUSHED GOLD



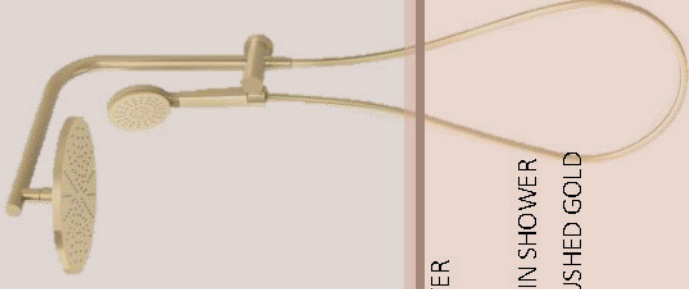
TOILET ROLL HOLDER

- ENSUITE
- BRUSHED GOLD



TOWEL HOOK

- ENSUITE
- BRUSHED GOLD



SHOWER

- TWIN SHOWER
- BRUSHED GOLD



ENSUITE FLOOR TILES

600X600

MATT PORCELAIN  
STACKBOND

ENSUITE WALLS

600X600

MATT PORCELAIN  
FLOOR TO CEILING  
STACKBOND



ENSUITE FEATURE WALL

50X450

STACKBOND  
VERTICAL



ENSUITE JOINERY

- CABINETS
- ONE SET SOFT CLOSE DRAWERS

CALM OAK  
CHALK FINISH  
VERTICAL VEIN



JOINERY HANDLES





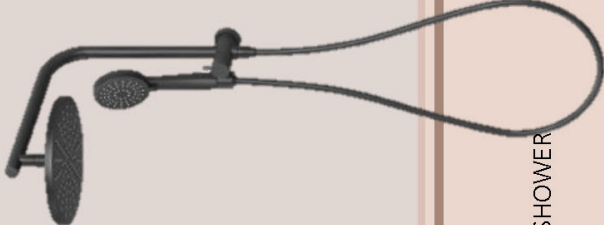
- BRASS

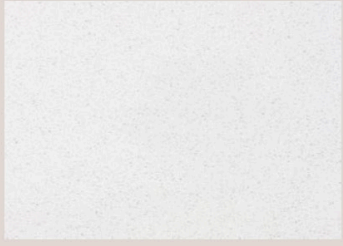
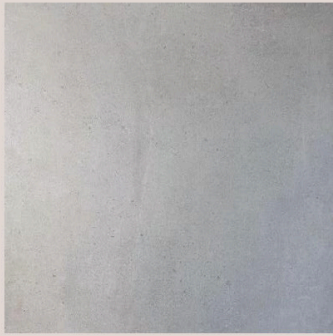


ENSUITE BENCHTOP

- 20MM ENGINEERED STONE

WHITE

				
<p>BATH WALL MIXER</p> <ul style="list-style-type: none"> <li>• BATHROOM</li> <li>• BLACK</li> </ul>	<p>TOWEL RAIL</p> <ul style="list-style-type: none"> <li>• BATH</li> <li>• BLACK</li> </ul>	<p>TOILET ROLL HOLDER</p> <ul style="list-style-type: none"> <li>• ENSUITE</li> <li>• BATH</li> <li>• BLACK</li> </ul>	<p>BASIN MIXER</p> <ul style="list-style-type: none"> <li>• ENSUITE</li> <li>• BLACK</li> </ul>	<p>SHOWER</p> <ul style="list-style-type: none"> <li>• TWIN SHOWER</li> <li>• BLACK</li> </ul>



FLOOR TILES

600X600

MATT PORCELAIN

STACKBOND

SKIRTER TO WC

BATH WALLS

600X600

MATT PORCELAIN

FLOOR TO CEILING

STACK BOND

BATH FEATURE WALL

75X300

WHITE GLOSS

FLOOR TO CEILING

VERTICAL

STACKBOND

BATHROOM JOINERY

• CABINETS

CALM OAK

CHALK FINISH

VERTICAL VEIN

JOINERY HANDLES

• BLACK

BATHROOM BENCHTOPS

• 20MM ENGINEERED  
STONE

WHITE



VANITY BASIN

- ENSUITE
- BATH
- INSET



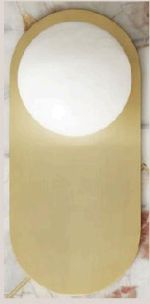
TOILET

- ENSUITE
- BATH

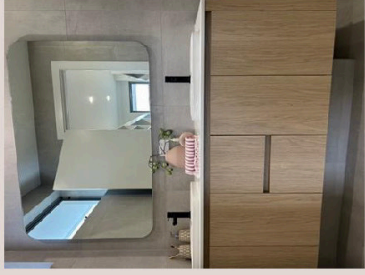


BATH

- FREE STANDING



KITCHEN FEATURE WALL LIGHT



MIRRORS

- OVER VANITIES



BUILT IN ROBES

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

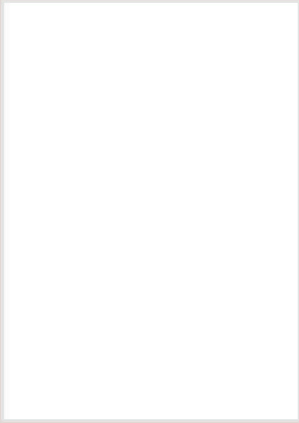
WALK IN ROBE

- CALM OAK
- TOP SHELF AND HANGING RAIL
- 1 DRAWER AND SHELF UNIT



SHOWER SCREENS

- SEMI FRAMELESS
- BLACK FRAME



INTERNAL PAINT COLOURS – ALL HOUSES

WALLS

- FIRST SNOW- MATT

DOORS, CORNICE, SKIRTING, ARCHITRIVES

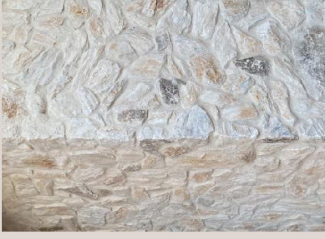
- FIRST SNOW SATIN ACRYLIC

CEILING

- FIRST SNOW- FLAT

SKIRTING AND ARCHITRIVES

- 140MM SINGLE BEVEL SKIRTING
- 92MM SINGLE BEVEL ARCHITRIVES
- 75MM COVE CORNICE TO BEDROOMS, GARAGE
- SQUARE SET TO MAIN LIVING AREA



## EXTERNAL COLOURS

### ROOF

- DULUX SURFMIST

### FASCIA

- DULUX SURFMIST

### EAVES

- DULUX SURFMIST

### GUTTER

- DULUX SURFMIST

### DOWNPIPES

- DULUX SURFMIST

### WINDOWS

- NATURAL ANODIC MATT

### EXTERIOR

- EXPOSED AGGREGATE

### STONE CLADDING

- GOLDEN OAK



IMAGE IS FOR ILLUSTRATION PURPOSES ONLY



#### EXTERNAL PAINT COLOURS

##### RENDER

- FIRST SNOW



##### PANEL DOOR

- CASUARINA -DECOWOOD
- SLIMLINE

**INCLUSIONS:**

- LANDSCAPING WITH IRRIGATION
- SMOKE DETECTORS (HARDWIRED)
- ALARM SYSTEM- ZONED
- RAIN WATER TANK
- POWER POINTS- WHITE
- REVERSE CYCLE ZONE DUCTED AIRCONDITIONING
- FLYSCREENS
- TERMITE PROTECTION
- CONNECTION TO MAINS ELECTRICITY, GAS, 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.

ROSTREVOR  
SPECIFICATIONS



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

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