

ROSTREVOR

1 / 55 Fairleys Road



BEST OFFER

4 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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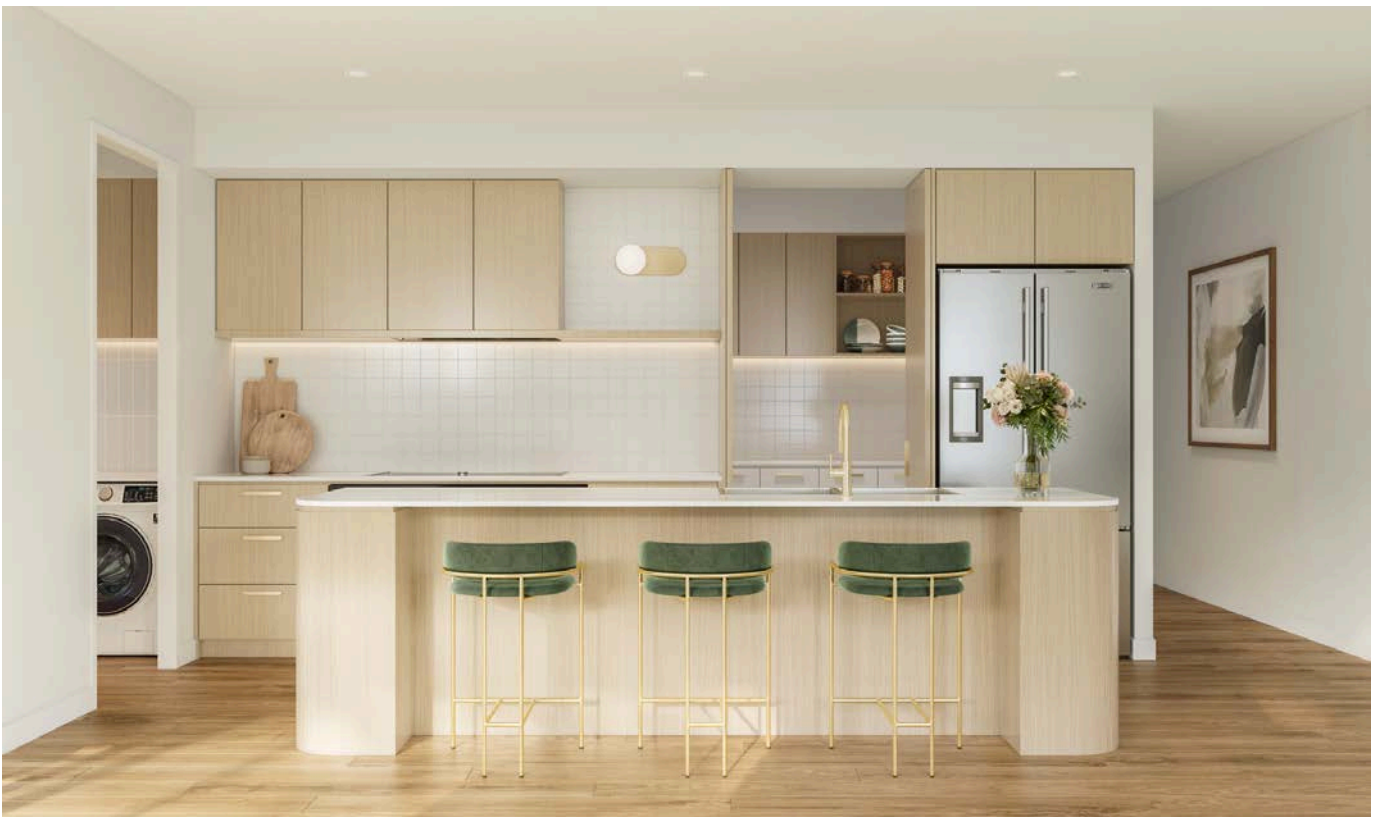
PROPERTY LINK



