

# 22 Yornitj Grove, Witchcliffe, WA 6286



## House For Sale

Friday, 17 May 2024

22 Yornitj Grove, Witchcliffe, WA 6286

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 377 m2**

**Type: House**



Michelle Sheridan

## OFFERS FROM \$695,000

Perfectly sized for singles, couples or a small family, this home presents a fabulous opportunity for a buyer who is looking for a practical, stylish home with impressive sustainability features, with the added bonus of all of the amazing infrastructure and amenity provided in the award-winning Witchcliffe Ecovillage. Designed by Seiber Design and built by the owner (a New Zealand qualified carpenter with 20 years of experience) this compact and beautifully-finished solar passive 2 bed, 1 bath home on a 328 m<sup>2</sup> lot is barely 2 years old, and all of the hard work has been completed to the highest standard. Built by eco-conscious owners to ensure its sustainability and comfort, this passive-solar designed, carbon negative home is self-sufficient in rainwater and solar energy (from household solar and community battery). The home presents with flair to the street with a steeply gabled zincalume roof, white painted weatherboards, colourful cottage gardens and recycled brick and timber accents. It is often pointed out by Ecovillage visitors as a perfect example of a "classic country cottage." Located in sought after "Cluster 1B" with its stunning established community gardens, meeting house, picnic lawn and netted orchard, this property has a beautiful open outlook to the north down Mannitj Place and is conveniently located just a short stroll to the Village Square, conservation bush land, and the Ecovillage's swimming dams. Hop on your bike and it's just a 30-minute ride along the Wadandi Track to Margaret River—or a ten-minute drive by car to town or Redgate Beach. The attention to style and detail in this exceptional home is extraordinary—it is apparent that this was built and decorated with love and skill by its very talented owners. While they have made the very difficult decision to move back home to Europe to be with older family members, this means that they are also open to negotiating a package to include all furniture, appliances and indoor plants, making this a very attractive walk-in prospect for down-sizers or savvy investors. At such a rare price point in the Margaret River Region, this gorgeous cottage won't last long, so please don't delay! Contact Michelle Sheridan on 0457 271 128 to make a time to view.

**PROPERTY FEATURES:-** 328 m<sup>2</sup> Survey Strata (freehold) titled lot + 92 m<sup>2</sup> EUA (Exclusive Use Area –vegetable patch) in Cluster 1B of the Witchcliffe Ecovillage- Light filled, 3.6m high ceilinged open plan kitchen / living / dining- V-grooved panels throughout with colonial cornicing, architraves and skirting boards giving the home a classic country cottage feel- Bright well-equipped kitchen with quality Bosch appliances- Engineered European oak flooring in living area, kitchen and bedrooms- Burnished concrete entry hallway, bathroom, laundry- Stylish bathroom with unique upcycled vanity, imported brass fittings, stunning deep oval bath, separate shower and enclosed glass recess- Quality white UPVC double glazing throughout- North facing timber patio / undercover alfresco with recycled brick paving- Roller door lock up storage- NBN Fibre to the Premises

**SUSTAINABILITY FEATURES:-** NatHERS 8.8 stars!- 131% carbon savings! (eTool LCA report)- 2 x 30,000 Pioneer water tanks (total 60, 000 litres)- DAB water pumps and 3 stage water filtration and UV lamp- 6 KW solar panels- Fronius inverter- Connected to strata microgrid and shared 232kWh Tesla Powerpack battery- 315 litre top quality quiet Reclaim heat pump hot water system- Fisher and Parker 2 drawer dishwasher- Grey water ready—kit installed for future connection if desired

**GARDEN FEATURES:-** Landscaped waterwise garden- North facing courtyard- Immediately adjacent 62m<sup>2</sup> Exclusive Use Area (EUA) with established garden beds PLUS additional 30m<sup>2</sup> EUA area in 1B garden including fig tree and more garden beds- 2 large raised planter boxes with citrus trees (Lemon, Lime, Imperial Mandarin, Blood Orange, Cherry Guava)- Fruit trees (Pink Lady Apple, Granny Smith Apple, Josephine Pear, Peach, Nectarine, Apricot, Plum, 3 x Feijoas, 2x Kalamata Olives- Berry Bushes: Thornless Blackberry, 2 x Blueberry- A cascade of flowers (cosmos, zinnias, white/pale pink Japanese wisteria) and herbs.- Access to all of the shared amenity of the 1B cluster gardens: Jarrah clad meeting house, picnic lawn area and shade trees, children's sand pit and slide, shared netted fruit orchard and chook pen, Tritium EV fast charger, etc.