

Buyers' Lot Information Sheet

5 Kulbardi Way, Witchcliffe - \$260,000

Sales Agency:	Village Homes Realty
Sales Representatives:	Michelle Sheridan - 0457 271 128 Office: 08 9757 6688 Email: sales@villagehomesrealty.com.au
Property Address:	5 Kulbardi Way, Witchcliffe WA 6286
Listing Price:	\$260,000
Strata Cluster:	Cluster 2A, Witchcliffe Ecovillage
Title Description:	Lot 6 on Survey Strata Plan 77787, Certificate of Title Volume 2994, Folio 762 together with a share in Common Property as set out on the Survey Strata Plan.
Unit Entitlement:	41/1000
Lot area:	450sqm
Exclusive Use Area:	125sqm
Local Council:	Shire of Augusta Margaret River
Services connected:	Deep sewerage connected by TMC Witchcliffe, licenced wastewater treatment service provider. Connection available to shared solar microgrid and Tesla Powerpack battery, NBN Fibre to the Premises.
Strata Levies (2022):	\$1,008.77 pa
Sewerage rates:	\$351.75 pa
AMR Shire Rates:	\$1,558 pa
Encumbrances:	Notifications: 0518092 0518093 0518094
Building timeframe:	One year to commence building from date of settlement of lot purchase, plus an additional year to complete (two years total).
Inclusions / improvements:	House sand pad in situ (valued at about \$20,000)

There are few comparative properties within the Augusta-Margaret River Shire due to the unique nature of the Witchcliffe Ecovillage - its sustainability commitment, together with strata titled lots that include shared ownership of nearly 40ha of Ecovillage Commons, community gardens, village centre and a raft of other communal amenities. The additional value inherent in an Ecovillage lot, for the most part, doesn't exist in traditional land subdivisions. The Ecovillage community is also supported by an active development team that provides a library of research, information and communication tools for the benefit of residents and on-call or in-person support for new owners via

Village Homes Realty Pty Ltd

Trading as **Village Homes Realty T/C RA82927**

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Licensed Real Estate and Business Agents

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our sales office. For more information about the Witchcliffe Ecovillage, visit the website at www.ecovillage.net.au and watch the [Ecovillage Film](#).

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