



# The Leeuwin

FROM \$1,231,000



4



2



2



702m<sup>2</sup>



18m

- Midland Brick double clay brick construction
- Bristle Roofing clay roof tiles or BlueScope Colorbond® steel roof
- 31c high ceilings to ground floor (as applicable) and 28c high ceilings upstairs
- 100mm concrete slab to ground floor with an engineered concrete floor slab to upper
- Contemporary stone bench tops to kitchen, ensuite and bathroom
- Gourmet kitchen with extra-wide stainless steel cooking appliances, overhead cupboards and feature breakfast bar
- A double lock-up garage and an airy all-weather alfresco area under the main roof
- Backed by our Shelford Build with Confidence Guarantee and our rock-solid Shelford Lifetime Warranty

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, Shelford Quality 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.

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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



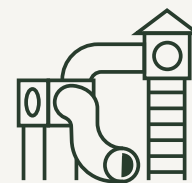
Green space  
Almost 3 times more green space than standard land developments.

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



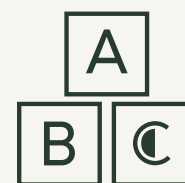
Adventure playground  
Landmark feature adventure playground to keep the kids outdoors and active.

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.

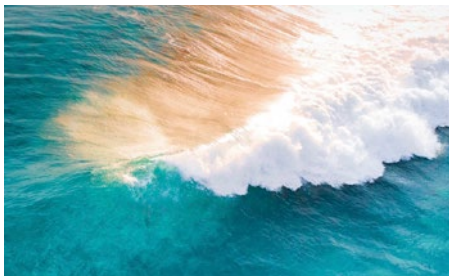
7,500+



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**

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

**ARBOUR**  
MARGARET RIVER