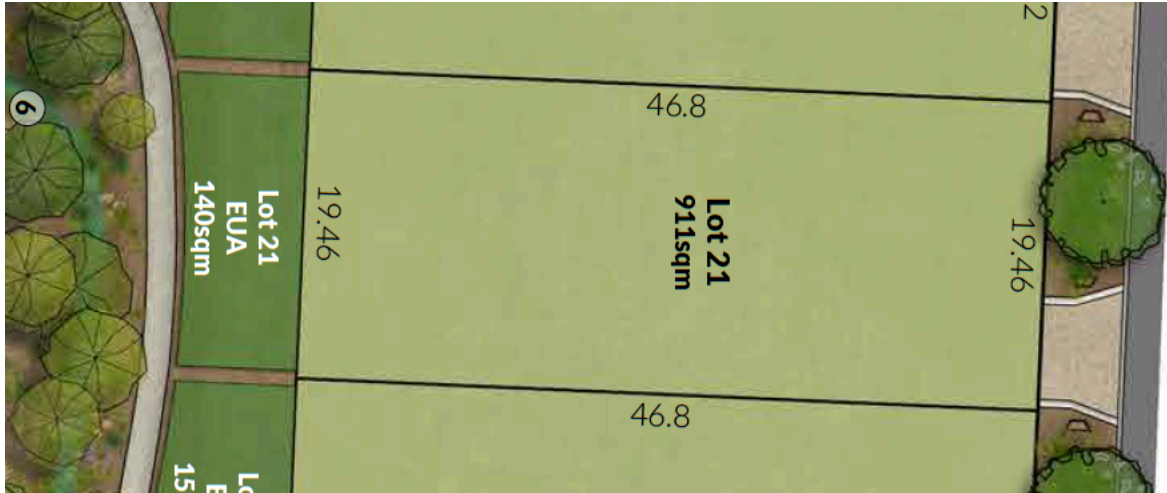


# Buyers' Lot Information Sheet



## 28 Karrack Crescent, Witchcliffe – Offers from \$279,000

<b>Strata Cluster:</b>	Cluster 3A, Witchcliffe Ecovillage
<b>Title Description:</b>	Lot 21 on Survey Strata Plan 77790, Certificate of Title Volume 4016, Folio 819 together with a share in Common Property as set out on the Survey Strata Plan.
<b>Unit Entitlement:</b>	45/1000
<b>Lot area:</b>	911sqm
<b>Exclusive Use Area:</b>	+ 140sqm organic veggie patch
<b>Local Council:</b>	Shire of Augusta Margaret River
<b>Services connected:</b>	Deep sewerage (licenced wastewater treatment service provider) Shared solar microgrid and Tesla Powerpack battery, NBN FTTP
<b>Strata Levies:</b>	\$1,125.08 pa
<b>Sewerage rates:</b>	\$469.40 pa
<b>AMR Shire Rates:</b>	\$1,900 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).

Joint Listing between **Village Homes Realty** & Ray White Stocker Preston | Margaret River

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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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