

29 Caffrey Crescent, Port Willunga, SA 5173

Sold House

Thursday, 18 January 2024

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Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 900 m2

Type: House



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It's an easy stroll to the beach from this stunning, rendered straw bale cottage. Nestled within a 900m² (approx.) landscaped garden, the home features cathedral ceilings, a balcony edged with a stained-glass balustrade and a purpose-built wine cellar. Enter a spacious and versatile open plan kitchen and living area with soaring 6 metre ceilings, timber windows, and superb Italian floor tiles. An efficient combustion fireplace warms the entire home. French doors open to the north facing back garden and the stunning alfresco area from both the living space and the master bedroom. Above is a mezzanine floor, with a loft bedroom or studio, which leads to the balcony. The bathroom consists of a freestanding bath, shower, separate toilet and is adjacent to the laundry and mud room. The house was completed in 2010 and was designed for low energy, sustainable living and thermal comfort. The excellent natural insulation properties of the 1/2 metre thick walls keep the home cooler in summer and warmer in winter. The construction comprises of load bearing steel and termite treated timber framework, with straw bale walls as infill. The walls were rendered with three coats of lime which was applied by machine for superior sealing. The foundation has a Kordon termite barrier. The home is plumbed for both mains water and rainwater and can switch between both. The large 900m² (approx.) allotment allows the option to extend another day, if necessary (STCC). The lockable garage has been lined and is currently used as a studio. Located in a quiet street, in a prime position in Port Willunga, the unique home is set in a stylish, sustainable garden, created by professional landscapers. The entertainment area is paved with recycled red brick and slabs of Willunga slate. Retaining walls are made of stone from the Willunga quarry. Recycled brick paths meander through the garden and lead to a fire bowl and a semi-circular sandstone seat. The garden was created using either local or recycled natural materials, and water-wise Australian and Mediterranean plants. The bountiful garden includes many productive plants including stone fruits, fig, lime, lemon and avocado, with rosemary and herbs used as ground cover plants. The garden has an automatic watering system and is highlighted at night with creative outdoor lighting. Highlights: • 6 metre high ceiling • Natural insulation • Plumbing for both mains and rainwater • Large rain water tanks hold a total of 23,000 litres • Solar panels • Professionally landscaped garden is fully fenced and has an automatic watering system • Outdoor shower • Fabulous beach house or a beautiful home • Set in a quiet street in a prime Port Willunga location, adjacent to the Old Survey Area • A short walk to the beach, Aldinga Eco Village and township