LETTER OF OFFER



MODERN LUX DESIGN





CONVENIENCES

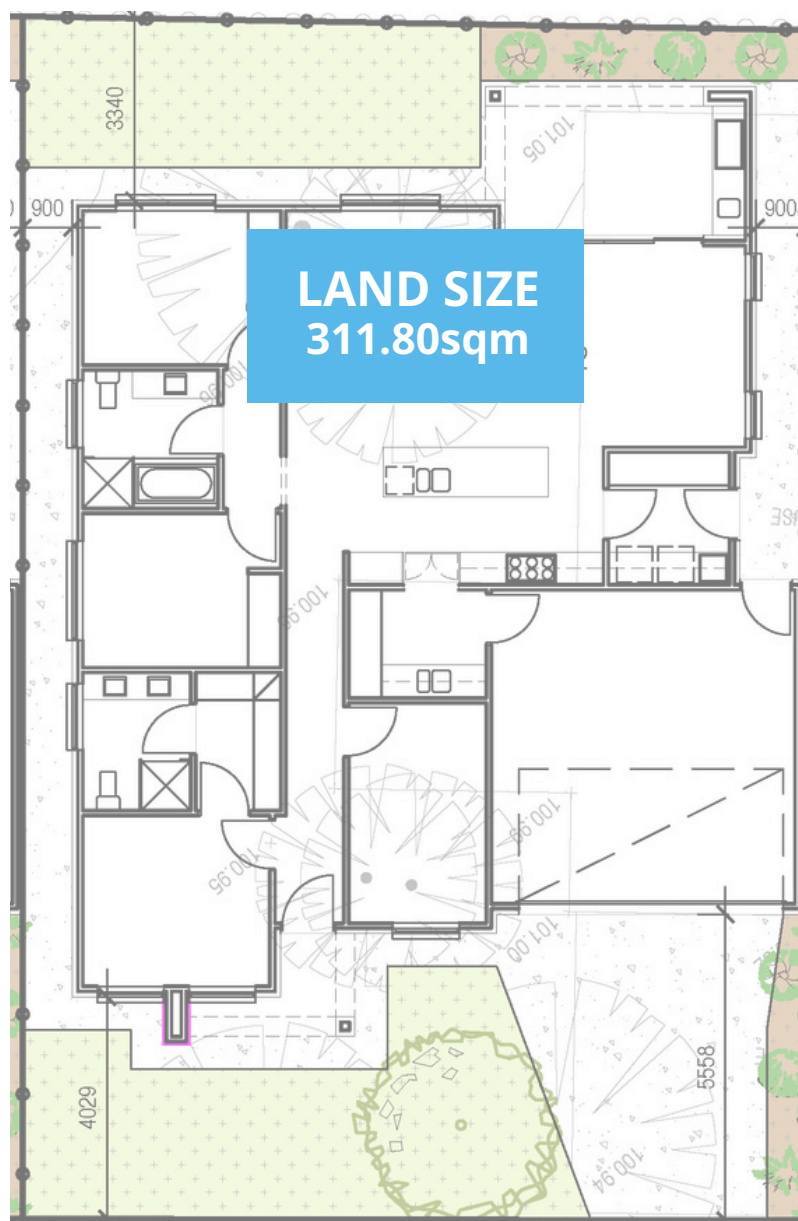


- 100m to Stradbroke Primary School
- 1.7km to Morialta Secondary College
- 450m to nearest train station
- 1.2km to Newton Village Shopping Centre
- 10km to Adelaide City
- 1km to Morialta Conservation Park
- 2.5km to Thorndon Park Reserve



