

**175 Sheoak Road, Belair, SA 5052**



**Sold House**

Wednesday, 20 March 2024

175 Sheoak Road, Belair, SA 5052

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4 m2**

**Type: House**



Daniel Richardson  
0424332564



Dale Gray  
0423777873

**\$1,450,000**

A credit to its maker and every reason to go completely off-grid without ever being isolated from the very city it gazes upon; this architectural treasure sees Adelaide's hills, metropolis and ocean beyond in one breath. And it takes your breath away. Built on the apex of a 10-acre plot to take full advantage of the incredible views it is not just any creation, but a solar-powered work of art that ingeniously creates wings for kids and parents alike, draws everyone to the boundless living at its heart, and utilises its prolific (north facing) glass to make that outlook the backdrop to just about every moment. Whether it's the roofline that curves like an ocean wave and extends its strategically pronounced eaves, the hydronic heated floors, a custom open-plan timber kitchen with solid blackbutt benchtops, that was clearly designed by an avid cook, or the solar and battery system that work in unison with its thermal mass, this 'green' home is a beautiful lesson in passive design. The ensuing master wing typifies the touches of luxury here, ample storage sings to its supreme functionality, and a garden that invites you to find different vantage points – like a fire-pit zone by a regal gum tree – only add to the rare appeal of a home that watches the sun rise over the Hills and fall over the horizon. A hills retreat like no other and only moments from the city. Features we love... - One of the most unique homes you'll find on the market - Views extend all the way to the Eyre Peninsula - Architect designed in the 1990s, forever ahead of its time - Runs completely off-grid with 15KW solar system, brand new stackable Lithium Ion batteries, new back-up generator, hydronic underfloor heating, combustion wood heater, and high capacity rain water system - Ingenious, flexible floorplan doesn't waste an inch and includes multiple living zones and a place to work from home - Loads of storage throughout, including under the home - Indoor outdoor entertaining plus a second covered alfresco area - Efficient Daikin split reverse cycle heating/cooling - Waste water treatment plant with recyclable grey water - 64,000L of rainwater storage, and auto watering system - Natural surrounds draw abundant local wildlife to its doorstep - Powered shed/storage container - Moments from Blackwood, Stirling, Mitcham and the CBDCT Reference - 5742/824 Council - City of Mitcham Council Rates - \$1,662.85 pa Emergency Services Levy - \$166.40 pa Land Size - 4.05 ha approx. Year Built - 1998 Total Build area - 381m<sup>2</sup> approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY – MAKE IT HAPPEN™ RLA 275 403