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Welcome

Hamelin Grove KARRIDALE

Thank you for your interest in Hamelin Grove @ Karridale

STAGE 4 is released and is ready for contracts "off-the-plan".

We strive to make the process of buying and selling property as simple and as straight-forward as possible.

We have designed this e-book to provide all the information you should need in order to make a decision, including a copy of the Annexures that will form part of the contract. However we recognise you may still have further questions and so we are here to answer those as well, so don't hesitate to get in contact!

I look forward to being of assistance in your search for a new property.

Sincerely,

Margaret River Real Estate First National

Kelly Donaldson

Director

Note: The Price List is updated each Monday.

**Sales
Plan**

**Price
List**

Go further down this page for more information on **Stage 4**

Introduction

Hamelin Grove @ Karridale

Hamelin Grove offers the opportunity to enter the Margaret River property market at some of the most competitive prices seen in the region.

It is a small scale subdivision set amongst picturesque farmland. A fantastic setting surrounded by natural bushland and wildlife only 20 minutes south of Margaret River and just 10 minutes from the Blackwood River and two of WA's finest beaches - beautiful Hamelin Bay and wild Boranup.

The Margaret River region is blessed with a Mediterranean climate and an abundance of attractions such as wineries, olive farms, arts and craft community and crystal clear beaches.

Hamelin Grove is the smart, low cost choice in the Margaret River Wine Region.

...and you can secure your block today on just a \$10,000 deposit.

your rural lifestyle

Be immersed in the beauty of the region with the sparkling Hamelin Bay beaches, majestic Boranup Karri Forest, tranquil Blackwood River, delightful wineries and charming beachside town of Augusta all less than 10 minutes away.

Hamelin Grove is a stunning country environment for you to build your dream home and invest in your family's future. Your block is designed for privacy and peaceful living while retaining a village feel. Starting from 2,081 sqm, your block offers sustainable, self-contained living, with space a plenty for any hobby.

Hamelin Grove represents many of the values that remain important to people but are difficult to find in our complex world. This is your opportunity to buy a lifestyle based on being connected. Imagine the joy of sharing local food, wine and history with friends, neighbours and visitors alike.

Connected to peace, nature, and people, your rural lifestyle awaits.

**The real
South
West
dream
is still
affordable
and it can
be yours
at
Hamelin
Grove**

your favourite lot

Hamelin Grove is a boutique rural development with larger lots ranging from 2,081 sqm to 12,300 sqm. Your lot is designed to be large enough to afford privacy and give your family room to grow and play but not so large that you need to spend every weekend mowing the grass. At Hamelin Grove you can get away from the hustle and bustle and wander amongst the grove of native trees, meet your neighbours in the local park and raise your kids, or grand kids, on good clean country air.

Hamelin Grove is close to good schools and only minutes from the ocean, river, forest and all the delights of the Margaret River Wine Region. It is a stunning country environment for you to build your first home, or your next home, and invest in your future.

STAGE 1A sold out, STAGE 1B sold out, STAGE 2 sold out, STAGE 3 sold out now STAGE 4 is on the market.


your favourite location

Hamelin Grove is located at the junction of Bussell and Brockman Highways, 15 minutes south of Margaret River and just 10 minutes from Hamelin Bay, one of WA's finest family beaches. The region is blessed with a Mediterranean climate and an abundance of attractions.




Set amongst rolling farmlands and built around a large grove of native trees, Hamelin Grove epitomises a relaxed rural lifestyle.

Surrounded by wineries, olive farms, arts and craft community and crystal clear beaches, Hamelin Grove is the smart, low cost choice in the Margaret River Wine Region.

Hamelin Grove @ Karridale



2,081 m²to 12, 300 m²



from
\$325,000

Hamelin Bay - 10 minutes

Boranup - 10 minutes

Blackwood River - 10 minutes

Augusta - 15 minutes

Margaret River - 20 minutes

The Good Info

Hamelin Grove @ Karridale

The photography above shows lots from completed stages and gives an idea of what this stage will look like when complete.

The following is a quick outline of the development and you will find in the sections below links to all the information you will need on this excellent new land release.

A quick history of Hamelin Grove @ Karridale releases:

The first stage (release 1), of 17 lots SOLD OUT in just 8 weeks.

The first stage (release 2), also of 17 lots, have also SOLD OUT.

The second stage (release 3), of 26 lots, have also SOLD OUT.

The third stage (release 4), of 27 lots, now has **SOLD OUT!**

Stage 4 is of off-the-plan lots to be built over summer 2025 is **NOW SELLING!**

Every Stage 4 lot is boundary fenced with rural fencing (post and netting style – see photo of previous stage lots above). Services will be underground power and phone. There will be no water or sewer mains connections and therefore you will be required to put in your own waste treatment unit (septic or ATU dependent on soil test) and rainwater tanks (this is common for the country area where sewer and water are only available in the towns).

Fire Management

The rain water tank will need to be a minimum of 130,000 litres to satisfy fire management requirements - in place to protect the area and your investment (a link to a copy of the [Updated Bushfire Management Plan](#) is here).

Local Development Plan

There will be building guidelines attaching to the property at settlement designed to protect the rural nature of the area while encouraging sustainable design. The form of these protective guidelines can be found in this link. [Stage 4 DRAFT Local Development Plan](#) here.

Please note this is a DRAFT and will be updated and approved by the local Shire prior to settlement of your property. You will receive an approved version once completed.

There are no building timeframes attached so you may hold the property as vacant land for as long as you want before building.

Sales Plan and Price List

The [Sales Plan](#) can be found here, and the [Price List](#) can be found here.

Confirming that the lots in Stage 4 are from 2,081 m2 to 12,300 m2 in a beautiful rural setting at Karridale.

Please come back to me and ask any further questions you wish and if I cannot answer them immediately I will find out the answers for you.

for further information and to arrange an inspection please contact the Exclusive Selling Agents today.

EXCLUSIVE AGENTS - First National Real Estate



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