



# Affinity

FROM \$1,035,000



4



2



2



720m<sup>2</sup>



18m

- Choice of feature facades
- Daikin ducted reverse cycle air-conditioning with MyAir smart system controller
- Double bowl undermount sink
- High 31c ceilings to kitchen, living and dining
- COLORBOND® steel roof, garage door, fascia, downpipes and gutters in designer colours
- 900mm stainless steel kitchen appliances (as per plan)
- Stone benchtops to kitchen, bathroom, ensuite & laundry
- Choice of premium mixers to kitchen, bathrooms and laundry
- LED lighting throughout
- Jason Windows sliding doors and windows
- Low E glazing throughout (excludes wet areas)
- Soft close cupboards and drawers
- A kitchen locally designed and built by The Maker Designer Kitchens
- Built by qualified and experienced tradespeople
- Access to all the design choices and inspiration of our showroom, Home Collective
- 12-month service warranty and 25-year structural guarantee!
- Access to Home Assist's professional after-care service and home maintenance

New Homes Consultant

**Samantha Coghlan 0418 245 099**



\* 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, Dale Alcock Homes. 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





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

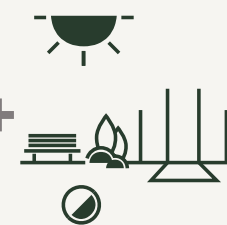
\$15m



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.

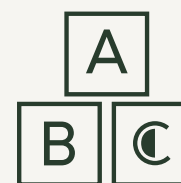
K-6



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+

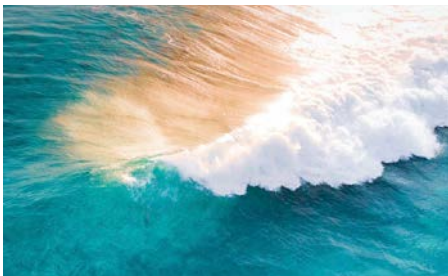


Boranup  
Tree Seedlings

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](https://arbourmargaretriver.com.au)

**ARBOUR**  
MARGARET RIVER