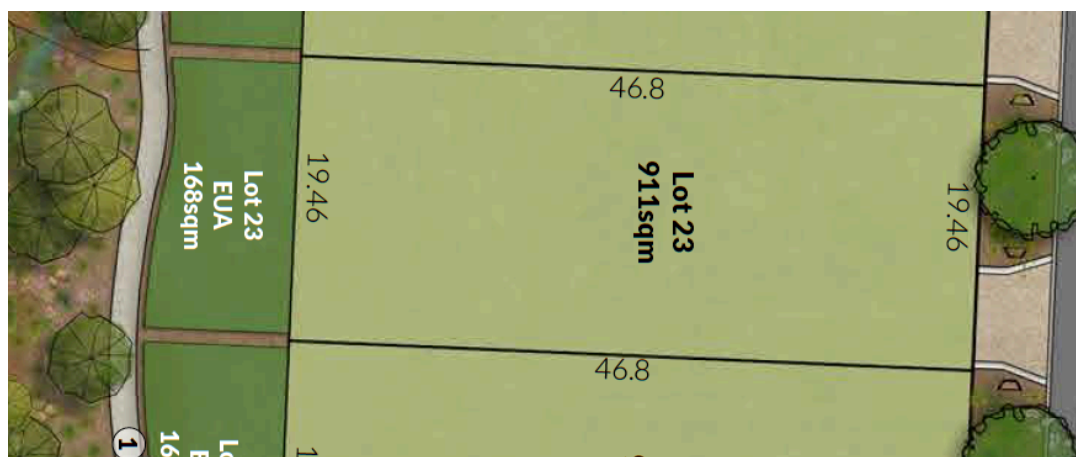


Buyers' Lot Information Sheet



32 Karrack Cres, Witchcliffe – Offers in \$285,000 range

Strata Cluster:	Cluster 3A, Witchcliffe Ecovillage
Title Description:	Lot 23 on Survey Strata Plan 77790, Certificate of Title Volume 4016, Folio 821 together with a share in Common Property as set out on the Survey Strata Plan.
Unit Entitlement:	45/1000
Lot area:	911sqm
Exclusive Use Area:	+ 168 m2 organic veggie patch
Local Council:	Shire of Augusta Margaret River
Services:	Deep sewerage (licenced wastewater treatment service provider) Shared solar microgrid and Tesla Powerpack battery, NBN FTTP
Strata Levies:	<u>\$1,159.00 pa</u>
Sewerage rates:	<u>\$482.00</u> (undeveloped lot)
AMR Shire Rates:	<u>\$1,900</u>
Building timeframe:	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

Sales Representatives:	Village Homes Realty: Michelle Sheridan - 0457 271 128, sales@villagehomesrealty.com.au Ray White Stocker Preston: Clare Andrews: 0448 023 265, clare.andrews@raywhite.com Sarah Twine: 0439 926 836, sarah.twine@raywhite.com
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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 and watch the [Ecovillage Film](#).

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