

11 Mardo Drive, Witchcliffe, WA 6286

Residential Land For Sale

Wednesday, 10 July 2024

11 Mardo Drive, Witchcliffe, WA 6286

Area: 504 m2

Type: Residential Land



Jo Thierfelder
0421589548

\$235,000

A beautiful 504sqm vacant Cottage lot at 11 Mardo Drive has come up for sale in the established Cluster 3A of the award-winning sustainable Witchcliffe Ecovillage. There are very few Cottage lots of this size left in the development, and this is one of a small grouping of three on the east side of Cluster 3A. This strata titled lot is adjacent to a commonly owned footpath leading into the central community garden that features a large Marri tree. Given this land was formerly agricultural pasture without many established mature trees, it's a rare and welcome advantage for this lot. Like all residential lots in the Ecovillage, 11 Mardo also has an Exclusive Use Area (120sqm) for productive gardening (essentially, a vegetable patch) that is owned in common by all residents within the strata cluster but is for the exclusive use of the lot's owner. All the EUA gardens form part of the greater community garden in the centre of the cluster, which also includes a magnificent Jarrah-clad community meeting house, covered orchard and integrated chicken pen, play equipment, lawn area, fire pit, landscaped stormwater swales and so much more. All of this infrastructure has been put in by the developer and is owned by the residents, so you get a lot more "bank for your buck" when you buy a lot in the Ecovillage than any ordinary vacant subdivision lot. 11 Mardo is located within easy walking distance to the village square and all its amenities, as well as the divine stingray dam, a must visit for a cooling dip come summer time. For more information about this lot and the Witchcliffe Ecovillage in general, call Jo Thierfelder on 0421 589 548 or email: jot@theagency.com.au. Jo is the former Marketing and Sales Manager for the development so can answer all your questions about strata, building, sustainability, etc. 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.