

# Buyers' Lot Information Sheet

## 1 Yornitj Grove, Witchcliffe – From \$229,000

<b>Sales Agency:</b>	Village Homes Realty
<b>Sales Representatives:</b>	Michelle Sheridan - 0457 271 128 Office: 08 9757 6688 Email: <a href="mailto:sales@villagehomesrealty.com.au">sales@villagehomesrealty.com.au</a>
<b>Property Address:</b>	1 Yornitj Grove, Witchcliffe WA 6286
<b>Listing Price:</b>	\$229,000
<b>Strata Cluster:</b>	Cluster 1A, Witchcliffe Ecovillage
<b>Title Description:</b>	Lot 1 on Survey Strata Plan 77784, Certificate of Title Volume 2994, Folio 855 together with a share in Common Property as set out on the Survey Strata Plan.
<b>Unit Entitlement:</b>	36/1000
<b>Lot area:</b>	456sqm
<b>Exclusive Use Area:</b>	115sqm
<b>Local Council:</b>	Shire of Augusta Margaret River
<b>Services connected:</b>	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.
<b>Strata Levies:</b>	<u>\$886.96 pa</u>
<b>Sewerage rates:</b>	<u>\$321.60 pa (undeveloped land rate)</u>
<b>AMR Shire Rates:</b>	<u>\$1,957.68 pa</u>
<b>Encumbrances:</b>	Notifications: O518092 O518093 O518094
<b>Building timeframe:</b>	One year to commence building from date of settlement of lot purchase, plus an additional year to complete (two years total).
<b>Short Stay capability:</b>	As this lot is located within a 50m radius of a Village Centre zone, it is permitted to be used for short stay (less than three months) accommodation under the Augusta Margaret River Shire's <a href="#">Local Planning Policy 7 - Short Stay Accommodation</a> , subject to approval. Only a handful of lots within the Ecovillage meet this criteria as per the Village Centre zone on the <a href="#">Ecovillage Structure Plan - Land Use Map</a> .

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

### Village Homes Realty Pty Ltd

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

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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](http://www.ecovillage.net.au) and watch the [Ecovillage Film](#).

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