

# 3 Alkira Way, Worongary, Qld 4213

## House For Sale

Thursday, 16 November 2023

3 Alkira Way, Worongary, Qld 4213

Bedrooms: 5      Bathrooms: 4      Parkings: 2      Area: 4011 m2      Type: House



Katrina Walsh  
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## Auction

Considering the environment and reducing your carbon footprint has never looked so good thanks to the brand new, architecturally-designed, eco-considerate home at 3 Alkira Way, Worongary. Proving that style, functionality and great design can also be good for the planet, this undeniably striking home is equally bold yet unapologetically reserved. With a distinct contrasting facade of black and timber, the home sits pretty at the end of a long driveway flanked by native gardens, raw sandstone blocks, and expanses of hardy, evergreen turf. Covering 403m<sup>2</sup> of the 4,011m<sup>2</sup> block, the open plan, single level home built by experienced boutique developer and builder SR Property Group features five spacious bedrooms, four and a half bathrooms and an oversized double garage with plenty of storage space and room to house extra cars, a caravan or boat. Expertly designed to carefully consider the home's energy efficiency and carbon footprint, SR Property Group Director, Ramu Farrell says the first thing people will notice about the 6-star eco rating home is the extensive use of glass throughout. "The design of the home employs floor to ceiling double glazed windows and doors using low energy glass for one layer and tinted grey for the other to invite an incredible amount of natural light into the house while maintaining extreme insulating values", says Mr Farrell. "Wall to wall, floor to ceiling blackout and sheer curtains are installed throughout to maximise privacy while letting light in or shutting it out completely". "The addition of extravagant pitched ceilings extending to 5.4 metres in the home's living areas allows even more natural light into the home while allowing warmer air to rise, keeping the home cool and most importantly, highly efficient". The home's list of eco-friendly design features continue with sheer and blackout curtains in all rooms, twin layer ceiling insulation, two rainwater tanks, and a 32 panel solar system with 16KW of lithium ion batteries powering the home with only the excess energy drawn from the grid. A three phase, 32 amp electric car charging provision has also been added to both sides of the oversized garage. Ensuring no luxury was excluded from the design, this eco abode is kitted out with super stylish design additions that elevate the home to new levels. Lavish European oak flooring has been used throughout along with oversized Italian marble benchtops, floor to ceiling, extra large format porcelain tiles in the bathrooms, exclusive ABI brushed brass sinks, fixtures, and fittings, and ILVE Italian made appliances. Harcourts Coastal Prestige director of lifestyle property Katrina Walsh says while the home has a lot to love, one of the property's most unique and adored features is the exquisite internal glass atrium garden located in the centre of the home. "With a long list of eco-friendly features combined with a host of luxurious design elements this home ticks all the boxes for an eco-luxe property located in a picturesque setting in one of the Gold Coast's most beautiful yet convenient suburbs", says Ms Walsh. "All this aside, the home's most extravagant feature is the stunning internal garden which is strategically located in the heart of the home providing a massive lightwell and increased internal air flow into the home while producing a gardenscape that acts as a living and breathing work of art visible as you move throughout the property". The home features everything required to comfortably house a large family including a spacious, fully kitted out butler's pantry with plenty of storage, a ducted oversized air conditioning system, and the ultimate entertainer - a 20m<sup>2</sup> covered pool area with a 6m x 3m heated swimming pool. "This property is perfect for a family who is looking for all the luxurious features in a home, who is not only conscious of their impact on the environment but wants to live in a way that reduces their impact for many years to come", says Ms Walsh. "And with 4,011sqm of usable land surrounded by a brand new 2m high boundary fence, there is an opportunity to make it your own and even create your own self-sufficient vegetable garden with ample room for garden beds and fruit trees. The property has an automated irrigation system throughout the gardens and lawns". Worongary is located close to a host of private and public schools, shopping centres, and Carrara Stadium. With easy access to the M1 and some of the Gold Coast's most famous beaches just 15 minutes away, this home offers convenience in a quiet, tree-lined setting. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.