

RE-SALE BLOCK

12 Karrack Crescent–Offers from \$423,000



Surrounded by quality established homes and gardens, this family lot is ready for you to start building, with the owners even offering to pass on their Ecovillage approved building plans, site survey and geotech report to a savvy buyer.

Strata Cluster:	Cluster 3A Lot 13
Lot area:	1,057m ² (21m frontage, 52m side boundary)
Exclusive Use Area:	Plus 182m ² additional organic vegie patch, with dam water allocation for irrigation.
Services connected:	Licensed wastewater treatment plant. Shared Solar Microgrid NBN Fibre To The Premises
Strata Levies:	\$397.63pa
Sewerage rates:	\$1,346.49 pa (undeveloped Lot)
AMR Shire Rates:	\$1,503 pa
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 info 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](#).