

Hamelin Grove

KARRIDALE



Sales Information

www.hamelingrove.com.au



**first
national**
REAL ESTATE

Margaret River: Kelly Donaldson
kelly@margaretriverrealestate.com.au
0409 297 773

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Welcome to Hamelin Grove @ Karridale

Welcome

Thank you for your enquiry on land for sale at Hamelin Grove @ Karridale. This e-book will automatically keep you up-to-date on Release 3 of Hamelin Grove @ Karridale so please visit often for the refreshed information.

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

You can also find some more information including photography (of the completed stage 1A) on the web site at www.hamelingrove.com.au.

A quick history of Hamelin Grove releases:

The first stage release of 17 lots SOLD OUT *in just 8 weeks*.

The second stage release, also of 17 lots, have also SOLD OUT.

The third stage release, of 26 lots only has 2 Lots remaining (Lot 235 & Lot 255) for a price of **\$210,000 and \$205,00 respectively**

Development works have been completed and Titles have issued.

Every release 3 lot will be boundary fenced with rural fencing (post and netting style – see photo of a stage 1 lot attached). Services are underground power and phone. There are 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 usually only available in the towns). The rain water tank will need to be a minimum of 130,000 litres to satisfy Shire fire management requirements - in place to protect the area and your investment (a link to a copy of the Release 3 [Fire Management Plan](#) is in this e-book).

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 the link to the [LDP Hamelin Grove including Guidelines](#) in this e-book..

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

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 - First National Real Estate.

Subdivision Plan

To view the current Hamelin Grove @ Karridale Sales Plan visit here [Current Sales Plan](#)

Fire Management Plan

[Fire Management Plan](#)

LDP & Building Guidelines

Hamelin Grove @ Karridale, like every development in Western Australia, is defined by a local development plan. In the case of Hamelin Grove this includes general building and site guidelines to assist owners. The below link includes this information.

[Local Development Plan](#) including General Building and Site Development Guidelines

Other Useful Plans & Info

Plan showing [Deposited Plan](#)

Copy of the Title [Certificate of Title](#)

Notification O910677 NR - [no reticulated sewerage](#)

Notification O910678 NR - [no mains water](#)

Notification O910679 NO - [Bushfire Management Plan](#)

Notification O910680 NO - [Transport Corridor](#)

Kelly Donaldson

Director, Margaret River Real Estate First National
mobile 0409 297 773 or [click here to email me](#)



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| Margaret River



www.hamelingrove.com.au

Introduction to Hamelin Grove

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

It is a boutique 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 \$5,000 deposit.

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.

Margaret River
15 min to a gourmet's paradise with mouth-watering dining, fresh produce, arts galleries and a range of general stores

Alexandra Bridge
10 min to the spectacular Blackwood river for a wide range of outdoor activities. Canoeing, boating, skiing, fishing and camping. Relax aboard a Houseboat and cruise 20 kilometres of unspoilt National Park

Hamelin Bay
10 min to WA's finest family beaches. Safe flat waters and a wide sandy beach for children to play in. Boating, fishing, snorkeling and scuba diving for crayfish

Augusta
10 min to a picturesque town on the mouth of the Blackwood River, one of the most pristine waterways in the world.
Watch Humpback and Southern Right whales play off the coast.
Visit the Cape Leeuwin Lighthouse or just go fishing



Lifestyle & Location

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. Averaging 3,000 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 2,000 sqm to 10,000 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.

First release sold out, second stage now 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.

Exclusive Agents - First National Real Estate

for further information and to arrange inspections please contact the Exclusive Selling Agent today.

Kelly Donaldson

Director

Margaret River Real Estate First National

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