



## 5 Wannang Lane, Witchcliffe – offers from \$350,000

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| <b>Strata Cluster:</b>     | <b>Cluster 3B, Witchcliffe Ecovillage</b>   |
| <b>Title Description:</b>  | Lot 4 on Survey Strata Plan 77791, Certificate of Title Volume 4016, Folio 868 together with a share in Common Property as set out on the Survey Strata Plan. Serviced by private lane. |
| <b>Lot area:</b>           | 680 m2  |
| <b>Exclusive Use Area:</b> | + 137 m2 organic veggie patch area  |
| <b>Local Council:</b>      | Shire of Augusta Margaret River   |
| <b>Services:</b>           | Deep sewerage (licenced wastewater treatment service provider)<br>Shared solar microgrid and Tesla Powerpack battery, NBN FTTP  |
| <b>Strata Levies:</b>      | \$1902.28 pa  |
| <b>Sewerage rates:</b>     | \$552.75 pa   |
| <b>AMR Shire Rates:</b>    | \$1,985 pa  |
| <b>Building timeframe:</b> | One year to commence building from date of settlement of lot purchase, plus an additional year to complete (two years total).   |
| <b>Sales Agency:</b>       | <b>Village Homes Realty Pty Ltd</b><br><b>(in conjunction with Ray White Stocker Preston)</b>   |
| <b>Contact:</b>            | Michelle Sheridan - 0457 271 128 Office: 08 9717 9722<br>Email: <a href="mailto:sales@villagehomesrealty.com.au">sales@villagehomesrealty.com.au</a>                                    |

For more information about the unique additional amenities and infrastructure provided to owners in the Witchcliffe Ecovillage, visit the website at [www.ecovillage.net.au](http://www.ecovillage.net.au) and watch the [Ecovillage Film](#).

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**VILLAGE HOMES REALTY**