

**5 Kulbardi Way, Witchcliffe, WA 6286**

**Residential Land For Sale**

Wednesday, 10 July 2024

5 Kulbardi Way, Witchcliffe, WA 6286

Area: 450 m2

Type: Residential Land



Sarah Twine  
0897567500

**\$255,000**

Here's a great opportunity for a discerning buyer looking to live in harmony with nature and the community. This 450m<sup>2</sup>, north-facing titled block has a quality sand pad in place (with floor plan available), plus an additional 168sm<sup>2</sup> for exclusive use that fronts the large community garden. The Witchcliffe Ecovillage has won multiple awards both for environmental aspects and overall development. The focus is on a sustainable community that enjoys shared ownership of nearly 40ha of Ecovillage Commons including 3 dams; community gardens with sheds, orchards, chickens and playgrounds; and a Village Square with a beautiful community building and future tavern. The Ecovillage community shares both physical, mental and emotional resources - what a gift at your fingertips! Shared gardens (and exclusive use areas) are fully irrigated by dam water and include covered orchards with poultry, garden sheds and shelters, and rain gardens for stormwater management. Formed pathways wind throughout the village linking all houses and community gardens to each other and to the Village Square - this means residents and visitors can safely traverse the whole village by bicycle or on foot (or by wheelchair or pram) through beautifully landscaped gardens, with minimal interaction with cars. Energy efficiency is achieved through smart building design and construction (also for supremely comfortable living!); the production of solar energy and food; and water collection in rain tanks and three large dams. Residents will reap the benefits of low to negligible ongoing living costs, and should even generate income! Located approx. 10km from the Margaret River town centre, it's the same distance to pristine Redgate Beach and just a 300m stroll to the awesomely eclectic Witchcliffe shops. Just over the highway is the Wardandi Track - your personal pathway to Margaret River via e-bike! Nowhere will you find such extensive and thoughtful infrastructure provided and supported in an ongoing manner - don't miss this unique opportunity. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628