

# 37 CLARENCE STREET, Loch, Vic 3945



## House For Sale

Wednesday, 12 June 2024

37 CLARENCE STREET, Loch, Vic 3945

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 3126 m2**

**Type: House**



David Tree

**\$920,000**

If a book were ever to be written about a person's devotion and passion to living a healthier, self-sufficient, self-sustaining lifestyle all within an urban environment, then arguably this property and its blue-chip address would arguably be it. Andrea is a talented visionary and forward thinker. She bought a large, and very vacant, 3000m<sup>2</sup> allotment, and has over time miraculously, shape shifted from barren to bountiful. Andrea's brief was to establish an edible paradise of food foraging without leaving her property, whilst rejuvenating and revegetating the environment in which she lives. Full of personal endeavor Andrea has single handily maximized this piece of land to its fullest environmental and cost-effective potential. Her edible garden substantiates a healthier approach to eating and living sustainably by picking for yourself and not from a supermarket shelf. "Welcome folks" to Andrea's "Urban Homestead". "Urban Homesteading" has been around for many, many years, with this trend becoming increasingly popular amongst folks who highly value a simpler, cost saving way of lifestyle living. Andrea's establishment of her "Urban Homestead" provides an endless opportunity of frugal and savvy living. EXCELLENT FEATURES OF THIS HOME INCLUDE:: North orientation with passive solar, 10-star energy rating: Clad in "carbon neutral" structural eco ply: 32 x 330w roof top solar panels coupled to a 3.5 kwh Pylon Tech battery storage.: Double glazed windows: Insulated ceiling, walls and under-floor: Slow combustion wood heater for either cooking or heating : Reverse cycle heating and air-conditioning: Constructed over 2 levels: Well appointed galley kitchen with large adjoining walk-in pantry: Large open plan lounge and dining room.: Polished recycled hardwood floors : Recycled timber staircase leads to the sizable master bedroom with ensuite, large enough to be a parents retreat with 'Romeo and Juliet' balcony, overhead doubled glazed skylight windows with dimensional angles for a point of difference. : 2nd and 3rd bedrooms have polished Hardwood floors.: Central bathroom with floor and wall tiles and cast-iron claw foot bath. : Expect the most amazing uninterrupted rural views from an urban allotment. : Outside alfresco entertaining on the wrap-around verandas. : Completing the Urban Homestead package is a carport with workshop area and chook pen. AND your very own electric car recharging station Andreas has created a lifestyle that many will seek, only the few will find!