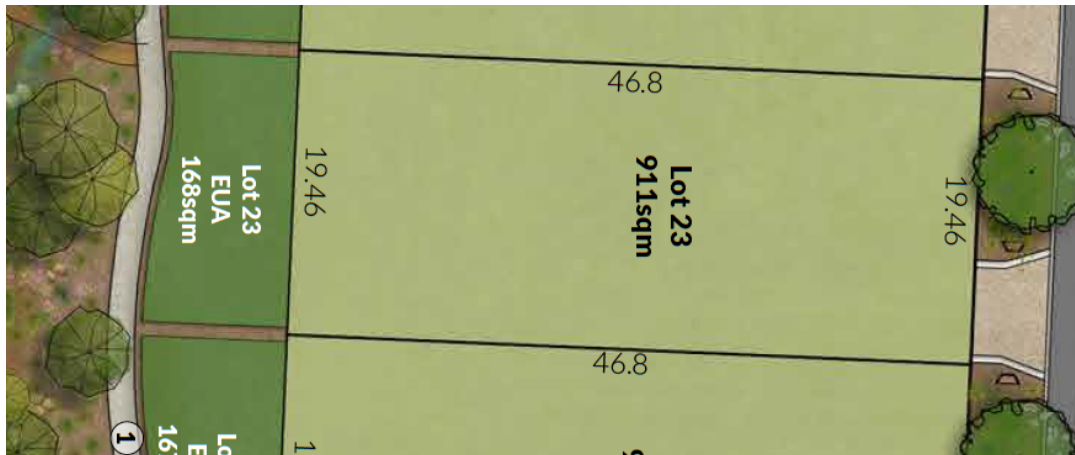


Buyers' Lot Information Sheet

32 Karrack Cres, Witchcliffe - \$300,000



Sales Agency:	Village Homes Realty Pty Ltd
Sales Representatives:	Michelle Sheridan – Mobile: 0457 271 128 Office: 08 9757 6688 Email: sales@villagehomesrealty.com.au
Property Address:	32 Karrack Crescent, Witchcliffe WA 6286
Listing price:	\$300,000
Strata Cluster:	Cluster 3A, Witchcliffe Ecovillage
Title Description:	Lot 23 on Survey Strata Plan 77790, Certificate of Title Volume 4016, Folio 821 together with a share in Common Property as set out on the Survey Strata Plan.
Unit Entitlement:	45/1000
Lot area:	911sqm
Exclusive Use Area:	168sqm
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:	\$1103.00 pa
Sewerage rates:	<u>\$482.00</u> (undeveloped lot)
AMR Shire Rates:	<u>TBC</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**

ACN: 666 468 962 ABN: 62 666 468 962

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VILLAGE HOMES REALTY