

# Mandorla Estate

## Stage 1 Release A

Connected in every sense.

With a diverse range of lots and a network of tranquil green spaces, Mandorla Estate offers a modern, vibrant community, connected to nature and nearby amenities – it’s a place you’ll love.

- Release A
- Future Release
- Easement/Transformer

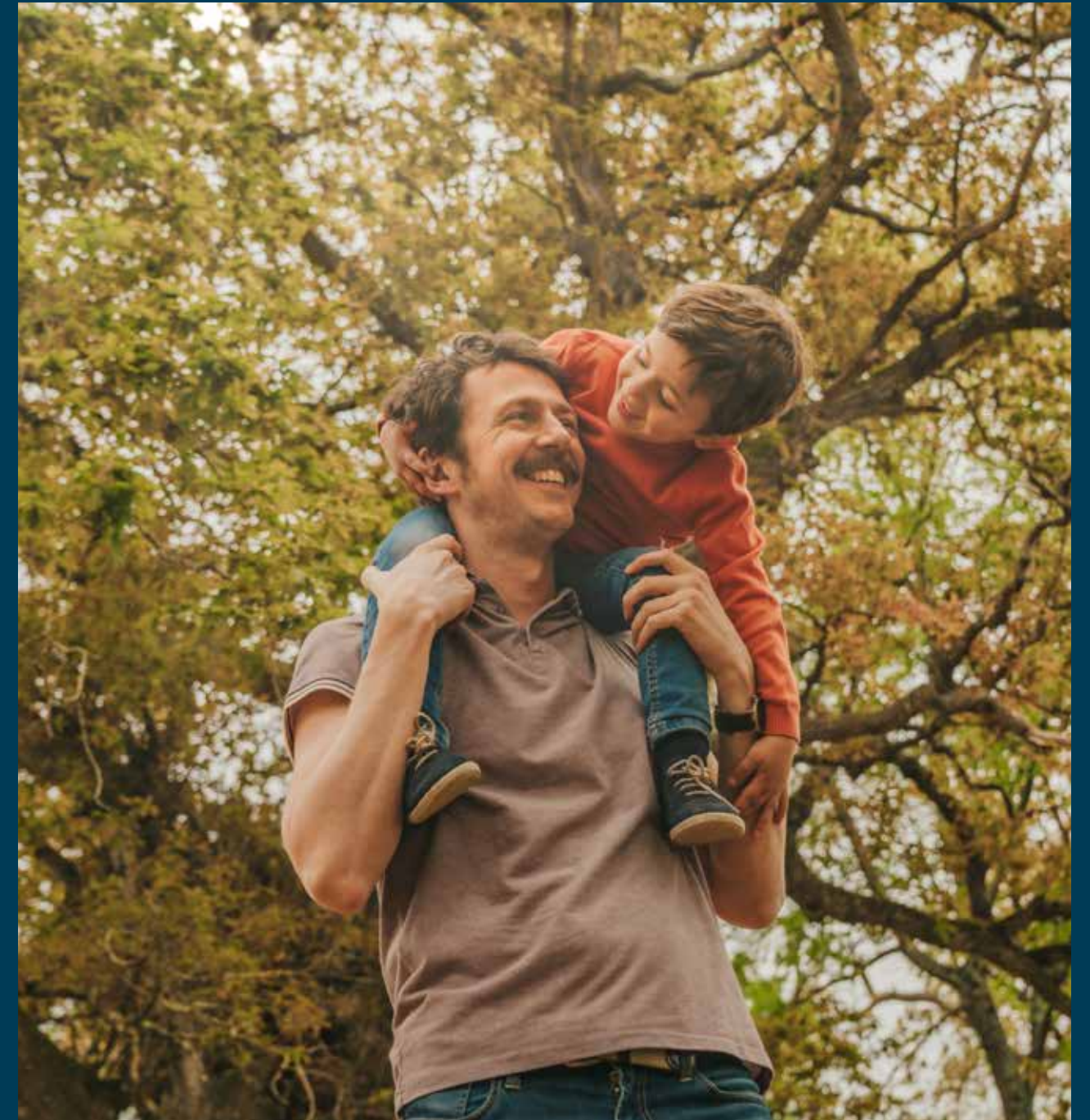




# Mandorla Estate

Connected in every sense.





