







62 Kulbardi Way, Witchcliffe

- 
 4 bedroom
- 
 3 bathroom
- 
 724m2 lot
- 
 165m2 EUA



Lock-Up Home Ready for Completion

PRICE \$895,000

This is a rare opportunity to secure a property at lock-up stage and complete it to your exact taste. The hard work is already done – the structure is complete, with glazing, plumbing, pre-wiring all in place. What remains is the exciting part: designing and finishing the interior to suit your style and budget.

Perfect for builders, investors, or buyers wanting a personalised home without the delays and rising costs of a full new build. Save time, take control of the finishes, and add real value.

Designed by an award-winning eco designer, the home has been carefully oriented for passive solar performance and long-term energy efficiency, with major structural and foundational elements already completed. The flexible floorplan creates multiple options for owner-occupiers, investors, or multigenerational living.

COMPLETED ELEMENTS:

- Double-glazed windows installed
- Polished concrete flooring to lower level
- Upper-level base flooring completed
- Central recycled brick thermal-mass wall
- Pre-wiring already in place
- Plumbing services and connections in place

RATES:

Approx. annual rates include: Shire: ~\$2,221.34 Strata: ~\$1,023.68; Waste Water: ~\$1,347

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