







Stunning ocean views, environmentally passive design

4 2 2 1,831m2

When the designer was charged with the responsibility of coming up with an energy efficient home that captured the breath taking views at the site, this one off pole home concept was the result. Set high on the hill (on just under half an acre) backing onto bush land also makes this one of the most private homes you will find anywhere.

- Environmentally passive concept home for energy & comfort
- 4 bedrooms, office, internal 2 x garage, casual & formal living
- All rooms are cross ventilated to capture natural breezes
- Separate master suite upstairs has balcony, ensuite & walk in robe
- Brushbox timber flooring, high 9 foot ceilings and first grade fittings
- Ocean and coastal views framed perfectly from most rooms
- Covered verandah areas wide enough for a variety of furnishing options
- Commercial grade appliances, great bench/storage space to kitchen
- New ceiling fans throughout and feature fire place in split level lounge
- Quality/long life materials used in construction & established gardens
- Surprisingly low maintenance for a home of this size on 1800sqm
- Solar Hot Water, 1.6kw Solar PV, 22,500L water tank + town supply
- 7 m3 sand filter and under-surface onsite effluent disposal system

Price	SOLD
Property Type	Residential
Property ID	2334
Land Area	1,831 m2
Floor Area	334.44 m2

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• Gas outlets for heaters indoors and BBQ outdoors. Monsoon showers
• Fenced yard, potential to develop/landscape bottom section of the land
• Glass wool insulation, lots of built in storage, ceramic tap ware
• Backs onto large bush acreage property. Peace & privacy in abundance
• Built in 2007 by Wes Hall Builders (who only build one home at a time)

A great deal of care has been taken to ensure the home maximises on natural benefits like breezes, aspect and what's needed to make the home comfortable through the seasons. Semi self sufficiency is also an important part of the home, with water collection and solar energy components moving the home towards a carbon neutral position. This one off property is a must see.

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