



The Madora Bay

FROM \$905,000



4



2



2



480m²



15m

- 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. 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 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
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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



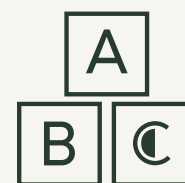
Adventure playground
Landmark feature adventure playground to keep the kids outdoors and active.

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 &
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Realtime Realty

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Register your interest today, visit arbourmargaretriver.com.au

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