Find a place to live.  
A place where things happen.  
Great things. Fun things.  
Beautiful things you can see,  
hear and feel. Things that move you.  
Things that become a part of you.  
Find a place for the things you love.



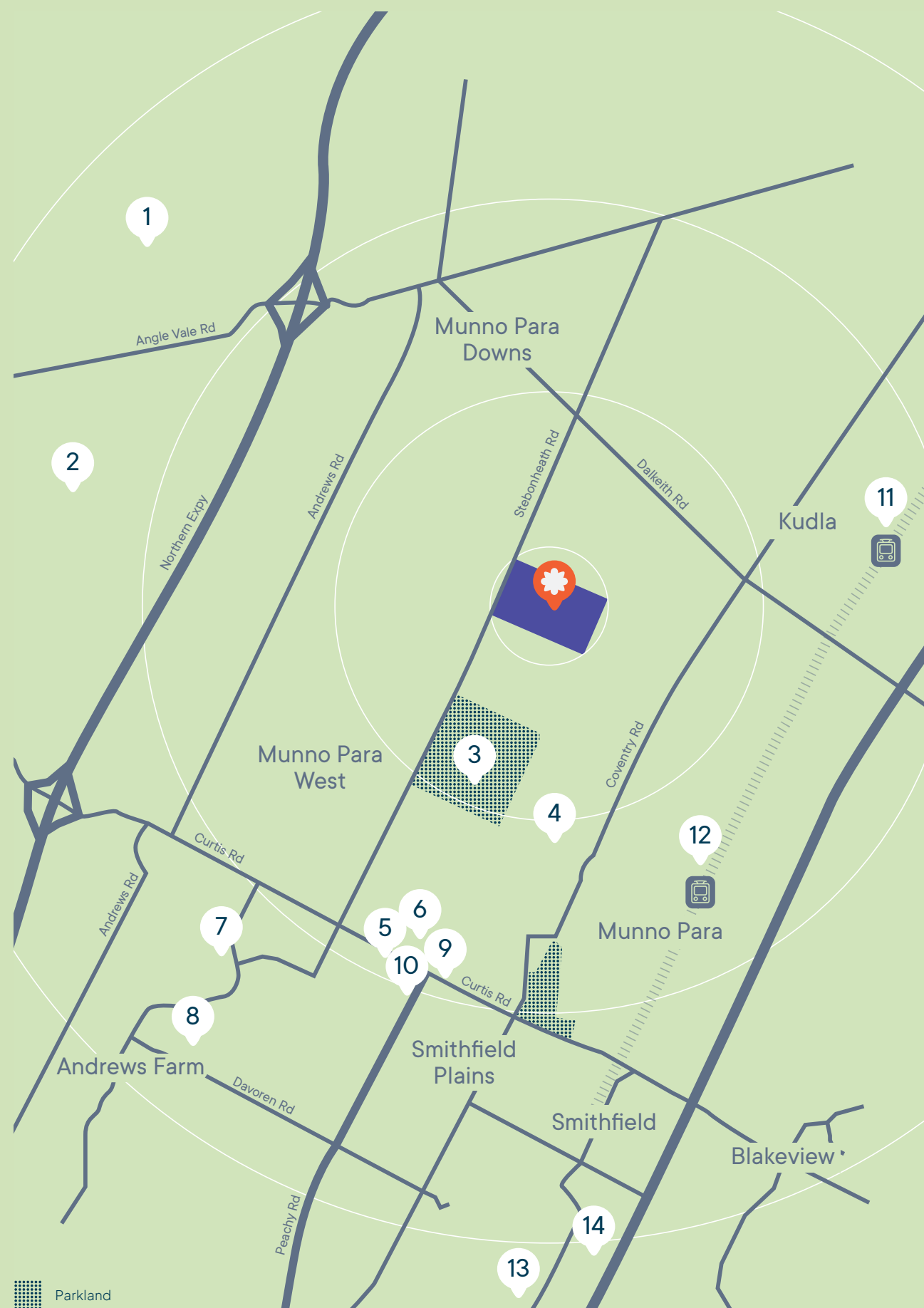




Family and friends. Dreams and passions. Find a place that connects you with the life you want to live, with things you need. With nature and people. Find a place that's good for you. Good for your heart, your mind, your soul. Find a place where you're connected in every sense.







