

1/77 Namadgi Circuit, Palmerston, ACT, 2913



House For Sale

Wednesday, 25 September 2024

1/77 Namadgi Circuit, Palmerston, ACT, 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

5.7* STAR All Electric, North Facing, Architect's home

Yes, you read that right! This charming free standing town home has an almost 6 star energy rating thanks to a meticulous and comprehensive upgrade by its award-winning architect owner! It has been a wonderful family home, but a move to the country means it is now ready to BE SOLD.

Sarah Lebner is an expert and a recognised leader in her field of creating energy efficient homes here in the Canberra region. Sarah is an RAIA award winner and a former principal architect at Light House Architecture and Science, famous for delivering over 200 super-efficient 8 star homes designed specifically for the Canberra conditions.

Sarah Lebner has used her many years of experience and expertise in designing for our harsh climate, to take her own 2 star first home, apply her knowledge and skills and create a 5.7 star home for her young family. A 5 star NaTHERS energy efficiency rating is better than a whopping 70% of existing homes in Australia. In our unique and extreme Canberra climate, energy efficiency is crucial and this is a fabulous entry opportunity to live like an energy efficiency EXPERT!

Unit 1 faces north on a small cul-de-sac that is quiet and private with secure garage and off-street parking. The home is free standing, with well-established shrubs and has been well maintained by my owners. It offers young families, busy execs or canny downsizers an opportunity to acquire a home that has had extensive investment in cost reduction. This home can help you manage your family's budget more easily in these changeable times by providing high energy efficiency, cost savings as well as comfort in extreme weather conditions.

With a versatile floor plan this home offers great flow, the ability to zone areas for noise and privacy, as well as good separation of living and sleeping quarters. As an architect Sarah specifically chose a northern orientation with good shade so light floods all the front rooms of the house all year, and the back garden offers a cool covered haven in the sweltering summer months.

The heating is now all electric, no expensive gas here! Fans have been installed so you have all year around options to maximise comfort and air quality. Practical upgrades to the kitchen and bathrooms mean it is a "move right in" proposition, with much future potential to put your own stamp and style on this pretty little home, at your leisure.

Sarah Lebner is a passionate advocate and practitioner of building and upgrading homes that can perform better in an uncertain climate future. Here is your opportunity to live in comfort, with financial peace of mind, in an architect's own home. This property must be sold to pursue other projects. Do not delay inspection.

There is a full case study of the project undertaken to take this 2 star townhouse to a 5.7* star money saver, please email the agent for a copy.

*Please note 5.7EER is achieved by the addition of thermally efficient window coverings.