

Buyers' Lot Information Sheet

51 Karrack Crescent, Witchcliffe - \$180,000

Sales Agency:	Village Homes Realty
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Property Address:	51 Karrack Crescent, Witchcliffe WA 6286
Listing Price:	\$180,000
Strata Cluster:	Cluster 3B, Witchcliffe Ecovillage
Title Description:	Lot 15 on Survey Strata Plan 77791, Certificate of Title Volume 4016, Folio 879 together with a share in Common Property as set out on the Survey Strata Plan.
Unit Entitlement:	26/1000
Lot area:	312 sqm
Exclusive Use Area:	78 sqm
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:	<u>\$756.42</u>
Sewerage rates:	<u>\$251.25 (undeveloped land rate)</u>
AMR Shire Rates:	<u>\$1,500 pa (estimate)</u>
Building timeframe:	One year to commence building from date of settlement of lot purchase, plus an additional year to complete (two years total).
Groupie lot restrictions:	Maximum 100sqm home, maximum three people occupancy.

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. This lot also boasts a lovely open aspect to the Ecovillage agricultural lots to the north, unique amongst our other Groupie lot offerings in other clusters of the Ecovillage.

The additional value inherent in an Ecovillage lot, for the most part, doesn't exist in traditional land subdivisions. The Ecovillage community is supported by an active development team that provides a library of research, information and communication tools for the benefit of residents and support for new owners via our sales office. For more information about the Witchcliffe Ecovillage, visit the website at www.ecovillage.net.au and watch the [Ecovillage Film](#).

Village Homes Realty Pty Ltd

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