## A Place That's Close

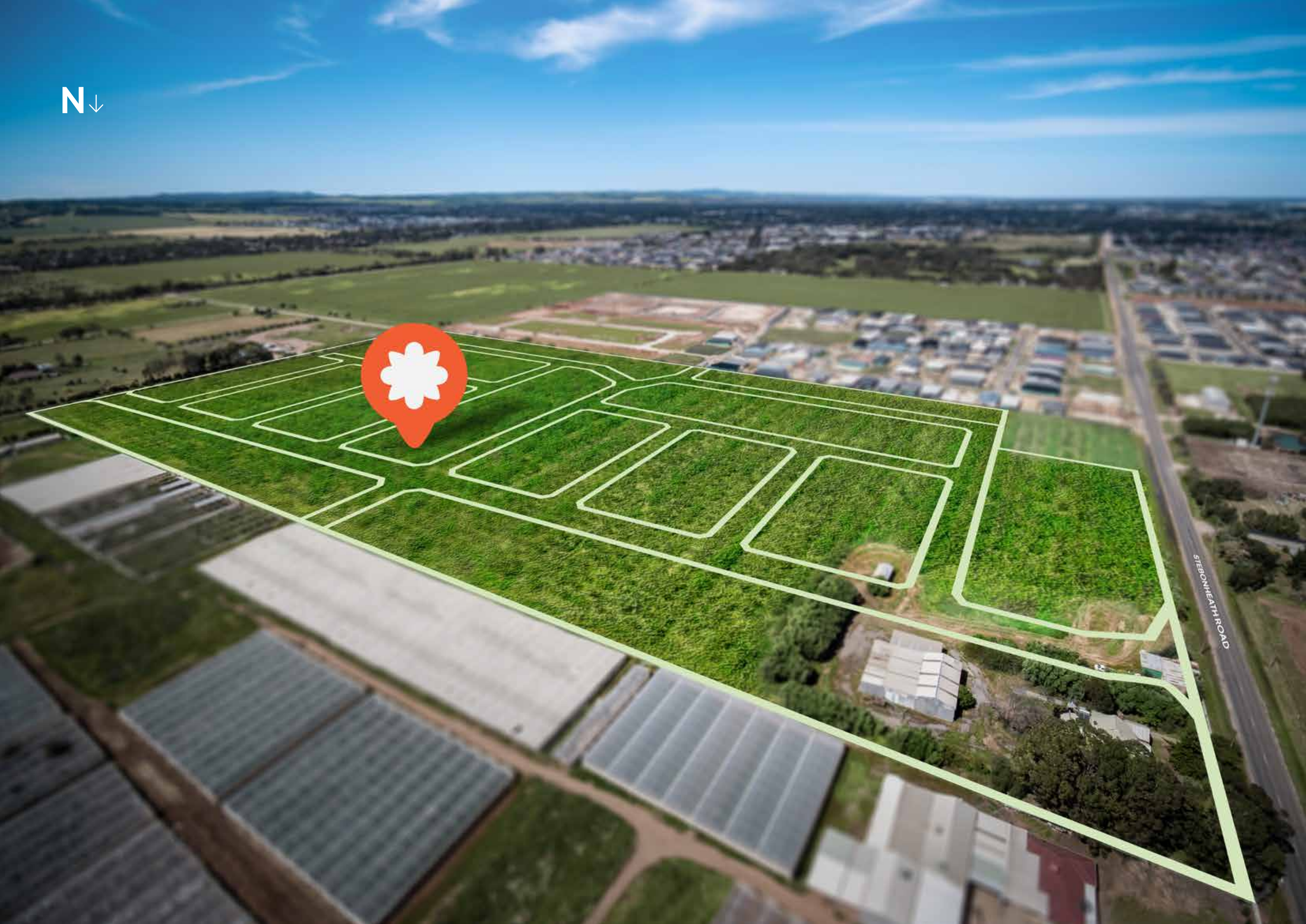
Wherever you choose to live, you want to feel connected to people, nature and community. Nestled within the thriving suburb of Munno Para, Mandorla Estate puts you in easy reach of everything you need. A stone's throw from the Northern Expressway, you're just 38 minutes from the Adelaide CBD. And in the other direction, a short drive to the beautiful Barossa Valley for weekend winery visits with neighbours and friends.