SITE PLAN

1/55 Fairleys Rd ROSTREVOR

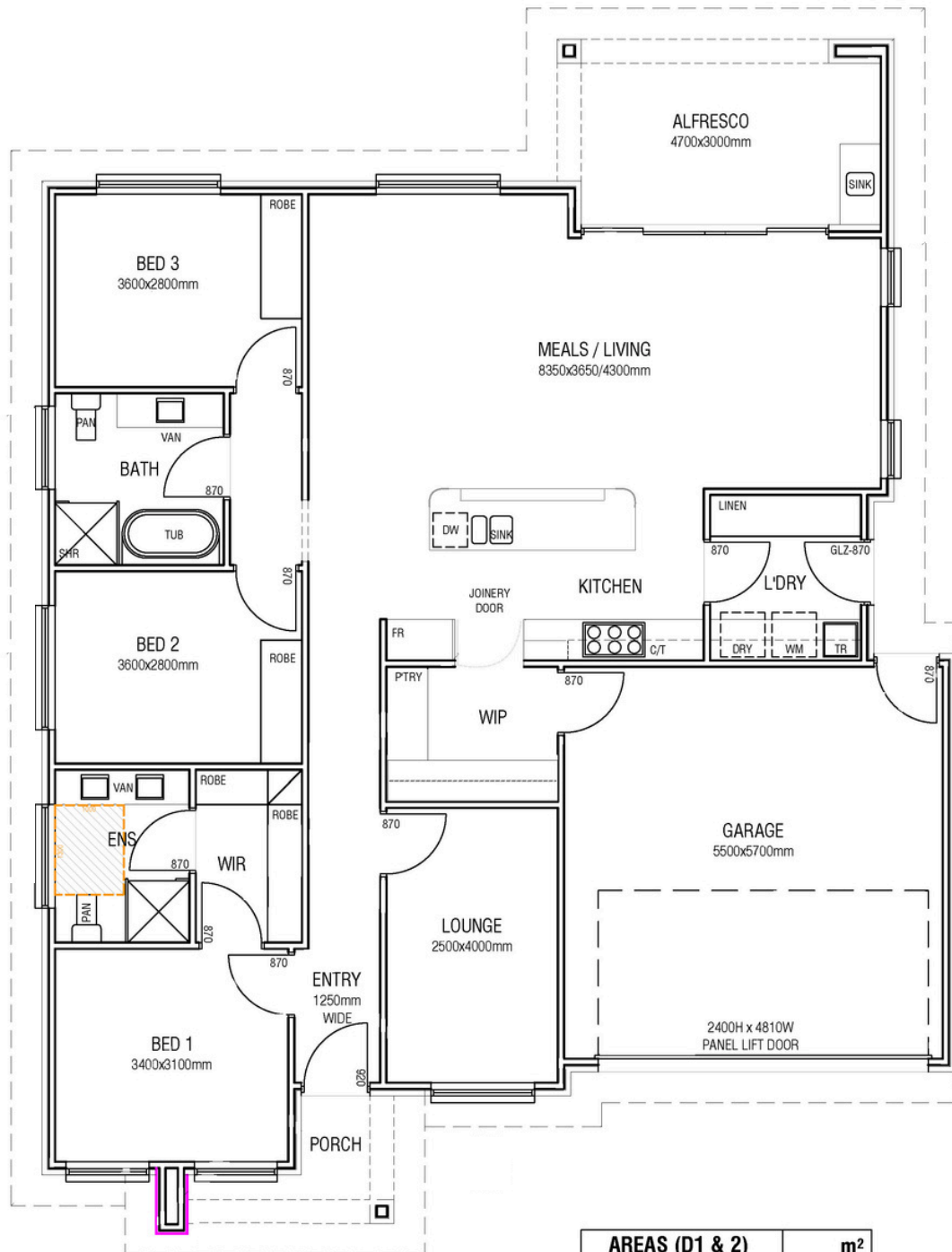


LURINGA AVENUE



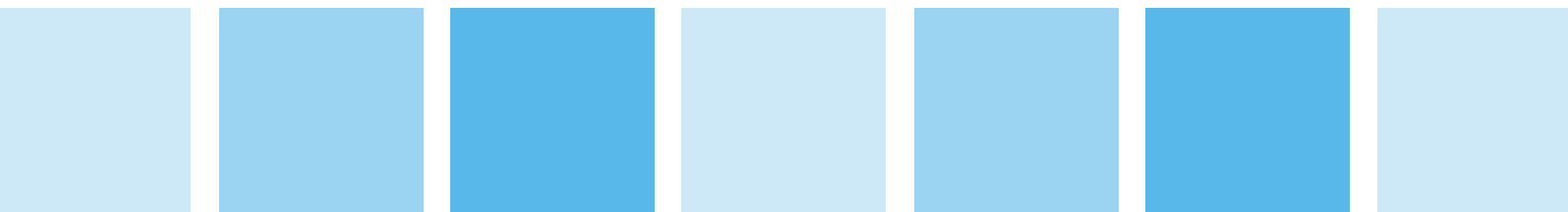
FLOOR PLAN

1/55 Fairleys Rd ROSTREVOR



AREAS (D1 & 2)	m ²
LIVING	135.40
GARAGE	34.80
PORCH	3.70
ALFRESCO	13.00
TOTAL	186.90

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



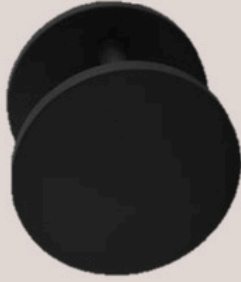
INTERNAL DOORS

- 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

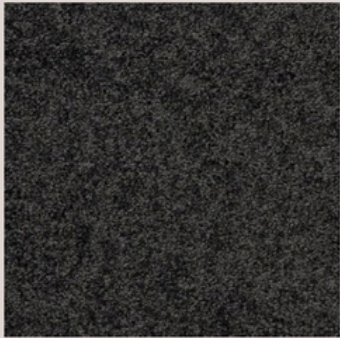
- GAINSBOROUGH SINGLE CYLINDER DEADOLT- ROUND- MATT BLACK



MAIN FLOOR

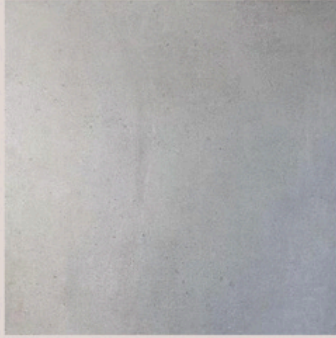
- KITCHEN
- LIVING
- HALL

TIMBER LAMINATE
NATURAL OAK



CARPET

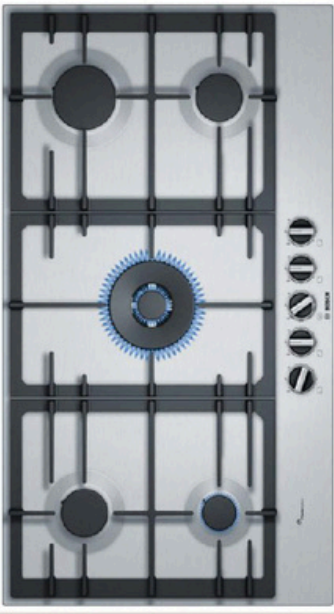
- BEDROOMS
- WALK IN ROBE
- LOUNGE (D1 AND D2)



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



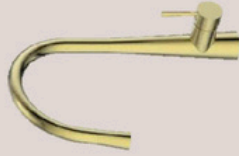
ALFRESCO SINK

- SINGLE BOWL
- TOP MOUNT
- STAINLESS STEEL



LAUNDRY SINK

- TOP MOUNT
- 45LTR
- STAINLESS STEEL



KITCHEN SINK MIXER

- ISLAND
- GOOSENEC
- -BRUSHED BRASS

