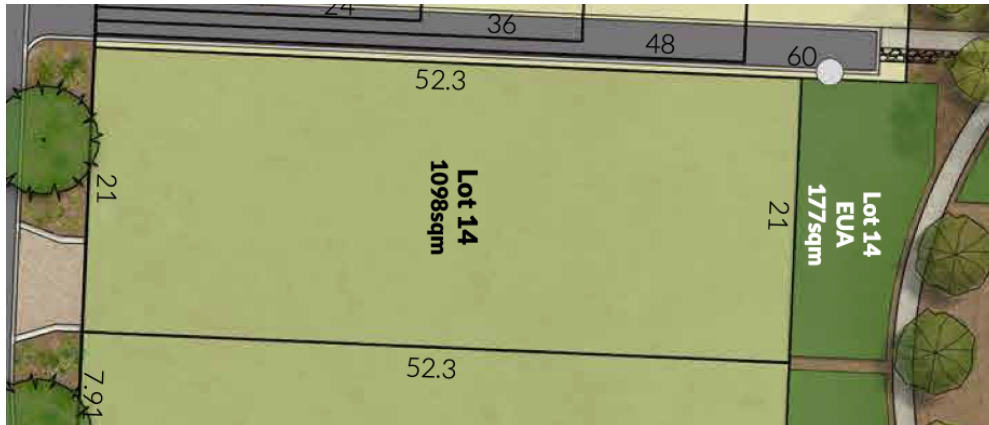


14 Karrack Crescent, Witchcliffe - \$285,000



Strata Cluster:	Cluster 3A, Witchcliffe Ecovillage
Title Description:	Lot 14 on Survey Strata Plan 77790 Certificate of Title Volume 4016 Folio 812 together with a share in Common Property as set out on the Survey Strata Plan.
Unit Entitlement:	45/1000
Lot area:	1,098m ²
Exclusive Use Area:	177sqm
Local Council:	Shire of Augusta Margaret River
Services connected:	Deep sewerage (licenced wastewater treatment service provider) Shared solar microgrid and Tesla Powerpack battery, NBN FTTP
Strata Levies:	\$1,125.08 per annum
Sewerage rates:	\$494.46 pa (undeveloped land rate)
AMR Shire Rates:	\$2,015.18 per annum
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

Please contact:

Village Homes Realty: Michelle Sheridan - 0457 271 128, sales@villagehomesrealty.com.au

Ray White Stocker Preston: Clare Andrews: 0448 023 265 & Sarah Twine: 0439 926 836

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](#).

Village Homes Realty Pty Ltd

Trading as **Village Homes Realty T/C RA82927**

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VILLAGE HOMES REALTY