This is a place where young families can grow together in a safe, friendly environment with play parks, wetland walks, obstacle courses and BBQ areas. There are public and private primary and secondary schools to choose from including St Columba College and John Hartley School. And nearby, the bustling town centre is brimming with shops, cafes and restaurants new and old.

-  Mandorla Estate
- 1. Riverbanks College B-12
- 2. Angle Vale Community Sports Centre
- 3. Playford Lakes Golf Club
- 4. Mark Oliphant College
- 5. McDonald's
- 6. Woolworths Playford
- 7. Andrews Farm Takeaway
- 8. St Columba College
- 9. OTR Munno Parra West
- 10. Hungry Jacks
- 11. Kudia Train Station
- 12. Munno Para Train Station
- 13. Harvey Norman
- 14. Munno Para Shopping City



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# A Place that Puts People First

Offering over 300 allotments over three stages, the Mandorla Estate Masterplan boasts a range of block sizes and shapes set among quiet, tree-lined streets.

Disclaimer: While all care has been taken in the preparation of the information contained within this document, no responsibility is accepted for inadvertent errors or omissions. All features on maps and diagrams are for illustrative purposes and are subject to services and approvals by the relevant authorities.





## A Place You'll Love

The land within Mandorla Estate allows for a diverse range of potential home designs. With a network of tranquil green spaces, Mandorla Estate offers a modern, vibrant community, connected to nature and nearby amenities.







# A Place You Can Invest In

One of Australia’s most liveable and affordable cities

## Greater Adelaide Region

Median house price  
**\$777,500**

Median rent  
**\$460**

Median rental yield  
**3.41%**

Vacancy rate  
**0.3%**

Source: (Real Estate Investar Australia Pty Ltd, 2022) & (Investorkit, 2022)



# Mandorla Estate

8258 4222 | RLA 2140

[sales@propertypeople.com.au](mailto:sales@propertypeople.com.au)

CENTURY 21 SPECIAL PROJECTS (SA)

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# SOUTH AUSTRALIA

## Freedom Turnkey Inclusions

### Site Works

- Fixed Site Costs
- Class 'H1' concrete slab

### Termite

- Part A Termite Treatment to slab penetrations
- Part B Termite Treatment to slab perimeter

### Connections

- Connection of services (water, gas, electricity, sewer, telephone conduit & stormwater) based on up to 375m2 block with less than 300mm fall & 5.5m setback to garage
- Electricity and telephone consumer account opening fees by Owner
- 2 No. external taps
- Recycled Water Connection to 2 No. Toilets and 2 No. External garden taps OR if no recycled water available 1000Litre water tank with pump connected to 1No. toilet

### Structural

- 5 year structural guarantee

### Insulation

- R3.5 Glasswool batts to ceiling of roof space only (excludes garage)
- R2.0 Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house.

