

## Split level house built designed for energy efficiency

Price : SOLD

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Environmentally friendly and energy efficient home designed and built alongside a builder to suit the western Queensland climate (2002). Timber and Hardy plank construction and metal (cyclone rated). Lovingly cared for and updated by the owners and has been newly repainted externally within last few years with a UV stable Dulux paint.

Featuring kitchen with brand new dishwasher, Radiant cooktop stove and oven, cork flooring. Polished spotted gum hardwood floors throughout as well as cork and tile. Exposed wooden beams, evaporative and refrigerative air-con. Cavity sliding doors allow privacy between entertainment area and bedrooms. 4 Bedrooms the main bedroom has a separate verandah and fully screened deck. 2 toilets and one main bathroom, internal laundry with storage and linen cupboard.

The main carport roof serves as a tiled entertainment area accessed from double doors off the lounge with a view Outdoor toilet and sink adjoining guest/ 4th bedroom lowest floor downstairs.

Energy efficient house design with Swung on the block with window size and placement, large eaves to reduce summer sun into the house, lower sun angles in winter allows natural warming. 5 Kw solar system on the roof using Swiss panels (lifetime guarantee). Solar hot water system. Under floor insulation, walls and roof.

External features include window barrier screens and awnings and Colourbond skirting underneath house. Separate Studio powered, insulate with refrigerative air condition and separate switch box. Lockable carport with access to back lane. Rainwater tank and tap on external wall filled by dual pipes with first flow diverters to take dirt etc to stop it going into tank.

Landscaped established water wise native garden with come rare plants. Fully automated pop-up watering system. Established lawn is Sir Walter Buffalo grass. Wooden Children's Cubby House and adjacent sandpit. Dog or chicken pen with separated storage and shelves. New Garden shed and much more. This home has numerous features and will not last long.

Inspection by appointment only.

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.



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