



Prospect Corner

Waratah 61

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.



Artist impression

Waratah

Bold and elegant, the Waratah combines generous proportions with sophisticated detail. A dedicated study enhances functionality, opening onto a beautifully appointed courtyard and lawn that offer a private retreat or an inviting space to entertain. The open-plan kitchen, dining and living area flows seamlessly onto a balcony, creating an elevated space for relaxed everyday living. Featuring sustainable elements and premium finishes, this home is as distinctive and enduring as its namesake.

Introducing the Waratah

Spanning three levels, the Waratah immediately impresses with its thoughtful design and beautifully integrated ground-floor spaces that connect seamlessly to a generous courtyard, creating a private haven for outdoor living.

The heart of the home is the open-plan kitchen, dining and living area on the middle level, flowing onto a sunlit balcony that's perfect for morning coffee or evening drinks.

Upstairs, three spacious bedrooms and refined finishes create a sanctuary of comfort and style. With sustainable features and premium inclusions throughout, the Waratah is a statement of sophistication and enduring beauty.

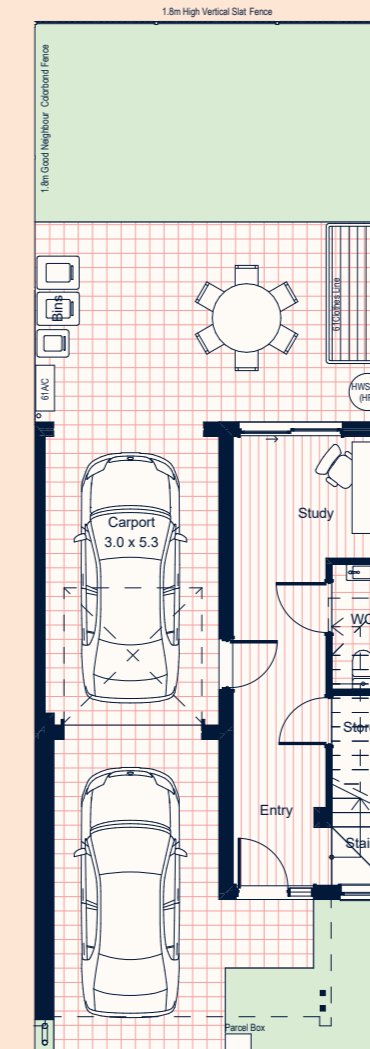
Our favourite features:

- Three levels of thoughtfully designed space for living, working, and relaxing
- A private study on the ground floor offers the perfect work-from-home solution
- A generous courtyard and lawn area for outdoor entertaining
- A sunlit balcony for quiet moments and views
- Open-plan kitchen, dining, and living for seamless flow
- Bedroom 1 features walk-in robe and ensuite
- Two additional bedrooms, both with built-in robes
- Single carport and space for second car in driveway
- Choice of two colour schemes, selections and upgrades available

| Dimensions (m ²) | Lot 61 |
|------------------------------|---------------|
| Lot size | 115 |
| Ground floor living | 26.39 |
| First floor living | 53.44 |
| Second floor living | 64.63 |
| Carport | 17.98 |
| Porch | 18.03 |
| First floor balcony (front) | 10.50 |
| Total area (approx.) | 190.97 |

Floor plan

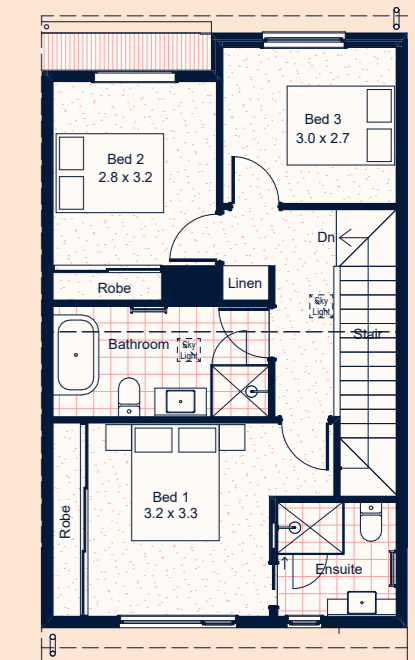
3 2.5 2



Ground Floor



First Floor



Second Floor

Floorplan shows Lot 61.



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 |
| 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, turf and mulch with plantings (refer plans) |
| Fencing | Fencing to boundaries including good neighbour fencing to side boundaries. Vertical slat fence to rear boundary |
| Clothesline | Included |

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