

**30A Sawle Road, Hamilton Hill, WA, 6163**

**House For Sale**

Sunday, 3 November 2024

30A Sawle Road, Hamilton Hill, WA, 6163

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Rebekah Vos-Jamieson  
0428175643

## SUSTAINABLE SOLAR PASSIVE STUNNER

VIEWING - SUNDAY 3rd NOV 2.00PM - 2.30PM

Here's a chance to experience the future of home design today. Every element has been thoughtfully considered, and through the use of passive design and construction principles, a haven has been created that balances modern comfort with sustainable living. This solar passive home is more than just a residence; it's an invitation to experience a life in harmony with nature, enhancing both the livability and your enjoyment of the space.

Imagine waking up in winter with the gentle, warm sun flooding through north-facing windows, perfectly shaded to maintain a comfortable temperature year-round. The light-filled kitchen is a chef's delight, boasting an induction cooktop, Miele dishwasher, wide fridge nook, ample storage drawers, overhead cabinets, and warming feature timber benchtops that enhance the welcoming nature of this open-plan area. The spacious dining and lounge feature double-glazed sliding doors opening out to the gardens to the north.

The master suite is a retreat of its own, featuring an en suite bathroom, a spacious walk-in robe, and external access, making it perfect for use as a guest room, B&B, or home office. The second bedroom includes a built-in robe and spacious loft storage area, while the third bedroom is equipped with built-in storage and a loft bed. The main bathroom offers the luxury of a bathtub and a separate shower.

The outdoor undercover sitting area is the perfect place to unwind, offering spectacular sunsets that paint the sky each evening. The raised garden beds invite you to get your hands dirty and cultivate your own fresh produce. The commercial-quality double-glazed windows provide both thermal and acoustic benefits, while polished concrete floors add a touch of elegance throughout the living spaces, functioning as a heat bank and emanating warmth during the chilly winter season.

The home is powered by a 6.6kW PV system with a 5kW inverter, ensuring your electricity needs are met sustainably. The Sanden electric heat pump hot water system, with its superior energy efficiency and reliability, heats water during the day while the PV system generates power, providing you with hot water whenever you need it. The home's energy efficiency is further enhanced by high levels of insulation and cross-flow ventilation for night-time cooling. This design ensures the house remains significantly 'carbon negative' in operation, generating far more electricity than it consumes. A spacious double garage with high roller door provides ample space for vehicles and storage.

Hamilton Hill is ideally located, offering a great blend of tranquillity and convenience. The stunning beaches of Western Australia are just a short drive away, providing endless opportunities for swimming, surfing, and soaking up the sun. The area boasts a vibrant community spirit, with local schools, parks such as Manning Park, farmers' markets, and plenty of shopping options close by. Public transport links and easy access to the freeway ensure that you're always well-connected, making commuting a breeze.

30A Sawle Road, Hamilton Hill, is a beacon of sustainable living, where luxury meets responsibility. Experience the future of home design today and embrace the unparalleled lifestyle that Western Australia has to offer.

### AT A GLANCE:

Ducted zoned air conditioning throughout

6.6 kW solar system

Electric heat pump hot water system

Induction cooktop

Miele dishwasher

Double-glazed windows

Ceiling fans in lounge and all 3 bedrooms

Polished concrete floors

Bathtub and separate shower

Master with en suite, walk-in robe, and external access

Second bedroom with built-in robe and spacious loft storage

Third bedroom with built-in storage and loft bed

Fully insulated

Double garage

Pond and raised garden beds