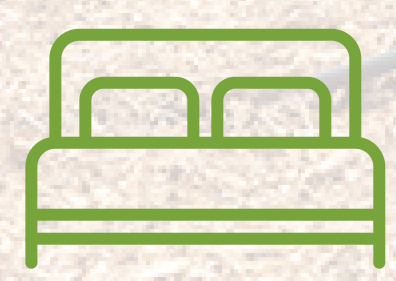




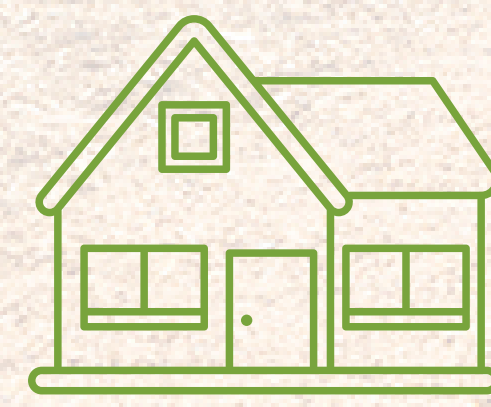
31 Mardo Drive, 6286 Witchcliffe Ecovillage



3 bedrooms



2 bathrooms



1,000m² lot



231m² EUA



Ideal position | Space to grow

PRICE from \$1,100,000

Set on a 1,000sqm Family Lot, this generous 3 bedroom 2 bathroom residence was completed in 2024 by acclaimed and trusted local builder, Tallwood Custom Built Homes, and offers highly functional and comfortable living thanks to good design and high-quality build. The primary bedroom has an ensuite and the third bedroom is located by the shared bathroom for convenience. The spacious living area receives lovely northern light and opens to the north as well as to the eastern covered verandah and lawn area. From this sheltered position enjoy your morning cuppa watching the sunrise over Stingray Dam. Overlooking the established community gardens and beyond to trees and dam, this is one of the best positions in the Ecovillage. With significant reticulated plantings and plenty of space to add an additional dwelling, this property will accommodate your personalised plans.

KEY FEATURES:

- Passive solar design, 123% carbon negative build, with super-insulated Hardie plank walls and 8.3 NatHERS stars
- Quality double glazing; burnished concrete floors; ceiling fans throughout; excellent cross-ventilation and natural light
- Sensational main living area with large kitchen; all opening to north and east
- Large walk-through laundry off kitchen with benchspace, storage cupboards and exterior access
- Semi-sheer and block out curtains; and timber venetian blinds throughout
- Reticulation system to significant plantings at entry and along fences; additional 231m² Exclusive Use garden plot
- Space to add value with an ancillary dwelling, shed & carport
- 100% solar energy - 6.4kW panels, 5kW inverter, shared 232kWh Tesla battery
- 80,000L rain tank capacity, greywater enabled, heatpump hot water
- Approx. annual rates include: Shire: \$2,941; Strata: \$1,648.5; Waste Water: \$1,346.4

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