

1063 Captains Flat Road, Carwoola, NSW 2620



Sold House

Sunday, 22 October 2023

1063 Captains Flat Road, Carwoola, NSW 2620

Bedrooms: 3

Bathrooms: 3

Parkings: 5

Area: 8 m2

Type: House



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\$1,780,000

The owners of 1063 Captains Flat Road, Carwoola had a clear vision when they chose their architect and builder to design a home based on passive house principles. This home sits quietly in its surroundings and offers a high level of comfort. This building has won multiple architectural and building awards. Recognition: • 2015 HIA-CSR ACT/Southern NSW Housing Awards: Custom-built home: WINNER • 2015 HIA-CSR ACT/Southern NSW Housing Awards: GreenSmart Energy Efficiency Home Of The Year: WINNER • Feature: Sanctuary, Modern Green Homes Magazine, "Ultimate Payoff" • Theoretical NatHERS rating of 7.3, with greater performance due to the extreme airtightness. Some properties are just special and when you drive up the driveway to 1063 Captains Flat Road, you will be feeling it. This property is appealing from the moment you arrive, the views are spectacular, and at first, that's all you'll see, just big wide vistas. It's not until you get closer to the home that you see it, blending into the landscape and looking over the natural beauty of the Molonglo River. This home was designed by Paul Barnett of Paul Barnett Design Group, and built by the award-winning team at Torres Homes. The design brief included creating a home sympathetic to its environment, and upon completion of this build, awards for the unique design and energy-efficient nature of this property were awarded. Attention to detail is everywhere on this property, from the material choices to the landscape design to the spatial relationships internally, every aspect has been considered. The entry of the home is simple and striking, with a wide timber and glass bespoke front door opening onto a wide entry hall. Off this, you'll find a large light-filled master bedroom with views you will never tire of. There is a walk-in robe and ensuite, custom-built cabinetry, and stylish lighting. The guest bedroom is also a good size, beside this is a beautiful main bathroom, just beyond a truly picturesque study overlooking the beautiful gardens beyond. The heart of the home, the kitchen, is supported by a large walk-through pantry which opens onto a fitted laundry. Storage is ample and the cabinetry throughout is of the highest quality. Light-filled and spacious, the open plan lounge and dining room is a rare mix of airy yet cozy, cooled by fans and aircon when it's hot and warmed by the slow combustion fire in the cooler months. Comfort is a key ingredient here and the mods and cons are more evident, with triple-glazed windows and doors, tilt-and-turn windows, motorized blinds in the master and the study, an insulated slab, and an energy recovery ventilation system to keep the internal temperatures comfortable year round. Sydney blue gum floors and skirting, custom-built bamboo cabinetry features in the study and bathroom, and a Murrumbateman redgum kitchen counter bring a lot of warmth and personality to this home. 1063 Captains Flat Rd Carwoola is not a McMansion, it's footprint is not the biggest one you've ever seen, but what it offers, it offers perfectly. Environmentally passive, hugely comfortable, views for days, and the perfect place to enjoy the amazing lifestyle this area has to offer. The landscaped gardens are simply beautiful. Green lawn surrounds structured garden beds, a professionally built dry bed creek for water flow, and a large deck with a view that will rival the region's best. It is easy to imagine sipping a Pimm's on the deck before dinner, listening to the creek and the native wildlife who call this area home. There is a lot of useful infrastructure here to support the new owners of this home, including a particularly comfortable self-contained 7 x 6m, 1 bedroom cottage. Perfect as a guest house, or for an older child, this space includes a small kitchenette and a bathroom. It's well insulated, it has reverse cycle air-conditioning and a gas heater too. There's also a double carport for the house, a greenhouse, a workshop shed with power, a storage shed, a 2x car open-fronted shed and a bore. For those who have a few feathered friends to accommodate, there is an excellent chicken coop already in place. The 8.8ha (21 acre) block is gently undulating and it has access on the northern boundary to the Molonglo River. You can walk down to the river, find a spot to sit and enjoy the peace and quiet of the natural bush with the abundant native birds and local kangaroos for company - what a perfect way to unwind. This property is a must to inspect, please contact Ellie Merriman on 0402 117 877 to schedule a time to view. **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 with respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their enquiries to verify the information contain