



VILLAGE HOMES REALTY

FAMILY LOTS

Family lots are suitable for custom designed homes and Ecovillage pre-designs: Foxcliffe and Shervington



32 KARRACK CRESCENT
Family Lot 23 (911 sqm)
Cluster 3A
Just a quick stroll to
the Ecovillage
Stingray dam!
\$300,000



12 KARRACK CRESCENT
Family lot 13 (1,057sqm)
Cluster 3A
Largest lot currently
available in the
Ecovillage!
\$305,000



28 KARRACK CRESCENT
Family lot 21 (911sqm)
Cluster 3A
Beautiful outlook west to
the 3A cluster gardens!
\$305,000

What makes the Ecovillage different from a conventional subdivision?

- Shared community gardens watered with Ecovillage Commons irrigation
- Exclusive Use Garden Plots for every home
- Shared Tesla 232 kWh battery and microgrid
- EV charger for strata income in every cluster
- Meeting Shed in every cluster
- Netted Orchard and chook pen
- Access to Ecovillage Commons land, including a 800 tree avocado orchard
- conservation zones and swimming dams
- Serviced by eco-friendly private wastewater treatment and recycling plant
- Organic gardening and Community living

Village Homes Realty Pty Ltd – Licensee T/A Village Homes Realty T/C 82927

Licensed Real Estate and Business Agents

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Sales Representative: Michelle Sheridan, Mobile: 0457 271 128



COTTAGE LOTS

Cottage lots are suitable for custom designed homes
and
Ecovillage pre-designs: Pavillions and Bungalow



5 KULBARDI WAY
Cottage lot 6 (450m²)
Cluster 2A
✓ Uninterrupted
Community Garden
Views
+ 175m² sandpad
NEW PRICE \$ 255,000



9 KULBARDI WAY
Cottage lot 4 (465m²)
Cluster 2A
✓ Views into the
Community garden
✓ Only one direct
neighbour
\$245,000



7 BALAGARRA LANE
Cottage lot 5 (450m²)
Cluster 3A
✓ Uninterrupted
Community Garden
Views
\$245,000



The Witchcliffe Ecovillage is an award winning and truly unique development where every household is carbon negative, 100% sustainable in renewable energy and water, and provided with ample space to grow their own fresh food.

With garage and utilities to the south, and living to the north, these lots are designed to capture and maximise solar gain. There's room for easy care courtyard gardens and play spaces, with direct access into the community gardens and shared path networks.

These lots are generally suitable for Ecovillage pre-design homes: Pioneer + Settler, Bungalow + Pavillon, and custom designed homes.



GROUPIE LOTS

Groupie lots are suitable for custom designed homes and Ecovillage pre-designs: Pioneer and Settler

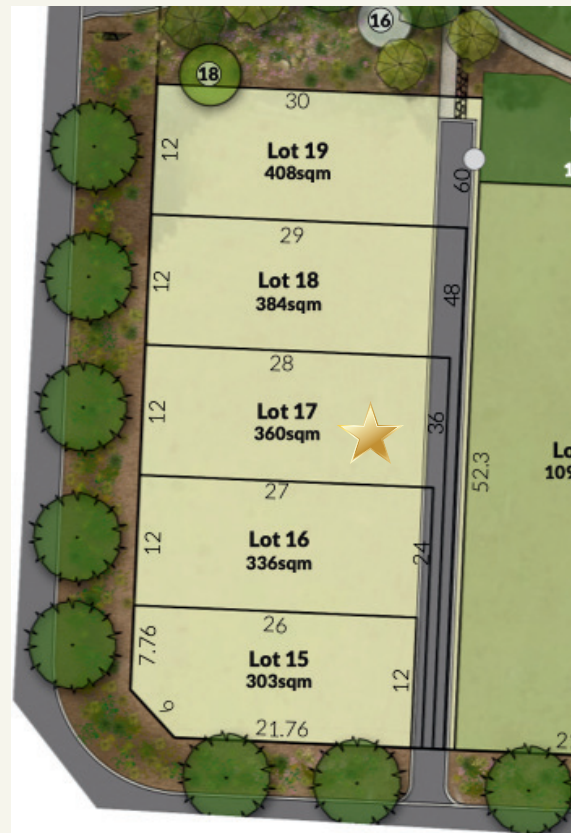
NEW TO MARKET

Rare opportunity - only "Groupie"
lot for sale in the Ecovillage

20 KARRACK CRES
Lot 17 (360 m2)
Cluster 3A

Perfect starter block or down-sizer
(100 m2 max. floorplan)
Additional 78m2 Exclusive Use veggie patch
in 3A cluster garden

\$ 155,000



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