



The Koombana

FROM \$849,900



3



2



2

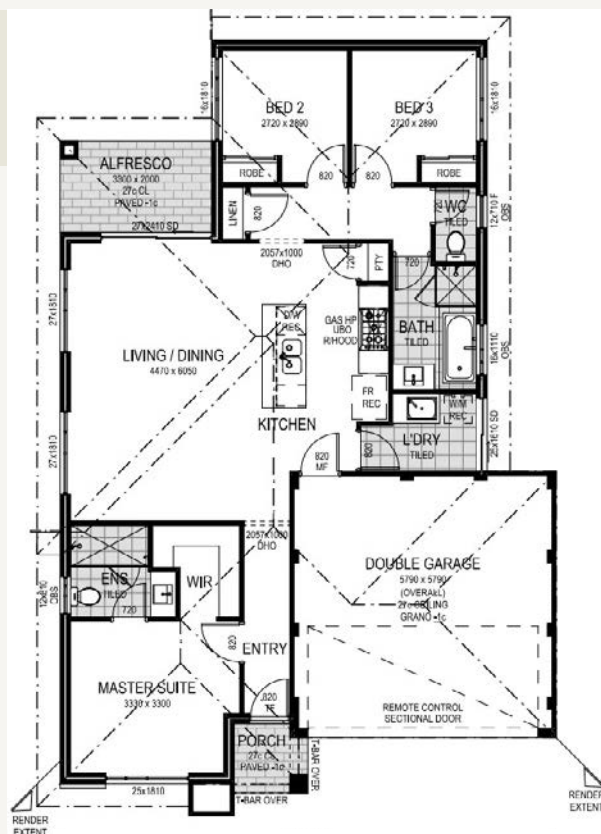


480m²



15m

- 30c Ceilings to Living, Kitchen & Living with 27c Garage & Alfresco ceilings
- Vinyl Plank flooring in main living areas & carpets in bedrooms
- Ducted AC with zones
- Internal Wall Paint
- Choice of 3 designer elevations
- Stone benchtops throughout
- 7 Star Energy Rating
- LED Lights & additional power points throughout
- Mirrored Robes throughout
- 9 month Build Time Guarantee



New Homes Consultant

Lauren Willow 0412 415 333

* 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, SW1. 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

SW1
Homes

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

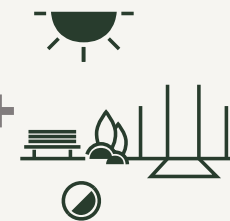
\$15m



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.

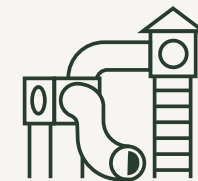
2-4km



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.

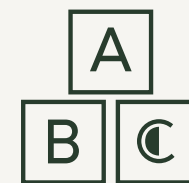
K-6



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.

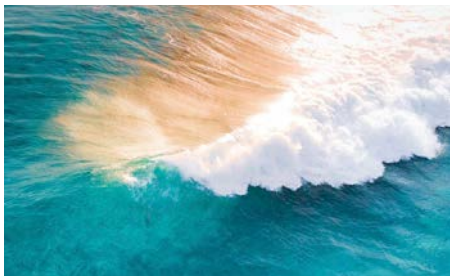
7,500+



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

ARBOUR
MARGARET RIVER