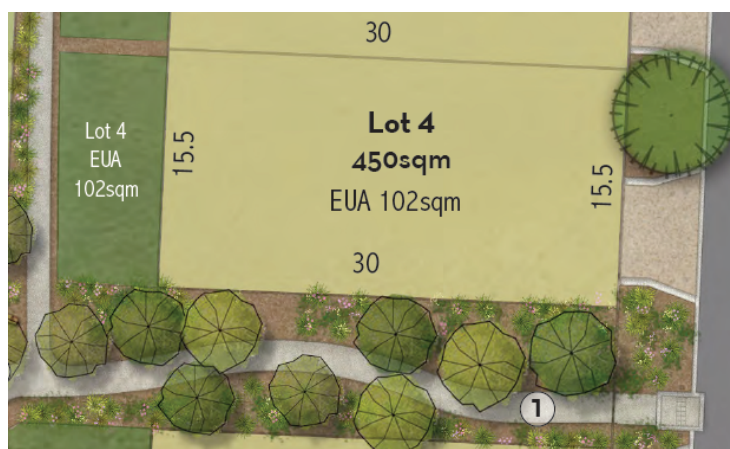


Buyers' Lot Information Sheet

9 Kulbardi Way, Witchcliffe - \$245,000



Sales Agency:	Village Homes Realty
Sales Representatives:	Michelle Sheridan – mobile: 0457 271 128 or office: 08 9757 6688 Email: sales@villagehomesrealty.com.au
Property Address:	9 Kulbardi Way, Witchcliffe WA 6286
Listing Price:	\$245,000
Strata Cluster:	Cluster 2A, Witchcliffe Ecovillage
Title Description:	Lot 4 on Survey Strata Plan 77787, Certificate of Title Volume 2994, Folio 760 together with a share in Common Property as set out on the Survey Strata Plan.
Unit Entitlement:	40/1000
Lot area:	465sqm
Exclusive Use Area:	102sqm
Local Council:	Shire of Augusta Margaret River
Services:	Deep sewerage (licenced wastewater treatment service provider) Shared solar microgrid and Tesla Powerpack battery, NBN FttP
Strata Levies:	<u>\$1,056.48 pa</u>
Sewerage rates:	<u>\$345.72 pa</u>
AMR Shire Rates:	<u>\$1,821 pa</u>
Building timeframe:	One year to commence building from date of settlement of lot purchase, plus an additional year to complete (two years total).

For more information about the unique additional amenities and infrastructure provided to owners in the Witchcliffe Ecovillage, visit the website at www.ecovillage.net.au and watch the [Ecovillage Film](#).

Village Homes Realty Pty Ltd

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

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VILLAGE HOMES REALTY