

Lot 16, 53 Karrack Crescent, Witchcliffe, WA 6286

Sold Residential Land

Saturday, 2 September 2023

Lot 16, 53 Karrack Crescent, Witchcliffe, WA 6286

Area: 336 m2

Type: Residential Land



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Contact agent

Perfect for a first home or downsize build, this 336 sqm (with an additional 75 sqm block fronting exclusive use area) north facing block boasts uninterrupted views over the Witchcliffe Eco Village agricultural lots and existing farmland beyond. All five stages of the unique and acclaimed Witchcliffe Eco Village have now been released, and all highly sought "Groupie" blocks are sold. 53 Karrack Crescent is one of only five Groupie blocks in the village fronting exclusively nature views. Less than 10 minutes drive from Margaret River, majestic Redgate Beach, and the premium wineries of the region, the eco village is a truly unique development. The entire village is carbon negative/neutral, with each home providing its own electricity and water, supported by the village's shared solar microgrid, state of the art Tesla batteries and sustainable sewerage system. NBN Fibre is connected to all premises. Residents enjoy a relaxed and communal village lifestyle, along with the economic savings of low to zero utility costs. The village Master Plan includes a town square, tavern, village produce Co-op, holiday accommodation and retail, and three existing large dams providing swimming and recreation exclusively for residents. All in the heart of Witchcliffe. Stages 1 and 2 are almost fully built out, and these homes and their exclusive use gardens showcase the vibrant community already present. Each stage has two strata clusters, self-managed by residents, with the active support of the Eco Village management. Cluster 3B has an existing strata council and community amenities are completed, with a clubhouse, covered orchard, children's playground and maturing landscaping already in place. There are few comparable properties within the Augusta-Margaret River Shire due to the unique nature of the Witchcliffe Ecovillage - its sustainability commitment, together with strata titled lots that include shared ownership of nearly 40ha of Ecovillage Commons, community gardens, village centre and a range of other communal amenities. The additional value inherent in an Ecovillage lot, for the most part, doesn't exist in traditional land subdivisions. The Ecovillage community is also supported by an active development team that provides a library of research, information and communication tools for the benefit of residents and on-call or in-person support for new owners via the WEV sales office.* Groupie blocks have a building limit of 100sqm and a 3 person resident limit. Building timeframe exists, with build needing to commence within 12 months of settlement, and completed within another 12 months (two years total).