



Prospect Corner

Manuka

It's rare to find a place where it all comes together so beautifully. At Prospect Corner, this balance of convenience, connection, and character is yours to call home.

Manuka

Graceful and flexible, the Manuka home is designed to evolve with you. A third bedroom doubles as a home office, while light-filled living flows to a sheltered balcony for effortless entertaining. With refined finishes and sustainable features, Manuka supports wellbeing and adapts beautifully through every stage of life.

Artist impression is indicative only and does not depict the specific product shown in this brochure.

Introducing the Manuka

This three-bedroom, 2.5-bathroom townhouse offers versatility and style. Featuring a flexible floorplan, generous living areas, and premium inclusions, Manuka is the ideal choice for those seeking a home that grows with their lifestyle.

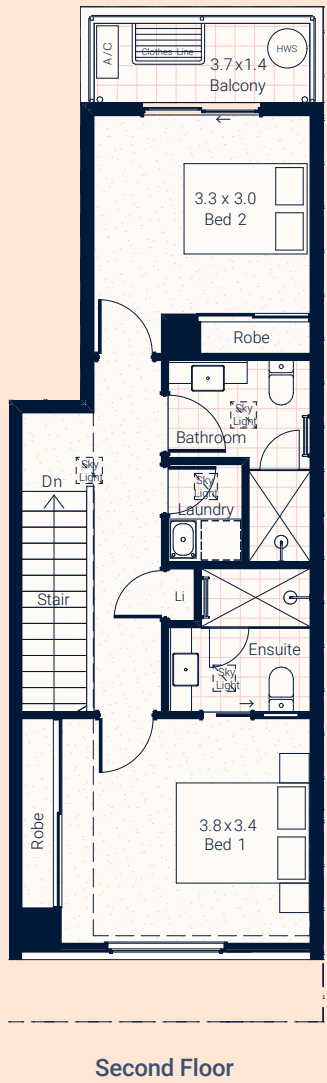
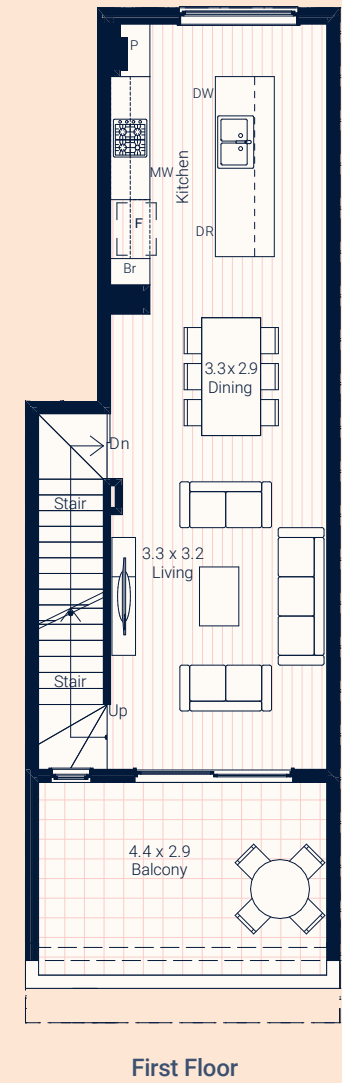
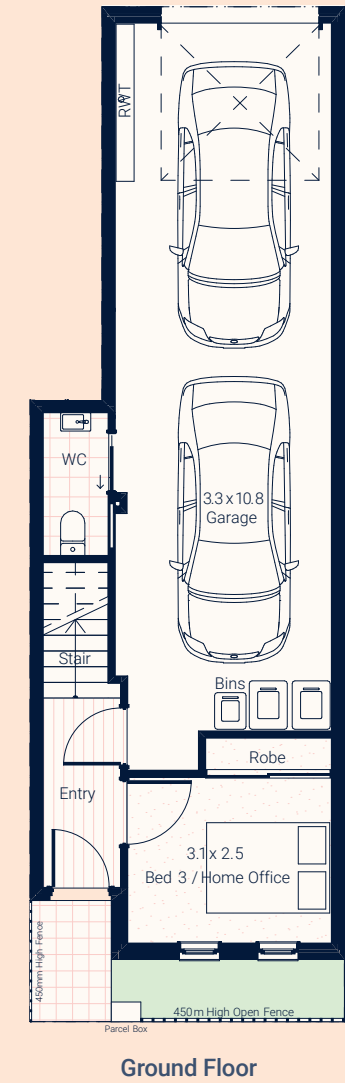
Our favourite features:

