



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.

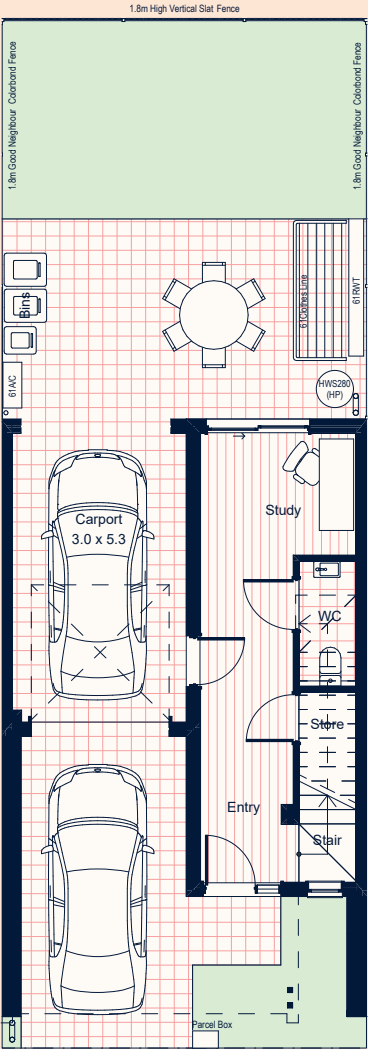
Our favourite features:

- 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

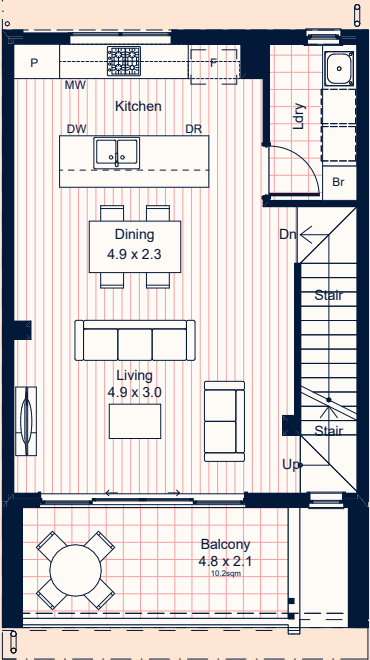
Dimensions (m²)	Lot 61
Lot size	115
Ground floor living	26.39
First floor living	53.44
Second floor living	64.63
Carport	17.98
Porch	18.03
First floor balcony (front)	10.50
Total area (approx.)	190.97

Floor plan

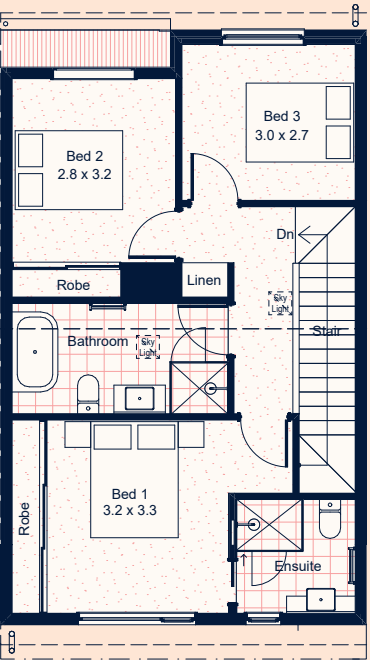
3 2.5 2



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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