

**14 Strzelecki Cres, Narrabundah, ACT, 2604**

LUTON

**House For Sale**

Thursday, 21 November 2024

14 Strzelecki Cres, Narrabundah, ACT, 2604

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Remarkable Eco House providing a lifetime of comfort and of savings

Welcome to your future home: A Sustainable Eco House 9.3 Stars EER. Nestled in a serene quiet street, this remarkable near new eco-friendly residence offers modern living while providing long term savings. Designed by the esteemed Green House Architects, this home is perfect for families seeking year round comfort provided by the innovative energy efficient build. When you walk in you will be immediately impressed with the feel of this home being flooded with natural light from 3 meter high windows surrounded by beautiful timber finishes. This creates a peaceful and relaxing atmosphere and brings the outside in. The polished concrete slab adds an elegant touch to your interiors while contributing positively to the home's thermal dynamics. The open plan kitchen, dining and lounge room create the hub of the home with the bedrooms and bathrooms segregated at either end. An oversized single garage with internal access has been fully insulated so it can provide an additional room if desired. Thoughtful Design and Versatile Living Spaces. This thoughtfully constructed home functions beautifully as a single-family dwelling, or easily divided into two separate living spaces-ideal for those considering downsizing in place, inter-generational living or generating rental income. The clever layout features a robust concrete dividing wall that ensures acoustic privacy and fire isolation. Wiring can easily accommodate a separate meter or sub-meter, and conduits have been pre-installed in the walls, giving you the flexibility to create a second kitchen if desired. Sustainable Energy Solutions. You'll appreciate the foresight of high-performance features built into this home. With R4 multilayer external walls, concrete internal walls, a well-insulated ceiling, and state-of-the-art window technology, the internal temperature remains stable throughout the year. With northern orientation and well-sized eaves, enjoy a naturally comfortable environment without relying heavily on energy-consuming heating or cooling systems. A Sound Investment. This exceptional property embodies over 20 years of expertise in designing energy-efficient, solar passive homes directly tailored to the unique climate of Canberra. It represents not just a house, but a lifestyle choice committed to sustainability and comfort while providing long term financial savings. Don't miss this rare opportunity to make this exceptional eco house your own.

**Features:-** Designed by Architect Robbie Gibson - Specialising in sustainable housing- Four bedrooms and 2 bathrooms- Double glazed casement windows in Victorian Ash. High solar heat gain and low - E to north windows. Low solar heat gain and low E on all other windows.- External walls insulation R4 (see architect's notes).- Most internal walls solid concrete.- Polished concrete floors.- Reclaimed hardwood supplied by Thor's Hammer around window frames, kitchen island and range hood- Siemens pyrolytic oven, induction stove and dishwasher.- Schweigen range hood Isodrive 1600 roof top mounted motor for very quiet operation.- Walk in pantry, with fully adjustable timber shelving and reeded glass and ash door.- Large single garage with internal access is fully insulated including an insulated garage door.- Data connection to all living spaces.- 9000 litre rainwater tank.- Garden irrigation from rainwater tank or town water is zoned and automatic.- Slab for future garden shed with underground power nearby.

**Statistics:** Living size: 172 m<sup>2</sup> Garage size: 27 m<sup>2</sup> Total: 199 m<sup>2</sup> Block Size: 750 m<sup>2</sup> UCV: \$1,330,000 Rates: \$6,025 p/a approx Land tax (if rented) \$12,897 p/a approx Built: 2021 EER: 9.3 Stars

**Architect's description** The house works really well as a single family house but is easily divided into two to allow for downsizing in place. It was constructed with a dividing concrete wall extending up through the roof space for acoustic privacy and fire isolation. The two parts have their own wiring so it is easy to put in a separate meter or submeter. Conduits were put in walls and drainage was pre-installed in the slab for a future kitchen. The second bathroom can accommodate a washing machine. Separate access is easily established. The trussed space is easily accessible making it easier to add or change services or wiring. High performance windows, R4 multilayer walls, well insulated ceiling, slab edge insulation, internal concrete walls, polished concrete slab, northern orientation and appropriately sized eaves means the internal temperature remains stable year-round. The small heat pump is rarely needed. It has been located in the core of the house to heat or cool the solid concrete walls during the day using the rooftop photovoltaics. This allows more self consumption of roof top solar; a good feature to have with future feed-in tariffs predicted to be worth only a fraction of what they are now. Heat and coolth energy is stored in the fabric of the house during the day so the house can be powered down during the evening peak and during hot or cold spells when electricity is in high demand. The deep reveals of the windows have been designed to accommodate blinds and wall space has been left for curtains. The inclusion of these by a future owner will further increase the thermal performance of the house as well as absorbing reflected sound. As well as providing a pleasant form of radiant heat, the internal concrete dividing walls are good at dealing with sound travelling between rooms. The house has drawn from knowledge gained from over 20 years of experience designing solar passive, energy efficient houses in Canberra. Robbie Gibson, Green House Architects