

48 Kulbardi Way, Witchcliffe, WA 6286



House For Sale

Thursday, 18 April 2024

48 Kulbardi Way, Witchcliffe, WA 6286

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 940 m2

Type: House



Michelle Sheridan

Offers from \$1,125,000

You will be impressed by the lofty ceiling heights and generous, flexible living spaces of this beautiful sustainable home, as well as its quiet and peaceful ambience. Architect designed, the home is completely self-sufficient in rainwater and solar energy and is surrounded by waterwise gardens, with plenty of space for a new owner to add their personal landscaping touches. It presents beautifully to the street with a steeply gabled roof, limestone rendered walls and rustic finishing touches of timber bush poles and recycled brick paths. Once you open the front door into the light filled hallway, you will immediately feel you have arrived in a very special home that captures the Margaret River aesthetic of natural timbers, earthy neutral tones, soft finishes, and open plan indoor / outdoor living. With double height ceilings, clerestory windows, the warmth of rendered internal walls, quality German double-glazing throughout, recycled timber features and burnished concrete floors, this home has the calm and inviting atmosphere unique to strawbale construction. The home provides excellent separation of accommodation, with lots of room and flexibility for an active family, couple, or work from home situation. The owners have provided for future expansion, with engineering already provided in the construction of the home to allow for the addition of a two-bedroom loft or studio space in the west wing of the home. The secure garage is also oversized to provide space for storage or workshop. This is reputedly the second largest strawbale home in WA, and embodies the best of sustainable living in the Margaret River region—a thoughtful combination of warm and inviting natural materials, solar passive design, generous living spaces and accommodation, and state of the art energy technology—plus all the benefits of life in a thriving rural ecovillage. Don't hesitate to contact Michelle Sheridan on 0457 271 128 to make a time to view this beautiful home, or come along to the home open on Saturday 11th May from 11.15 – 12.00.

PROPERTY FEATURES:

- Generous 940 m2 lot plus 122 m2 Exclusive Use veggie patch in the multi-award winning Witchcliffe Ecovillage
- Unique architect designed home
- 3 bedroom, 2 bathroom home with bespoke finishes throughout
- Engineered to enable a loft extension creating additional bedrooms or studio (building permit required)
- Large, well-equipped kitchen with galley style pantry/scullery/laundry
- Light filled, double volume, open plan kitchen / living / dining
- Loft bedroom or home office with balcony and stunning views
- Internal pine doors, bespoke light fittings and quality fans
- North-facing outdoor living with recycled brick paving edging and retractable shade sails
- Landscaped waterwise gardens, fruit tree orchard, outdoor shower
- Fully fenced with brush screening
- Double garage with roller doors and additional space for worksho/storage
- Compliant with Liveable Housing Silver standards
- Jarrah timber flooring to stairs, loft bedroom/office and internal balcony overlooking the living room
- Burnished concrete floors throughout living areas and downstairs bedrooms
- Generous built-in storage throughout the home: main bedroom, guest bedroom, loft bedroom/office, hallway, pantry/scullery, mudroom
- NBN fibre to the premise and ethernet cabling throughout the house for wifi-free living if desired

SUSTAINABILITY FEATURES:

- Passive solar design, strawbale construction
- 7.9 star NatHERS thermal efficiency rating
- 108% GWP (Global Warming Potential) e-Tool life cycle assessment
- 10kw Fronius 3 phase solar inverter with remote monitoring and 10 year warranty
- 13.28kw (32 Panels) Trina Vertex S+ Black Glass on Glass photovoltaic panels with 25/30 year warranty
- Clenergy Solar Roof Mounting hardware with 10 year warranty
- Integrated Electrical Contracting 5 year workmanship warranty
- Shared cluster-level 232 kWh Tesla Powerpack battery to provide 100% self-sufficiency in power
- Huge 120,000L rainwater tank, DAB water pump
- Installed greywater system, ready for irrigation connection
- Enviro Heat Pump hot water 250l
- Quality German double glazed external doors and windows, including: 2 banks of 5m wide double glazed aluminium bi-folding doors in the living room, UPVC double glazed windows and doors in Jarrah timber-look throughout
- Quiet and efficient timber-look ceiling fans in all living and bedrooms
- Natural earth air conditioning pipes running under the house with an outlet in every room of the house—providing a perfect touch of cooling on hotter summer days
- Timber patio covered in Sunpal sheeting with bespoke retractable shade sails
- Excellent cross-ventilation, wind protection and natural light