- Three bedrooms with built-in robes
- Flexible third bedroom or home office
- Open-plan living, dining and kitchen with undercover balcony
- Secure, 2-car garage with direct entry
- Energy-efficient kitchen appliances
- Stone benchtops throughout
- High quality floor coverings
- Ducted air conditioning
- Landscaping, fencing, rainwater tank
- Choice of colour schemes and upgrades

Dimensions (m²)	Lots 101, 102, 109	Lots 105, 106
Lot size	68	68
Ground floor living	21.62	21.62
First floor living	50.18	50.18
Second floor living	57.28	57.60
Garage	40.33	40.33
Porch	1.12	1.12
First floor balcony (front)	15.10	15.10
First floor balcony (rear)	5.40	5.40
Total area (approx.)	191.03	191.35

Floor plan

3 2.5 2



Floorplan shows Lot 102.



Artist impression

Fixtures and fittings

Internal

Skirting and architraves	Painted MDF skirtings and architraves
Insulation	To meet 7 star equivalent rating
Paint	Internal paint two coat system
Air-conditioning	Ducted reverse-cycle air-conditioning in living areas and bedrooms
Hot water system	Energy efficient electrical heat pump

Kitchen

Sink	1.5L bowl overmount sink
Tapware	Mixer tap in chrome
Cooktop	Westinghouse 60cm induction cooktop
Oven	Westinghouse 60cm stainless steel electric oven
Rangehood	Westinghouse 60cm stainless steel slide out rangehood
Dishwasher	Bosch 60cm Series 4 stainless steel dishwasher
Lower cabinets and full height cupboards	Multipurpose compact laminate
Overhead cupboards	Choice of colour from builder's range
Benchtop	Stone benchtops
Splashback	White subway tiles laid vertical

Laundry

Benchtop	Stone benchtops
Sink	45L stainless steel single trough
Tapware	Mixer tap in chrome
Floor and skirting	Matte tiles laid horizontal
Splashback	White satin tiles laid vertical

Floor coverings

Wet areas	Matt tiles
Living area	Timber laminate floorboards
Bedrooms	Carpet
Staircase	Carpet

Windows and doors

Locks	To all windows and external doors
Glazing	To meet 7 star equivalent rating
Blinds	Roller blinds included

Bathroom and ensuite

Vanity cabinets	Multipurpose compact laminate
Benchtop	Stone benchtops
Basin	Semi recessed wall basin
Tapware	Mixer tap in chrome
Shower	Twin rail shower with top rail water inlet in chrome
Shower screen	Semi-frameless shower screen with clear glass
Toilet suite	Wall faced toilet
Bath	Back to wall freestanding bath
Floor grate	Square grate in chrome
Wall tiles	Matt or satin tiles laid horizontal
Accessories	Straight toilet roll holder in chrome, single towel rail in chrome, robe hook in chrome

Electrical

Outlets	Double GPOs throughout. Outside double power point
Lighting	LED downlight lighting throughout
Exhaust fan	Exhaust fan to bathroom, ensuite and WC
Smoke detector	Hardwired interconnected smoke detectors
TV points	To main living area and bedrooms
Solar	Solar ready – solar upgrade option available
Data	Data cabling and wall points as per standard NBN requirements
Battery	Battery upgrade option available
EV charger	EV charger upgrade option available

External

Rainwater tank	Included
Landscaping	All non-paved areas to feature topsoil and mulch with plantings
Fencing	Good neighbour fencing where required on boundaries. Slat fencing to bin enclosures
Clothesline	Wall mounted fold down clothesline

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