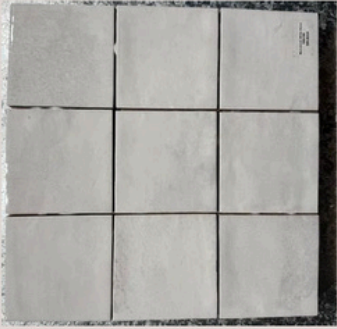


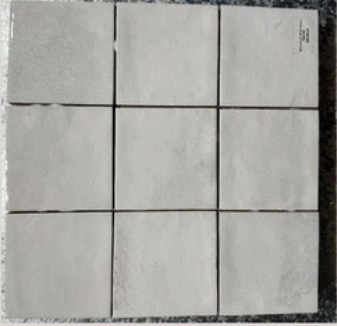
LAUNDRY AND
ALFRESCO SINK MIXER

- MATT BLACK



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

    	KITCHEN JOINERY	ISLAND JOINERY	JOINERY HANDLES	KITCHEN BENCHTOPS	KITCHEN SPLASHBACK
- OVERHEAD CABINETS - BASE CABINETS - JOINERY KICKER - FRIDGE OVERHEAD - JOINERY DOOR	- ISLAND JOINERY - ISLAND KICKER - ISLAND FRONT PANEL	BRASS	20MM ENGINEERED STONE - KITCHEN ISLAND - KITCHEN BACK BENCHES	TO OVERHEADS	
CALM OAK CHALK	CALM OAK CHALK VERTICAL	WHITE	100X100 MARRAKESH WHITE GLOSS STACKBOND		
ROSTREVOR KITCHEN SPECIFICATIONS					

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		
WHITE MATT	CALM OAK CHALK			WHITE	100X100 MARRAKESH WHITE GLOSS STACKBOND
ROSTREVOR WALK IN PANTRY SPECIFICATIONS					

			
ALFRESCO JOINERY	JOINERY HANDLES	BENCHTOP	FEATURE PANEL
• BASE CABINETS	• BLACK	• 20MM ENGINEERED STONE	• ALFRESCO WALL
CALM OAK COMPACT LAMINATE		WHITE	AXON PANELLING PAINTED FIRST SNOW
ROSTREVOR ALFRESCO SPECIFICATIONS			

