

# 122 Park Lane, Camperdown, Vic 3260



## House For Sale

Wednesday, 19 June 2024

122 Park Lane, Camperdown, Vic 3260

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 7293 m2

Type: House



Rob Rickard  
0355937500

## Expression of Interest

Architect Clinton Krause is the person behind this remarkable creation, designed to capture the stunning northerly outlook, whilst providing the most eco-friendly day to day living experience on a 7391m<sup>2</sup>\* allotment. Quality fittings and fixtures consistently feature throughout the home with solid blackbutt timber floors to the living, dining and kitchen areas and quality wool carpets in the bedrooms. The kitchen comprises a Miele cooktop, oven, and dishwasher plus an Esse slow combustion wood fired range offering the dual purpose of cooking and heating during cooler months. The dining area with its cathedral ceilings offers amazing views to the north and has direct access to a full screened in porch. The cathedral ceilings extend through the family living area where north facing windows provide warmth and light, plus access via large glass sliding doors to the outdoor entertaining area for extended living. Additional heating is provided by the low emission Nectre wood heater. Four generous bedrooms (3 with BIR), family bathroom, separate toilet, large laundry plus an abundance of storage complete the living functionality of the home. A double carport on the southern side has direct access to the home. The layout of the home has been designed to maximise passive solar performance with extended eaves along the northern aspect, double glazed windows and doors, double brick feature walls, and insulation of ceiling, under floor, external and internal walls. Cooling of the home is effectively aided by the screened in porch and a window strategically placed at west end of home. Additional improvements to the property include a 7m x 3.5m fully enclosed shed with toilet, concrete floor and power connected, separate woodshed and 110,000 litre rainwater tank with town water connected as a backup. A low maintenance, landscaped garden surrounds the home. Sustainable living is enhanced with a 9sqm greenhouse, large and productive vegetable garden and orchard (fruit trees, berries and nuts), a securely fenced paddock for some sheep or even a pony and plenty of space for chickens or bees. A solar system comprising 6.6kw panels with 14kWh battery storage gives the option to live off grid. Added features are solar hot water with electric support and a reed bed septic/effluent system. Situated in a private and quiet location in the heart of the Lakes and Craters district the home boasts outstanding northerly views as well as Lake Bullen Merri to the south, this presents a very rare opportunity to purchase a well-developed and energy efficient property, suited to many buyers. For Sale by Expression of Interest – Closing: Friday 9th August 2024 at 4:00pm Inspections strictly by appointment. \*denotes approximately