



# The Golden Bay

FROM \$835,946



4



2



2



400m<sup>2</sup>



12.5m

- Ducted reverse cycle air-conditioning — Year-round climate control for ultimate comfort
- 6kW solar power system — Slash energy bills and future-proof your home
- 31c high ceilings to Living, Dining & Kitchen — Feel the light, space, and freedom
- LED lighting throughout — Stylish, efficient and built to last
- Premium flooring package — Move in with quality under every step
- Blinds included — Privacy and practicality, ready from day one
- Security system — Your family's safety, built in
- Exceptional craftsmanship & unbeatable value — Built by WA's most trusted builders
- Selected by your independent Building Broker — We compare, you win
- Guaranteed 12-month build timeframe — Fast, reliable, stress-free
- Step-by-step guidance — From sketch to keys, we've got you covered

New Homes Consultant

**Stephan Jaeger 0400 251 770**



\* Terms and conditions apply. See builder website and specific package for full terms and conditions. Price correct at time of publication and is subject to change. Images and landscaping are for illustrative purposes. House and land sold separately. York Property Group is not the builder of the home. The home is advertised by agreement between York Property Group and the builder, Building Brokers WA. Advertised price does not include transfer duty, settlement costs and other settlement of the land fees. Provisional sum for site works included in price.

**ARBOUR**  
MARGARET RIVER

**BUILDING BROKERS WA**  
*Confidence in your builder*

MASTERPLANNED COMMUNITY  
WITH RESIDENTS CLUBHOUSE

# ARBOUR

MARGARET RIVER

Includes  
Residents  
Clubhouse  
with 25m Heated Pool,  
Fully-equipped Gym,  
Tennis Courts  
& More

Just five minutes from Margaret River town centre, Arbour is a masterplanned land estate offering residential green title lots and an Over 55's community. Enriched with resort-style facilities, it promises an active community lifestyle in a setting that celebrates the beauty of the South West.

Crafted by  
YOLK  
PROPERTY  
GROUP

Take a look at  
your multi-million  
dollar backyard

\$15m



Residents clubhouse with  
resort-like facilities

Includes cafe, fully-equipped  
gym, 25m heated pool, kids  
splash zone, tennis/multi courts,  
multipurpose hall, mother's  
room and so much more.

\$2m+



Shared  
playing fields

District oval shared playing  
field for AFL, soccer, or leisure  
activities like kite flying.

3x



Green  
space

Almost 3 times more green  
space than standard land  
developments.

2-4km



4km Walking &  
2km MTB trails

Designed by Magic Dirt, walk or  
ride custom-built trails weaving  
through established and newly  
planted marri and karri trees.

\$1.5m



Adventure  
playground

Landmark feature adventure  
playground to keep the kids  
outdoors and active.

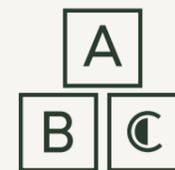
K-6



Future public  
primary school

Walking distance to the estate's  
future primary school offering  
education from Kindy through  
to Year 6.

+60



Childcare

Convenient childcare  
integrated into the community  
hub with provision for up to 60  
children.

1st



Integrated Over  
55's Community

An Australian 1st provides an  
opportunity for grandparents  
to be closely involved in  
grandkids' lives.

7,500+



Boranup  
Tree Seedlings

Planting out of 7,500+ trees in  
Stage 1 alone. Tree-lined parks  
and avenues featuring karri  
seeds sourced from the  
Boranup area before it was  
declared a National Park.

**\$1.5m Landmark  
Adventure Playground  
at Arbour Margaret River**



SALES AGENT  
Katherine &  
Ryan Severn  
0438 904 494

Realtime Realty

Crafted by  YOLK  
PROPERTY  
GROUP

Register your interest today, visit [arbourmargaretriver.com.au](http://arbourmargaretriver.com.au)

**ARBOUR**  
MARGARET RIVER