



51 Mardo Drive Witchcliffe Ecovillage



3 bed & 1 bed Studio



3 bathroom



846 m2 lot



162 m2 EUA



RELAXED SOPHISTICATION | DUAL RESIDENCES PRICE \$1,500,000

Nordic design informs this incredibly stylish 2/3 bedroom & 2 bathroom home with the addition of a 1 bed, 1 bath ancillary 70sqm studio. At 132.5sqm the main home includes a truly classy open kitchen with jarrah benchtops overlooking the spacious living area and outdoor living spaces. Three comfortable bedrooms with ceiling fans, quality bathroom fittings including a separate deep bathtub. An additional multi purpose room off the main living room. Across a sheltered courtyard is one of the grooviest ancillary dwellings in the region! This funky, loft-style abode with separate bedroom and bathroom set behind a spacious open-plan living area with soaring ceiling and ladder access to an upper landing with hidden roof storage. Both homes have Holiday Rental potential (subject to Shire approval) and, if living in either dwelling, you may short stay the other under the Hosted Accommodation policy. A pressed earth driveway provides ample parking and there's a small storage shed.

KEY FEATURES:

- Passive solar design, 9.1 (main house) and 8.1 (ancillary); NatHERS stars for thermal efficiency
- Double glazing, polished concrete floor, Well insulated timber frame with Hardies Linea cladding
- Solar energy - 6.4kW panels, 5kW Fronius inverter, shared 232kWh Tesla battery
- 90,000L rain tank capacity, greywater enabled, heatpump hot water x 2

RATES:

Approx. annual rates include: Shire: ~\$3,402; Strata: ~\$1,388; Waste Water: ~\$1,347

DESIGN & BUILD:

Studio Five One (formerly designButton) - main Ecovillage Designer, and owner. Completed 2025

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