### Hot Water Service

- Instantaneous Hot Water System

### Ceiling

- 2570mm (overall plates) ceiling height

### Roofing

- Coloured Metal roof sheeting
- Coloured Metal fascia & gutter

### Garage

- Metal sectional panel lift garage door with remote control unit including 3 No. handsets and cradle
- Weatherproof hinged flush panel access door

### Cooling

- Min 5kw Reverse Cycle Split System unit to Lounge room
- 2.5kw Reverse Cycle Split System unit to Bed 1
- Ceiling Fan/Lights to remaining Bedrooms

### Electrical

- Double power points and batten light points as per working drawings
- Safety switches (earth leakage detector)
- Smoke detectors
- Telephone point to Kitchen
- 1 No. TV antenna including 2 No. TV points
- 1 No. external light point outside laundry
- Light fittings as nominated on electrical plan

### Ceramic Tiling

- Builder's Standard Range Wall tiles, Floor Tiles and Skirting Tiles to Bathroom, Ensuite and Laundry as per working drawings

### Floor Covering

- Builder's Standard Range Timber Look Laminate to Kitchen, Meals and Hallway, Ceramic Tiles to Alfresco with carpet from Builder's Range to the balance of dwelling as nominated on drawings

### Fixing

- 67mm MDF square dressed architraves & 67mm MDF square dressed skirtings
- Flush panel doors
- Lever passage sets and pull handles
- Vinyl sliding doors to wardrobes (as per working drawings)

### Windows & External Doors

- Sliding aluminium windows including window locks
- Entry door facade specific refer drawings
- Lever handle set, single cylinder deadlock & key in knob entry set to garage access door.
- Aluminium Venetian blinds to front elevation windows and Rod Roller blinds to all other windows and sliding doors
- Fly screens to opening windows and fly doors to sliding doors as nominated on drawings

### Paint - 2 Coat Application

- Low sheen acrylic to external timber work
- Low sheen acrylic to internal walls
- Flat acrylic to ceilings (white optional)
- Satin finish to internal woodwork
- Satin finish to front entry and internal doors

Note: Walls, woodwork and ceiling to be one colour throughout (White ceilings optional)

### Bathroom & Ensuite

- Fully lined laminated base cabinet with laminate bench (post formed or square edge benchtops) as per working drawings
- Vitreous china above counter hand basins (white)
- Acrylic designer bath (white) set in a tiled podium
- Dual flush vitreous china close coupled toilet suite (white) including skirted pan & enclosed trap
- Polished edge mirrors - above vanity benchtop
- Laminated glass pivot doors & metal frame to Showers, with tiled base
- Chrome Pin lever mixer tapware Square Style
- Chrome shower rose and wall bath outlet
- Exhaust fans to Bathroom & Ensuite
- Towel rails & toilet roll holder to Bathroom or WC and Ensuite

### Cupboards

- Robes with melamine shelf and hanging rail
- Melamine Shelves to Linen and Pantry cupboards

### Kitchen

- 600mm Stainless Steel Appliances including: Electric underbench oven, Gas cooktop & Canopy Rangehood
- Fully lined laminated base cupboards with 20mm Stone benchtops as per working drawings
- 1.5 Bowl Stainless Steel sink with waste basket and Chrome Mixer tap
- Dishwasher with single power point & plumbing connection
- Overhead cupboards to kitchen wall and fridge space as per drawings

### Laundry

- Feature 45lt trough and cabinet (white) with tapware
- Washing machine taps located within cabinet

### External

- Clothesline to location nominated on drawings
- Feature Letterbox
- Plain concrete paving to driveway including crossover and path to perimeter of house based on 5.5m setback to Garage
- 1800mm high wing fence to both sides of the dwelling including 1No. 900mm wide gate as per drawings
- Perimeter fence as per developers guidelines included

### Landscaping

- Landscaping for blocks up to 375m2 including Turf, Mulched or Stone Garden beds, plants

Client 1 Signature:.....

Client 2 Signature:.....



