

3 East Terrace, Farrell Flat, SA 5416



Sold House

Saturday, 12 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1402 m2

Type: House



Mark O'Meagher



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Contact agent

Here is your dream, eco-friendly 2009 built home designed by widely-published architect Emilis Prelgauskas. A home that has clever and subtle best-practice design features to ensure long term sustainability with minimal environmental impact. Presented as a spacious, modern and well maintained property, sure to feel like home once you walk through the door. The main structure is braced portal framed galvanized steel with corrugated zincalume roof and Hebel block external walls finished with a white marble sheen render. Both roof and walls are insulated, matching well with north facing eaves to allow the warm winter sun in but reject the hot summer sun. Features Include:

- Open living space, incorporating 2 clerestory windows allowing natural light and air circulation.
- Lounge has a wood combustion heater and ceiling fans, with stonecraft slate flooring.
- 3m-5m raked ceilings in living area with Solomit straw panels providing natural thermal insulation.
- Modern kitchen with a dishwasher, double sink and corner pantry.
- Master bedroom is carpeted with a ceiling fan and built-in wardobes.
- Main bathroom is spacious with a double-glazed skylight.
- Ample storage in the hallway and laundry.
- Self contained shed includes a large open room with a wood combustion heater and ceiling fan. Perfect for a bedroom and lounge. And:
- Full size kitchenette and bathroom with a shower and toilet.
- Outdoor deck looking over the well established gardens.
- 67,500 liters of rainwater plumbed to the house, mains also available.
- 3kw solar system.
- 6m x 5.8m double bay caport, as well as a single carport next to the self contained shed.
- Fully fenced boundary.
- Set on a block size of approximately 1402sqm. Just a short drive from both Clare and Burra, this is your chance to purchase an affordable yet stunning property in a central location. \$399,000

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