

17A Glen Road, Cockatoo, VIC, 3781



House For Sale

Friday, 15 November 2024

17A Glen Road, Cockatoo, VIC, 3781

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Mick Dolphin

0397546111

Stunning Passive Solar Off-grid Cottage.

CLOSING DATE FOR OFFERS 4pm THURSDAY 5th DECEMBER (unless sold prior)

The little house many might dream of but don't find - truly one of a kind.

Architect designed with beautiful craftsmanship, and artwork built into it from recycled and ethically sourced materials, the cathedral ceiling and open plan with wood cooking range, loft and alcove make for spacious but cosy living. Meanwhile the separate studio and insulated two car garage/workshop with loft, offer further options for living and working.

Perfect for those wanting to live a simple, lower impact, more self-reliant life connected to nature's rhythms, this energy efficient cottage hasn't had a power outage in ten years, and energy company bills are a distant memory. The house and the spacious but manageable garden with fruit trees, berries and many food plants and herbs have been a labour of love and exploration. The kitchen has evolved to be very low in energy use, with one small woodfire in the cooking range in winter providing space heat and hot water automatically along with beautifully cooked food and using your favourite energy efficient benchtop appliances to give great flexibility at other times. Add more storage, traditional appliances or a mix of both! The choice is yours.

Features:

- Passive solar designed house to maintain a comfortable temperature year-round. No power bills for heating and cooling!
- Small off grid solar electricity system with mains grid in the street if needed.
- Wood cooking range with wetback
- Hot water supplied by excess solar power about 2/3 of the year and backed up at other times with the wood cooking range wetback.
- Old fashioned 'cool cupboard' larder that draws cool air from underground to help store food with less refrigeration.
- Household rainwater tanks.
- CFA firefighting tank with mains water connected.
- Space heating mostly from north facing sunroom backed up by wood cooking range in winter.
- Around 25 -30 fruit trees, fruit producing shrubs and berries, and many other food plants and herbs.
- Two car insulated garage/workshop with loft, connected to the house.
- Separate, comfortable studio built to residential standard.

The local area:

- 10 minutes' walk or 2 minutes' drive from Cockatoo town centre, with a great IGA supermarket, post office, cafes, takeaway, smokehouse, doctor's clinic and more.
- Great primary schools and a secondary college within 5-15 minutes' drive.
- Buses to Gembrook, Emerald, Belgrave and Pakenham.
- Forest walks, rail trail, Puffing Billy steam train, Emerald Lake Park and Kurth Kiln Regional Park and more on your doorstep...

“ From the vendor:

“This place has been a labour of love, that I thought would continue my whole life. There are still small things like lighting, tiling and trims to finalise, and exploring low impact living with the great small appliances available, has meant there is

room for development in the kitchen. The garden will always be an ever changing adventure. But life changes, and when I came to do these things, I realised they were an opportunity for those who come next to bring their love and creativity to make the place their own.

So I'm passing the torch on, with love and best wishes...

Call Mick Dolphin 0429 684 522 or Erin Davies 0493 136 937 to arrange a time to view the home.

<https://www.consumer.vic.gov.au/duediligencechecklist>

Please note: All property details listed were current at the time of publishing.