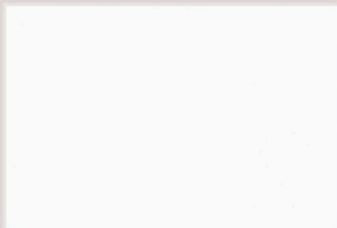
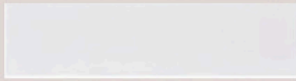
JOINERY		LAUNDRY JOINERY	JOINERY HANDLES	LAUNDRY BENCHTOP	SPLASHBACK
LINEN					
		- BASE CABINET - OVERHEAD CABINET - OPEN SHELF	BLACK	20MM ENGINEERED STONE	LAUNDRY
POLAR WHITE MATT		CALM OAK CHALK		WHITE	75X300 WHITE GLOSS VERTICAL STACK TO OVERHEADS
ROSTREVOR LAUNDRY SPECIFICATIONS					

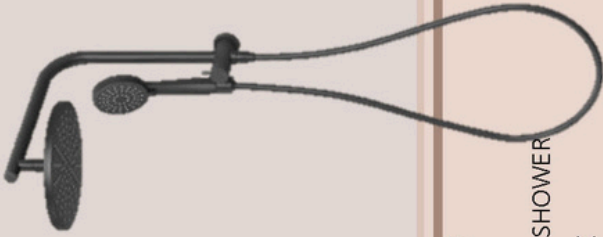


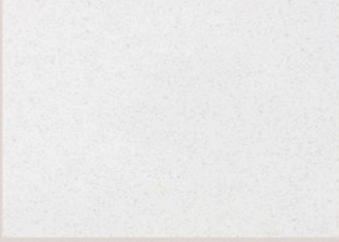
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BENTLEY ST, FULHAM GARDENS
SPECIFICATIONS

VANITY BASIN	BASIN MIXER	SHOWER WALL MIXER	TOILET ROLL HOLDER	TOWEL HOOK	SHOWER
• ENSUITE • BATH • INSET	• ENSUITE • BRUSHED GOLD	• ENSUITE • BRUSHED GOLD	• ENSUITE • BRUSHED GOLD	• ENSUITE • BRUSHED GOLD	• TWIN SHOWER • BRUSHED GOLD

ENSUITE FLOOR TILES	ENSUITE FEATURE WALL	ENSUITE JOINERY	JOINERY HANDLES	ENSUITE BENCHTOP
600X600	50X450	CABINETS	BRASS	20MM ENGINEERED STONE
MATT PORCELAIN STACKBOND	STACKBOND VERTICAL	ONE SET SOFT CLOSE DRAWERS		
ENSUITE WALLS				
600X600				
MATT PORCELAIN FLOOR TO CEILING STACKBOND		CALM OAK CHALK FINISH VERTICAL VEIN		WHITE
ROSTREVOR ENSUITE SPECIFICATIONS				

    	BATH WALL MIXER	TOWEL RAIL	TOILET ROLL HOLDER	BASIN MIXER	SHOWER
• BATHROOM • BLACK	• BATH • BLACK	• ENSUITE • BATH • BLACK	• ENSUITE • BLACK	• TWIN SHOWER • BLACK	

FLOOR TILES		BATH FEATURE WALL	BATHROOM JOINERY	JOINERY HANDLES	BATHROOM BENCHTOPS
	600X600	75X300	CABINETS	BLACK	20MM ENGINEERED STONE
	MATT PORCELAIN STACKBOND SKIRTER TO WC	WHITE GLOSS FLOOR TO CEILING VERTICAL STACKBOND			
	BATH WALLS 600X600 MATT PORCELAIN FLOOR TO CEILING STACK BOND		CALM OAK CHALK FINISH VERTICAL VEIN		WHITE
					
ROSTREVOR BATHROOM SPECIFICATIONS					



VANITY BASIN

- ENSUITE
- BATH
- INSET



TOILET

- ENSUITE
- BATH

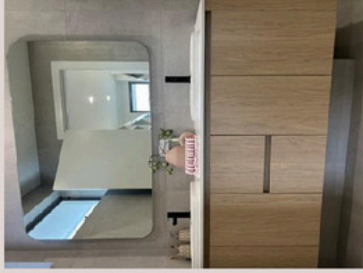


BATH

- 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

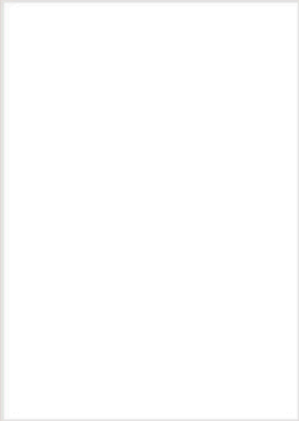
WALK IN ROBE

- 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.



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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Toorak Gardens
P 8431 8181
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