

Buyers' Lot Information Sheet

12 Karrack Crescent, Witchcliffe - \$305,000

Sales Agency:	Village Homes Realty Pty Ltd
Sales Representatives:	Michelle Sheridan - 0457 271 128 Office: 08 9757 6688 Email: sales@villagehomesrealty.com.au
Property Address:	12 Karrack Crescent, Witchcliffe WA 6286
Listing price:	\$305,000
Strata Cluster:	Cluster 3A, Witchcliffe Ecovillage
Title Description:	Lot 13 on Survey Strata Plan 77790, Certificate of Title Volume 4016, Folio 811 together with a share in Common Property as set out on the Survey Strata Plan.
Unit Entitlement:	45/1000
Lot area:	1057sqm
Exclusive Use Area:	182sqm
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:	\$1,185 pa
Sewerage rates:	\$492.45pa (undeveloped lot)
AMR Shire Rates:	\$1,900 pa
Building timeframe:	One year to commence building from date of settlement of lot purchase, plus an additional year to complete (two years total).

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 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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