

4 Readhead Street, Rudds Gully, WA 6532



House For Sale

Friday, 19 January 2024

4 Readhead Street, Rudds Gully, WA 6532

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 3 m2

Type: House



Henry Vantiel
0899657600

\$799,000

A home of grand proportions with 292 square metres under the main roof and was inspired by Glen Murcutt who is known for architecture specializing in environmental sensitivity and homes that conserve energy, and blend with the environment. The striking skillion roof with clean straight lines, cladding and brilliant colour scheme compliments the homes surroundings. Constructed and built with reverse brick veneer with excellent wall and ceiling insulation the home has an outstanding 8.5 star energy rating, which is an incredible attribute to the property and for its occupant's comfort all year round. Here's just some of 4 Readheads features:

- North-facing solar passive design
- Polished concrete floors and internal masonry are heated by the low-angle sun on winter days and then release the heat in the evening.
- Sleeping areas on the south side of the dwelling for cooler sleeping conditions
- Cooled in summer by the cross ventilation of sea breezes across a narrow building envelope.
- Day & Night blinds, to reduce radiant heat transfer in summer and retain warmth during winter.
- Beautiful natural light throughout
- Polished Concrete to living areas.
- Starserve Digital Network installed.
- Solar hot water system.
- European appliances to kitchen and stone bench-tops, large walk-in pantry which is double bricked perfect conditions for storage or preserving.
- Theatre room with double doors.
- Raised ceilings. 2700
- Master bedroom equipped with large walk-in robe and designer en-suite. Glass sliding door with easy access outside to take full advantage of the views on offer and to bring the outside in.
- Additional bedrooms are all a generous size all with built-in robes.
- The main family bathroom is exceptionally planned for convenient living.
- Ultra-large laundry with an abundance of storage.
- Walk-in linen cupboard and extra storage throughout.
- Larger than normal double garage which is insulated also.
- Solar hot water system
- 8m x 8m x 3.5 m colorbond shed just 2 years old
- Large outdoor area with beautiful countryside views, perfect for entertaining.
- Outdoor shower (perfect after a day spent at the beach, 6.0 km drive to the Greenough River Beach, offering swimming beaches, fishing & surfing)
- 50,000 litre rainwater tank (harvest rainwater)
- 8.5 star energy rating.
- Automated reticulation for lawn and vegetable garden.
- 3 fenced paddocks for livestock.
- Fruit trees include citrus, olive trees, mulberry, figs, and passionfruit that the chickens happily roam through.
- Established windbreak trees.
- Established native trees & shrubs (circa 250)
- NBN available.
- School Bus pickup just down the road
- Great community area with multitudes of lifestyle benefits. If you are environmentally conscious and appreciate design and detail you will absolutely love living at this address and will truly appreciate the authentic details and crisp design!

We would love to show you this property and please call the team to view: Chris 0417 982 928 Like an appraisal on your property then please call Team Van Tiel on 0429 995 121 and let our family help yours. You can also see our beautiful homes and follow us on:

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*Please be advised that this information has been supplied to the best of the agent's knowledge however, it is always advisable for you to complete your own research and due diligence in these matters.