

6482 Caves Road, Margaret River, WA 6285



House For Sale

Sunday, 23 June 2024

6482 Caves Road, Margaret River, WA 6285

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 3 m2

Type: House



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\$1.95 million range

Sitting on a generous parcel of land in a peaceful position between town and beach, this sophisticated, custom designed, passive home makes an eco friendly way of life a reality and is the epitome of country living! Both the home and the land upon which it rests provide for a self sufficient lifestyle thanks to the sustainable residence, bountiful water supply from extensive rainwater storage and underground bore supporting productive gardens, and solar power with batteries in addition to grid connection for reliable low cost living. This stunning home was designed and built to provide the highest standard of living well into the future. The passive solar design maintains a constant 22-24 degrees, throughout the longest and hottest summers, without the need for air conditioning, as well as thermal insulation during winter. With thick walls and all round verandahs, the sense of quietness and peace of this residence must be experienced. An alluring Margaret River Country Style aesthetic has been achieved through generous living spaces, polished concrete floors, natural timbers, limestone rendered walls, high ceilings and deep windowsills. Built to the highest structural standards this impressive residence will still be as imposing 100 years from now. Marri timber features adorn the deep window sills and door trims, integrating with the exposed aggregate floors that flow throughout the space. The central kitchen has elegant stone composite benchtops and country style white cabinetry, and there's a large walk in pantry/store. Top quality, steel framed windows and sliding doors are found throughout, and a slider opens from the dining area (as well as one from the living area) to the broad covered verandah and alfresco and the sheltered yard area with lush lawn reticulated by greywater. A separate wing holds the family bathroom that features a luxurious freestanding bath overlooking the garden. Bedroom two also has lovely views and ample wardrobe space, and bedroom three is also generous with views and doubles as an office. There's a woodfire in the main room, and another graces the family room. The spacious, open library/study area offers versatility and could potentially be partitioned into another room with ease. The expansive main bedroom looks out onto the garden and there is a separate dressing room. The ensuite bathroom showcases distinctive timber panelling along with external door leading to a sauna and hot tub nestled amongst an oasis of plants. Extra high ceilings throughout give a great sense of space, and handcrafted leadlights and strawbale nooks and shapes add character throughout the home. An alsynite covered alfresco area extends from the rear of the home and has a concrete floor. The concrete covered verandah continues all around the home making for easy living, and the backyard sees lush grass and native gardens. There are various fruit trees and vegetable beds, and a sunset lounge completes this tranquil haven. A massive bonus to the property is the 200m² workshop/studio adjacent to the main house. This is a flexible space that allows various options for new owners. Thanks to thoughtful planning and implementation, highly sought after ideals of sustainability and self sufficiency are actually a reality at 6482 Caves Road. Consideration of long term endurance is evidenced by the following:

WATER A bountiful water supply comes from two x 160,000L water tanks that ensure drought proof water supply of sparkling clear rainwater. Furthermore, a bore provides all year irrigation for the extensive plantings and food gardens on the 3.26ha (8 acres) block, which is mostly level for ease of maintenance and protection from bushfire.

POWER AND ENERGY USES Solar power is harnessed via a 6.6kW pv array (in addition to the grid connection), and a 9.6kWh battery backup allows power to be maintained through power black outs. The home is very low energy use thanks to its design and build. The thick walls are the greatest insulation, along with ceiling insulation, and there are well positioned louvred windows to allow airflow and cooling breezes. Although the home is supremely comfortable, on those extra cold winter nights one can enjoy the warmth and ambience of two wood fires located in different parts of the home. Hot water is via a Thermann Solar System.

GREYWATER REUSE SYSTEM An advanced yet simple system treats all wastewater and returns it for garden use via subsurface reticulation (Fuji Clean System)

GARDENS-GROUND Extensive array of fruit trees and veggie gardens, reticulated from bore

Storage shed for garden equipment (6ft x 9ft)

Fenced "house block" to keep in pets, as well as the property being fully fenced and gated.

ACCESS Two entries and exits (one to Caves Rd to the east, and one to Yates Rd to the west) means easy access both in and out. The grounds have been well considered with large, cleared areas around the residence, low flammable trees line the driveway, and lawn areas and reticulated gardens around the house have low flammable plantings. The bore water supply affords the property added protection.

LOCATION The prestigious Caves Road address is only 10kms from Prevelly and Redgate beaches. It's an easy 10km drive to the centre of Margaret River's township and all amenities. The countryside location also has access to street rubbish collection, mail delivery and a school bus route.

WORKSHOP/STUDIO A separate 200m² steel framed, colorbond clad building provides an exciting range of options such as workshop/studio/home business or could be readily converted into another residence with plenty of room to retain a workspace. This versatile space also has a sizeable loft area. Grab this once in a lifetime opportunity to live a life of

comfort and ease, in the centre of the Margaret River Wine Region. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628