



Margs + Studio

FROM \$1,137,460



3 + 1



2 + 1



2



600m²



20m

- 900mm kitchen cooking package, including electric oven, 5-burner gas cooktop and canopy rangehood.
- Stainless steel dishwasher and 20mm engineered stone kitchen benchtops.
- Soft-closing cabinetry, designer handles and walk-in pantry shelving.
- 31c high ceilings to the entry, family and dining areas, with 28c ceilings elsewhere.
- Fully ducted reverse-cycle air conditioning.
- 600 x 600mm floor tiling or vinyl planking to key living areas, with selected carpet to bedrooms, study and theatre.
- Face-brick construction, coloured steel roofing, rendered features and designer entrance-door options.
- PV solar package, standard security package, aluminium windows, sliding doors and flyscreens.
- Comprehensive ensuite, bathroom and laundry inclusions, including shower screens, acrylic bath, wall tiling and soft-closing toilets.
- Engineered slab, footings, termite treatments, insulation, surveys, engineering, permits, energy assessment and construction cleaning.

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. Yolk Property Group is not the builder of the home. The home is advertised by agreement between Yolk 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
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.

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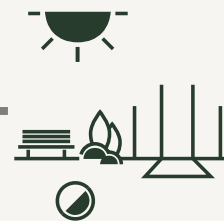
Take a look at
your multi-million
dollar backyard

\$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



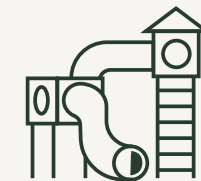
Green space
Almost 3 times more green space than standard land developments.

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



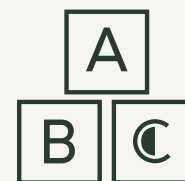
Adventure playground
Landmark feature adventure playground to keep the kids outdoors and active.

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



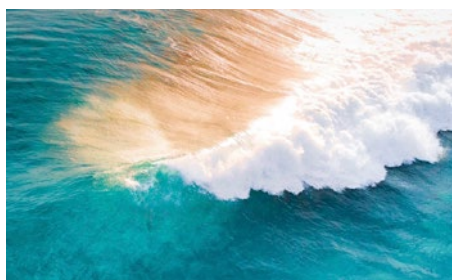
Integrated Over 55's Community
An Australian 1st provides an opportunity for grandparents to be closely involved in grandkids' lives.

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 &
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Realtime Realty

Crafted by  **YOLK
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Register your interest today, visit arbourmargaretriver.com.au

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