

# 6 Warri Way, Currumbin Valley, Qld 4223



## House For Sale

Thursday, 7 March 2024

6 Warri Way, Currumbin Valley, Qld 4223

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## Offers Over \$1,895,000

This craftsman-built Lifestyle home is positioned within a premium locale in the World Class Currumbin Ecovillage! "Borrogura Bubura" or Sea Forest has been created in harmony within its peaceful hilltop Currumbin Valley surrounds. Visually impressive with its many architectural & creative elements. Easy to live in with its use of modern sustainability features and ecologically enhanced with its passive design principles. This home offers you the ultimate blend of premium lifestyle within a wholesome low impact design set amongst over 3400m<sup>2</sup> of significant horticultural enhanced land. Created with permaculture design principles and offering an array of endemic, medicinal, fruiting and edible plantings together with a substantial chicken shelter. Soaring ceilings, and stunning suspended aggregate stone concrete floors greet you upon entry through the oversized recycled timber door, before your eyes are drawn across the vast living room to the undulating hills of Currumbin Valley beyond, captured like a picture through the floor to ceiling cavity sliding doors that span the width of the space. The living zone is spacious with the central kitchen as the hub it is an entertaining haven with its high-end Miele inclusions, walk in pantry and vast island bench space. The living room opens onto the undercover deck taking in the Valley views and across your horticulturally enhanced gardens on over ¾ of an acre of hilltop privacy. The hallway leads you to 3 generous bedrooms, main bathroom and separate laundry with the master retreat welcoming at the end of the hall. The stunning ensuite bathroom with impressive skylight glass ceiling, quality Duravit fittings and of course the outstanding views to enjoy with privacy. Additionally, the clever mezzanine level looks over the living room and offers a versatile space with flexible options depending on your situation. Currently fully fitted out as a home office however the options are yours. Creative, Innovative and recognised as the HIA Green Smart Home of the year Award for all of Queensland in 2018 there is so much more for the discerning buyer to discover about this home that only a inspection will suffice. The impressive list of design and sustainable living features include-

- Concrete thermal mass temperature control
- Eco friendly nontoxic finishes
- Cross flow ventilation & energy efficient windows
- 6.6kw solar panels, solar hot water (gas backup)
- Tesla 13kw Powerwall Battery for off grid support
- 60,000 litres of water with whole home filtration system and auto water level monitoring
- Programmable aircon, ceiling fans & fireplace (gas)
- Automated block out blinds in bedrooms
- 5 Motion activated camera CCTV Security
- Keyless and remote activated entry
- CCS Type 2 integrated electric car charger Outside
- Fully landscaped with permacultural principles
- Endemic plantings amongst an array of medicinal, fruiting and edibles
- Propagation glass house plus garden storage shed
- Organic self-Watering raised vege beds
- Rich red soil.
- Substantial and impressive chicken enclosure
- Arbour timber decking area with Pizza oven
- Cubby house, custom built 'chill seats', fire pit

The Ecovillage Enjoy the harmony of a semi-rural lifestyle and take advantage of the impressive resort facilities the renowned Ecovillage offers including a 25-metre pool, gym, library, a hall with commercial kitchen, a ball court and shady lawn areas surrounding the centerpiece fig tree. There is also a renowned café and gift shop, childcare centre and rejuvenating wellness options all just a short walk away. Set on approx. 270 acres of land. The Ecovillage has a dog and cat free rule to protect the native wildlife. Just 10 -12 minutes from the best beaches in the world. Close to Gold Coast International Airport and a choice of quality Private and Public schools and Universities with easy driving distance. Embrace this lifestyle and take this opportunity.