



VILLAGE HOMES REALTY

# Family Lots

The Witchcliffe Ecovillage is an award winning and truly unique development where every household is carbon negative, 100% sustainable in renewable energy and water, and provided with ample space to grow their own fresh food.

## What makes the Ecovillage different from a conventional subdivision?

- Shared community gardens watered with Ecovillage Commons irrigation
- Exclusive Use Garden Plots for every home
- Shared Tesla 232 kWh battery and microgrid
- EV charger for strata income in every cluster
- Meeting Shed in every cluster
- Netted Orchard and chook pen
- Access to Ecovillage Commons land, including a 800 tree avocado orchard
- conservation zones and swimming dams
- Serviced by eco-friendly private wastewater treatment and recycling plant
- Organic gardening and Community living

Family lots are suitable for custom designed homes and Ecovillage pre-designs: Foxcliffe and Shervington



### 32 KARRACK CRESCENT

Family Lot 23 (911 sqm)

Cluster 3A

**\$300,000**



### 26 KARRACK CRESCENT

Family lot 20 (902sqm)

Cluster 3A

**Offers from \$325,000**



### 12 KARRACK CRESCENT

Family lot 13 (1,057sqm)

Cluster 3A

**\$305,000**



### 28 KARRACK CRESCENT

Family lot 21 (911sqm)

Cluster 3A

**\$305,000**

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# Cottage Lots



## 1 KULBARDI WAY

Cottage lot 8 (506m<sup>2</sup>)

Cluster 2A

*\*SHORT STAY CAPABILITY\**

**\$230,000**



## 5 KULBARDI WAY

Cottage lot 6 (450m<sup>2</sup>)

Cluster 2A

*\*Bonus 175m<sup>2</sup> sandpad\**

**\$ 260,000**



## 9 KULBARDI WAY

Cottage lot 4 (465m<sup>2</sup>)

Cluster 2A

*\*Only one direct neighbour\**

**\$245,000**



## 7 BALAGARRA LANE

Cottage lot 5 (450m<sup>2</sup>)

Cluster 3A

*\*Uninterrupted Community  
Garden Views\**

**NEW PRICE \$230,000**

With garage and utilities to the south, and living to the north, these lots are designed to capture and maximise solar gain. There's room for easy care courtyard gardens and play spaces, with direct access into the community gardens and shared path networks.

These lots are generally suitable for Ecovillage pre-design homes: Pioneer + Settler, Bungalow + Pavillon, and custom designed homes.