

5 Caladenia Street, O'Connor, ACT 2602

home by holly

Sold House

Friday, 12 April 2024

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Bedrooms: 3

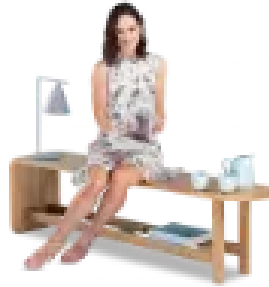
Bathrooms: 2

Parkings: 2

Type: House



Sally Strang + Ash Costello
0491850701



Ash Costello
0491850701

\$1,875,000

#soldbyash #soldbysally It is early evening, the house all aglow, as muted pendant lighting coalesces with the luminosity of the red tinged leaves. The last of the sun's rays, suspended within the autumnal turnings of the grape vine, framed by epic walls of double glazing. The textural rock wall glitters as if inlaid with tiny diamonds, the house submerged within its leafy domain, as garden paths tempt to the zincalume clad front porch. The over-sized front door made from roof beams, lovingly salvaged from the original cottage and re-purposed artfully by Strine and Thor's Hammer. The home intrigues from the get-go, as interesting material choices hint at the ingenuity behind the solar passive design. This stunning, three-bedroom, Ric Butt designed home, has all the hallmarks of his oeuvre – the angled placement on the block, creating dual triangular courtyard gardens, the combo of easy-care iron and steel with recycled timber and stone, the award winning environmental ethos. Designed to achieve an eight star energy rating (and assessed as 6 star EER), the house ensures comfortable living with a minimum of heating and almost no cooling. Ultra-mass walls, made from insulated precast concrete sandwich panels, are used to maintain a constant temperature, and polished concrete floors bank the northern sunlight. The south side is cool and shady in summer with sheltered decks, edged by magnificent tree ferns and a corner spa overlooking green leafy walls. While to the north an alfresco stage beckons beneath the arbour, twined with deciduous ornamental grape, shading in summer and welcoming the warming winter sun. The table setting surrounded by a swell of magnificent native plantings, a sanctuary for birds and humans alike. Even within there is a feeling of sitting within the landscape, the skillion roof lifting high to the north, welcoming light deep into the home, and glass sliders opening wide to summer breezes. The epic living arena, arranged in an open plan, both intimate and expansive...perfect for communion and repose. The home forges a wonderful connection with the surrounding gardens at every turn. Even the shower in the master bedroom is an immersive botanical experience, with its glass sliders opening wide to welcome nature within. We love this tactile immersion, complimented by the rich diversity of colour utilised throughout, as a combo of teal blues coalesce with jute and splashes of grape and russet reds. The polished concrete floors feel smooth underfoot, the temperate nature of the home making for a deeply comfortable lived experience. Magical touches abound, from the recycled concrete rubble echoed on the back of the kitchen island bench, to the beautiful, etched screens utilised in the bathrooms. Thoughtful storage is in-built throughout, including a mudroom and workroom within the garage. The front bedroom is currently utilised as a cinema room, perfectly placed adjacent to the master bedroom, creating a private parental wing. The third bedroom is sequestered at the opposing end of the home, aligned with a beautiful family bathroom, with freestanding bathtub and painterly garden views. Features..stunning architecturally designed three-bedroom home in coveted O'Connor. architect: Ric Butt, Strine Design. nominated as a finalist in the BPN Sustainability Awards. featured on the Strine website: strineenvironments.com.au. passive solar design – built to 8 star energy rating. angled on the block to maximise northern orientation. high clerestory windows for release of warm air in summer. south and east veranda with pergolas. sweeping open plan living dining and kitchen with study nook. kitchen with island bench and banks of cabinetry in warm ash, stone benchtop, glass splashback, Asko dishwasher, Blanco steam combi oven, gas hob and rangehood. hallway with built-in-cabinetry for storage. front cinema room or bedroom with glass sliders opening to northern gardens. master bedroom with glass sliders to northern garden, wall of built-in-robos and large ensuite bathroom with shower room also opening to garden, dual shower heads and beautiful etched screen. third bedroom with built-in-robos and glass sliders to the northern side. family bathroom combined laundry with freestanding tub and beautiful etched screen. polished concrete floors with lithium hardener. double glazing throughout with low e coating. thermally improved anodised aluminium window and door frames. cellular blinds. 11000L rain tank, plumbed to garden taps, washing machine and two toilets. two instant hot water gas systems. RC heat pump heating and cooling in living area. ceiling fans to main bedroom and living area. in-slab electric heating to front bedroom and both bathrooms and study nook. fresh air vent to fridge condenser coil. beautifully landscaped native gardens. caged vegetable garden. double garage with internal access and workroom. additional storage/mudroom. garden shed

Technical specifications -House size: 171m²Garage + workshop: 51m²EER: 6/6Land size: 701m²UV: \$1,120,000 (2023)Rates \$5322 per annumYear built: 2013Gas: LPG to cooktop, BBQ stand near North deck, two instant hot water heatersWater: 11000L rain water tank plumbed to garden taps, washing machine and two toiletsHot water: two instant gas systemsHeating/cooling: small reverse cycle/heat pump in main room (cooling 3.5kW, heating 4.5kW), in slab electric heating in front bedroom, study nook and two bathrooms, ceiling fans in Lounge Room and Main Bedroom, fresh air vent to fridge condenser coil.Data points: RJ45/Coax cable data points in all rooms (except bathrooms), Cat 6 cable throughoutFloor: Polished concrete with

lithium hardener Walls: highly insulated precast concrete sandwich panels Glazing: double glazing with low e coating, thermally improved anodised aluminium frames, cellular blinds on all windows. Decking: 88mm Modwood over galvanized steel sub-structure Lighting: all LED Builder - Strine Construction