

8 Mannitj Place, Witchcliffe, WA 6286

THE AGENCY

House For Sale

Friday, 22 March 2024

8 Mannitj Place, Witchcliffe, WA 6286

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 920 m2

Type: House



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Offers above \$875,000

Leapfrog the bother of building and land on your feet with a rare opportunity to buy a beautiful established home, in fact the very FIRST established home, in the award-winning sustainable Witchcliffe Ecovillage community. Built in 2021 by Tallwood Custom Built Homes, this versatile 2-3 bedroom, 1 bathroom light-filled home sits on a large 920sqm 'Family' lot within the delightful Cluster 1C strata, one of the original three in Stage 1 of the Ecovillage. This home occupies a sought-after location on the eastern edge of the Ecovillage, which is prized for good reason. It has a superb outlook directly east across the lot's 153sqm Exclusive Use Area (EUA) veggie patch and landscaped community garden to the 1C community meeting house and lawn / play area. It also takes in the expansive views of the treed conservation and agricultural areas, with swimmable stingray dam just beyond the rise. Standing at your kitchen sink won't feel like a chore when you have an outlook like this! Meeting all of the Ecovillage's sustainability requirements and more, this 9.1-star (out of 10) NatHERS rated house is the very definition of comfort, warmth, and efficiency. Passive solar designed and carbon negative, its burnished concrete floors provide thermal mass in winter and radiate the warmth from all that sunshine, which pours in through the double-glazed windows from the north-facing pergola. Based on an Ecovillage 'Foxcliffe' design, the 130sqm (living area) floor plan was modified to suit the owners' one-child family dynamic and work from home priorities. The current two-bedroom configuration enables a second living / media room (that could easily become a third bedroom) plus an additional compact study. The main open plan living area features a large U-shaped dining banquette with cosy hemp-covered cushions and ample under seat storage. It ties in beautifully with the natural finishes and Caesarstone benchtops of the sunny kitchen and breakfast bar, which also includes a built-in silent dishwasher and all-electric Bosch appliances. A spacious walk-through pantry opens into the laundry, which has plenty of storage and an external door to the east-facing patio that allows easy access to the washing line and vegie patch. The main bedroom has built-in IKEA robes with a sliding glass door to the northern patio, which is sheathed in linen curtains. The family bathroom is spacious, attractive, and well-appointed, and is augmented by a private outdoor shower. Clad in Austim Vulcan Sioux timber, this extremely durable material weathers uniformly and only requires maintenance every 15 years or so. Paired with a rustic Jarrah pergola and recycled brick paving, the aesthetic is simple, natural, durable and beautiful. This home is well and truly drought-proof thanks to its whopping 172,000-litre rainwater tank with Puretec filter. It's plumbed ready for greywater with an in-ground builders' kit installed and, like all Ecovillage lots, has a separate dam water allocation supplied through the strata cluster for its productive EUA garden. With a massive 10kW inverter and 12kW of solar panels on the roof, and connection to a shared 232kWh Tesla battery in the 1C Cluster, the owners of this home not only enjoy zero power bills but regular credits from their solar export. Cluster 1C is the first cluster to turn its EV charger on, which is already attracting visitors who are providing income to the cluster's residents by filling up their EVs on 100% renewable power. If you're yearning for the Good Life, look no further. There are more than 40 varieties of fruit trees, vines, berries, and edible perennials (too numerous to list) in the fully reticulated orchard that flanks the north side of the home. The vaulted eastern patio with Jarrah bar spills out onto newly installed lawn and native gardens that connect to the shared community gardens.

SUSTAINABILITY FEATURES:

- Passive solar design
- Compliant with Liveable Housing Silver standard
- 9.1-star NatHERS thermal efficiency rating
- -112% GWP (Global Warming Potential) e-Tool life cycle assessment
- 12 kW solar panels, 10 kW inverter, shared cluster-level Tesla Powerpack battery
- 172,000L rainwater tank, greywater ready, dam water for productive gardens
- Cross-ventilation, wind protection and natural light
- Permaculture designed home and garden

PROPERTY FEATURES:

- 920 sqm Survey Strata (freehold) title lot + 153 m2 EUA (Exclusive Use Area - vegetable patch) in Cluster 1C of the Witchcliffe Ecovillage
- Modified Ecovillage 'Foxcliffe' design
- Passive solar design, low maintenance timber cladding
- 2 (or 3) bedroom 1 bathroom home with quality finishes throughout
- Large, well-equipped kitchen with sunny, open plan living with cosy, built-in dining booth
- Multi-purpose media / playroom / third bedroom
- Separate study
- Double glazed windows and doors, linen curtains and fans
- North-facing, open pergola with recycled brick paving
- Large undercover east-facing verandah with built-in Jarrah bar and private outdoor shower
- Extraordinary permaculture orchard and gardens full of edible perennials, natives, berries and fruit trees
- Double carport with storage

The Witchcliffe Ecovillage has to be experienced to be believed and is a conversation in itself. The listing agent for this property is the former marketing manager and future resident of the Ecovillage and can answer all your questions about life in this wonderful community. If you want to live in the Ecovillage (and so many people do!), precious few opportunities exist to avoid the stress and long timeframes associated with building. Hence, this superb established home will not stay on the market for long! Contact Jo Thierfelder

at The Agency on 0421 589 548 or email jot@theagency.com.au without delay to schedule a viewing. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.