

61 Fletcher Street, Castlemaine, Vic 3450



Sold House

Thursday, 9 November 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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Built-in 2017 by the highly respected Eco Sustainable Homes, this three-bedroom rammed earth passive solar home sits opposite Kalimna Park in a quiet street, 850 meters from the centre of the Castlemaine township. Created for a private family, this completely non-toxic home sits in harmony with its garden, designed by landscape architect Claire Reynolds. The home has been designed to follow the topography of the sloping site with a north-facing focus. The floorplan features entry into a front foyer, with an adjoining study/ home office, opening to a stunning open plan kitchen with dining and living, emphasised by a high vaulted ceiling and large north-facing windows framing the garden. The kitchen provides a gas cooktop with an under-mount oven, a dishwasher, a walk-in pantry, bespoke timber benchtops and cabinets, a split system, and external access to a south-facing covered patio. This space includes doors opening to a north terrace overlooking the landscaped garden, bespoke cabinetry, and a solid wood heater designed for eco-low emissions. A private wing houses the main bedroom, a walk-in closet, a north-facing reading room, two bedrooms with built-in robes and a bathroom with a European laundry, a toilet, a shower, a Japanese bath, a vanity and exterior access. Plumbing is available for future installation of an ensuite should this be desired. Internal design details include Luxaflex Honeycomb blinds, an integrated solar system, solar hot water, highly insulated with double glazing throughout, provision for cross ventilation, with the rammed earth walls storing the sun's warmth in winter and controlling the heat in summer. The home sits within a garden of native plants indigenous to the immediate landscape and an ornamental selection, meandering gravel paths and large stones sourced from the site. The 1045 sqm property includes a 5m x 6m double carport, a roofed shipping container with power, a stainless steel water tank (the property is on tank water with mains backup) and a secure back garden. An ideal location, walking distance of the Castlemaine shops and retail, the train station and Kalimna Park across the road, makes for town living in a bush setting. A small footprint on the environment makes this the future of housing design, climate-positive living at its best.