



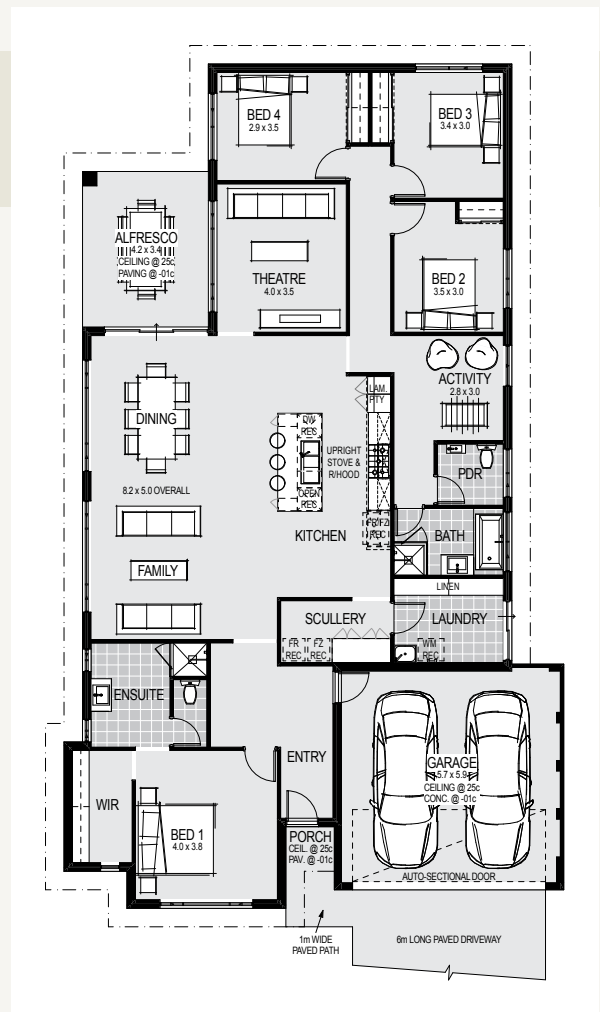
# The Denver

FROM \$877,990



- Siteworks Allowance
- 7 star Energy Allowance
- Internal Wall Painting
- Reverse Cycle Ducted Air Conditioning
- Hybrid Laminate flooring to living areas & Carpets to all Bedrooms & Theatre
- Roller blinds to all windows and sliding doors
- Choice of 5 feature front elevations
- 31c high ceilings to Kitchen, Family & Dining areas
- 28c high ceiling to Garage & Alfresco
- Stone benchtops throughout
- Upgraded Designer Kitchen with freestanding oven, overhead cupboards, pot drawers and entertainers 1200mm island bench
- 1.6m wide scullery cabinets (where shown)
- 1m wide Laundry cabinetry
- Mirrored sliders to all robe recesses
- Fully customisable plans and elevations

New Homes Consultant  
**Clive Weeden 0402 049 559**



\* 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, Home Group WA, BRN 12773. Advertised price does not include transfer duty, settlement costs and other settlement of the land fees. Provisional sum for site works included in price.



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.



Take a look at  
your multi-million  
dollar backyard



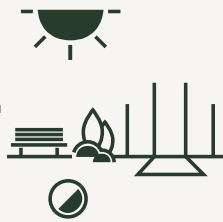
**\$15m**



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.

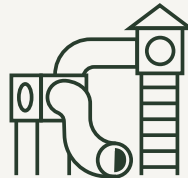
**2-4km**



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.

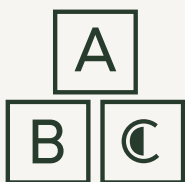
**K-6**



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

**ARBOUR**  
MARGARET RIVER