

14A Camp Road, Anglesea, VIC, 3230



House For Sale

Friday, 15 November 2024

14A Camp Road, Anglesea, VIC, 3230

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

The Round House

A unique and special home, 'The Round House' has been thoughtfully designed and constructed with consideration to the elements and focusing on energy efficiency. With an incredible 8-star energy rating, this is a property you will feel comfortable in and enjoy in all seasons of the year. A natural, organic & consistent temperature and feeling throughout, offering perfect harmony to the coastal environment.

The use of high end eco materials like the 100% sheep's wool for roof insulation, the floor and walls are also fully insulated making the house almost soundproof. All the windows have double glazing and are orientated to the North capturing stunning light that bounces from one side of the circular space to the other.

Your eye will be drawn to the spectacular ceiling because of height but also the beauty of the central artistic piece and windows, the room provides an immediate feeling of peace and balance.

Open plan kitchen, dining and living room have special features including the high efficiency wood burner and split system for heating and cooling comfort. The solar passive design complimenting the land and aspect. This gorgeous room provides a perfect place to converse, engage and relax with family and friends.

There are 3 bedrooms off the central living zone, 2 have built in robes. A central bathroom with shower and toilet is conveniently within reach of the bedrooms, another divine feature is the outdoor bath and second shower, there is something so great about soaking in a tub and feeling the fresh air on your skin along with enjoying the skyline whether day or night.

There is flexibility of use with the floor plan, a great benefit is the external private room, which is currently set up as a study, this would be excellent for anyone wanting a home office to work from as it is accessible independently from the house. This room could also work so well for anyone that would like to use the space for massage therapy or similar one on one professional services.

The use of materials such as the messmate timber flooring are beautiful, the colour of the timber adds warmth to the natural colour scheme. Externally the cedar boards are sturdy and structurally strong, so you know this will be a house that will last. Constructed only 7 years ago using reclaimed materials where they could

Additional features include, water filtration system, low chemical finishes, storage shed, under house storage, herb planter boxes, Asko dishwasher. Inground trampoline. Low maintenance garden. Land Size Approx. 471 sqm.

Fantastic location, walking distance to the river, shopping precinct, transport, school, beach, walking tracks and national park.

Inspection by appointment outside of advertised open times: Contact – Kellie Saddington 0413650227 or kellie@soulfulliving.com.au