

98 Binowee Drive, Googong, NSW 2620



House For Sale

Wednesday, 20 March 2024

98 Binowee Drive, Googong, NSW 2620

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 3 m2

Type: House



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By Negotiation

Escape to a sanctuary of luxury and sustainability nestled in the heart of rural tranquillity. This meticulously designed property in the highly desirable Little Burra Estate offers an unparalleled blend of environmental efficiency and opulent living, ensuring a harmonious coexistence with nature without compromising on comfort. Crafted to minimize energy demands while maximizing comfort, every aspect of this home reflects a commitment to thermal efficiency and eco-consciousness. Embrace the essence of sustainable living with the solar passive design, featuring reverse brick veneer construction, carefully engineered to regulate interior temperatures year-round. Enjoy the serenity of stable temperatures courtesy of the northern aspect and high internal thermal mass, complemented by excellent cross ventilation that invites the cool night breeze in summer. With features such as insulated concrete slab, walls, and ceilings, along with earth bermed walls and double glazing, experience unparalleled comfort in any season. Indulge in the seamless integration of indoor-outdoor living with the two covered courtyards and custom designed pergola, complete with slatted eaves for winter sunlight and removable shade cloth covers for summer shade. Revel in the beauty of the landscaped gardens, with native plants attracting birdlife, while mature Manchurian Pear trees offer summer shade as well as stunning autumn colours and spring blossoms. This whole property is a testament to thoughtful design, ensuring every corner exudes harmony and tranquility. Experience the epitome of luxury with the meticulously appointed interiors, featuring a large kitchen equipped with modern conveniences, slow combustion fireplace, and reverse cycle air conditioners for ultimate comfort. Four bedrooms with a fifth room as either a study or extra bedroom will accommodate all your needs, along with two large living spaces and an activity room. Rest easy knowing this home is equipped with sustainable amenities, from double glazed windows to a solar hot water system and photovoltaic solar panels. Beyond the confines of the home, immerse yourself in a thriving ecosystem of organic vegetable gardens, fruit orchard, and native flora. With irrigated vegetable garden beds, a shadehouse, and a fox-proof chook pen, indulge in the pleasures of sustainable living while enjoying the fruits of your labor. Experience the wonder of the stars in the night sky, and explore the natural beauty of the conservation bushland, dotted with granite rock boulders and panoramic views of the Brindabellas, providing an idyllic backdrop to this rural retreat. Escape the ordinary and embrace a lifestyle of luxury and sustainability at this rural haven. With a commitment to environmental stewardship and uncompromising comfort, this property offers a rare opportunity to live in harmony with nature without sacrificing modern indulgences. Welcome home to the epitome of rural elegance. Features: * Reverse brick veneer construction * Maximum northern aspect with high internal thermal mass * Excellent cross ventilation and full height internal doors * Insulated concrete slab, walls, and ceilings * Earth bermed walls for temperature regulation * Miglas Victorian Ash high performance windows with double glazing * Solar hot water system and photovoltaic solar panels * Northern pergola with slatted eaves and removable shade cloth covers * Vertical roll-down awnings for summer shading to the west * Landscaped gardens designed for shade in summer and sun in winter * Covered courtyards to both north and south sides * Vegetable garden with irrigated beds and fruit orchard * Native landscaping with mature Manchurian Pear trees * Windbreak native trees for perimeter protection and privacy * Conservation woodland with stunning views and natural features * Two sheds - one to store equipment and one that can serve as an observatory or studio