

Buyers' Lot Information Sheet

33 Karrack Crescent, Witchcliffe - \$225,000

Sales Agency:	Village Homes Realty
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Property Address:	33 Karrack Crescent, Witchcliffe WA 6286
Listing Price:	\$225,000
Strata:	3C Short Stay / Residential Lots, Witchcliffe Ecovillage
Title Description:	Lot 8 on Survey Strata Plan 83347, Certificate of Title Volume 4023, Folio 323 together with a share in Common Property as set out on the Survey Strata Plan.
Unit Entitlement:	68/1000
Lot area:	360 sqm
Zoning Use:	'Residential with an additional use' allows short stay accommodation, permanent residential, long term rental or holiday home uses.
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 NBN Fibre to the Premises. Individual BYD household batteries supplied and included in lot price.
Strata Levies:	<u>\$713.88</u>
Sewerage rates:	<u>\$194.94 (undeveloped land rate)</u>
AMR Shire Rates:	<u>Owner to provide</u>
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](#).

Village Homes Realty Pty Ltd

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