

3 Tadgell Place, Florey, ACT 2615

Sold House

Monday, 14 August 2023



3 Tadgell Place, Florey, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 760 m2

Type: House



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\$1,030,000

PRICE GUIDE - \$1,050,000 - \$1,100,000 New Door Properties is proud to present this solar-passive natural charm to the market. This beautifully crafted architecturally designed home is one of a kind and is offered to the market for the first time in 38 years. Its open and functional floor plan layout, as well as its solar-passive heating and cooling features, will wow you. In the winter, the super-efficient fireplace in the living room heats the entire house. This masterwork includes a Canberra Metters oven from the 1950s, a pool table, and a spa. Solar panels with Fronius Inverters (German technology) lower's your utility expenditures dramatically. If need be, there is plenty of room to create something spectacular on this 760 square metre block. Combine this with its Central-Belconnen location and accessibility to the nearby Florey Shops, and this property is guaranteed to sell to a buyer who recognises the potential of this peaceful property that provides a homely feel.

Property Features-

- North-facing solar passive home (well insulated)
- Master bedroom with en-suite and built-in robe
- Other two bedrooms with built-in robe
- Open plan living and dining
- 600mm Miele Oven and gas cooktop
- Fisher & Paykel dishwasher
- All North windows full height and protected by 600 mm North eaves for summer sun
- Winter sun is absorbed by masonry heat banks (slate floor and brick feature wall)
- Transfer fan pushes heat to bedrooms and bathroom in winter
- Fireplace Lopi Liberty is super-efficient and consumes 3 tonnes of wood per winter
- Solar panels with Fronius Invertor
- A Canberra Metters oven from the 1950's
- Air conditioning cools residence and is used to maximise solar power
- Spacious backyard perfect for your canine friend
- Pool table and Spa included with the house
- Spa is set on a timer to operate from 10.00 am to 3.00 pm on solar power

Property Information

- Block Size : 760m²
- Internal living area : 147.67m² approx.
- Garage area : 44.5 m² approx.
- EER: 5 Stars
- Rates: \$754.17 per quarter approx.

Please contact Varun @ 0449 592 419 / Chayan @ 0449 592 619 to make this home yours!

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