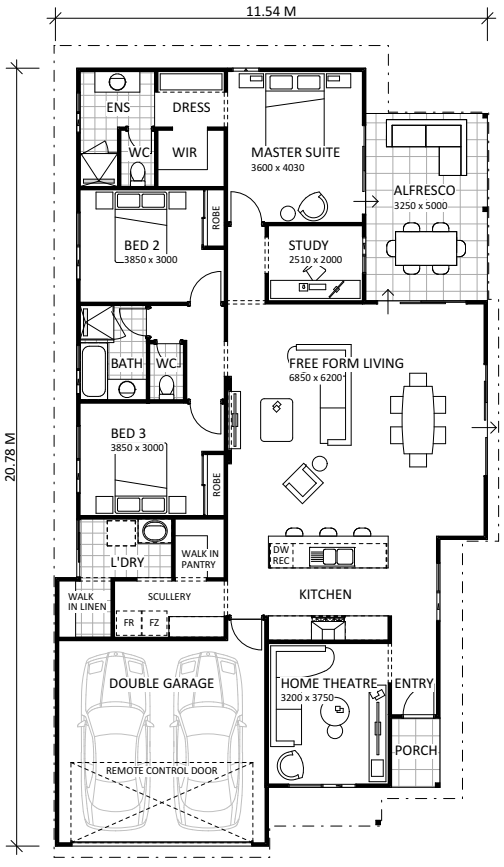


Yalyalup Retreat

FROM $925,836

3	2	2	540m²	18m

- Three bedrooms
- Two bathrooms
- Double garage
- Open-plan kitchen, living and dining
- Separate home theatre
- Dedicated study
- Scullery and walk-in pantry
- Outdoor alfresco
- 900mm Westinghouse oven and hotplate
- Vitrum benchtops to the kitchen, ensuite and bathroom
- Soft-close cabinetry doors and drawers
- Hobless showers with semi-frameless pivot doors
- Quality Vito Bertoni tapware
- Back-to-wall toilet suites
- 6.5kw Solar power system



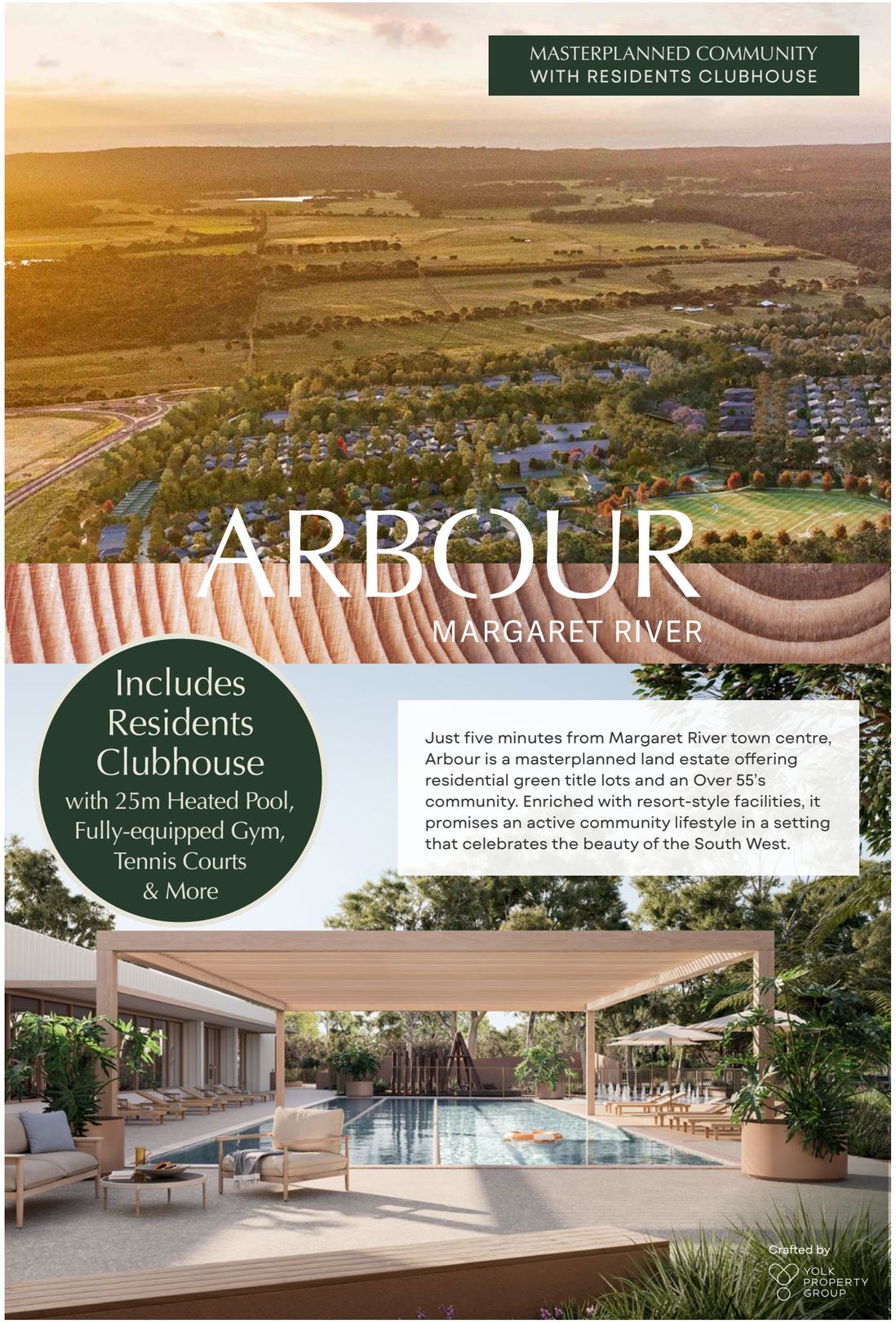
FLOOR PLAN
1:100

New Homes Consultant
Taya Craven 0461 359 534

* 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, WA Country Builders. 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

COUNTRY WA BUILDERS





$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.

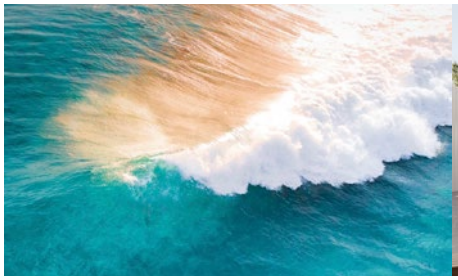
7,500+

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**

ARBOUR
MARGARET RIVER