

# 8 Conrad Court, Blackburn North, Vic 3130

## House For Sale

Wednesday, 10 April 2024



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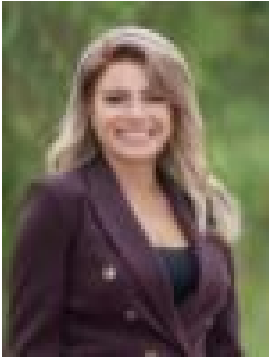
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 570 m2

Type: House



Christine Bafas  
0427835610



Stephen Le Get  
0438558870

## Forthcoming Auction

A home like no other, this remarkable certified Passivhaus as featured on Grand Designs has been meticulously crafted to reduce energy consumption and provide year-round comfort with fresh filtered air and an even temperature with the use of a heat recovery ventilation system and high-performance windows and doors. A labour of love for the owners, a master builder and a landscape architect has seen their dream become a reality, producing an exciting forward-thinking living environment perfect for today's family. Stepping through the entry hall, you're greeted by a quiet sitting area featuring a curved fluted timber wall, leading to a huge north-facing living and dining room set beneath a towering ceiling with large windows that frame the verdant garden and glorious 70-year-old Golden Elm tree. Taking pride of place, the gourmet kitchen allows the resident chef to interact while preparing a meal, replete with a stone island breakfast bar, a full complement of high-end Fisher & Paykel appliances - including a concealed fridge/freezer and dishwasher, and a large butler's pantry/laundry with additional storage. Thoughtfully zoned accommodation includes the generous master bedroom accessed via a secret door, boasting a soothing colour palette and private access to the backyard and garden, a walk-in robe with a makeup nook, and a lavish ensuite finished with designer tiling, an oversized rain shower and a stone-topped vanity offering terrific storage. Three additional robed bedrooms are serviced by an equally luxe main bathroom, highlighted by a soft curved tiled wall, a freestanding tub, walk-in rain shower, a stone-topped vanity made from reclaimed timbers, and a separate powder room. Enticing you outdoors, the beautifully landscaped backyard delivers a tranquil place to rest and entertain, featuring a paved arbour with a cosy open fire made from the original house bricks, and a sunny open area with a curved bench seat. Notable highlights include hardwood floors, double-glazed windows, split system air conditioning, brushed copper tapware/fixtures, a garden shed, water tank, 7.4 KW solar, a home office with a toilet nestled in the garden with a separate entrance, and an oversized auto garage with EV charger and workshop. In a quiet family-friendly court, the home enjoys private access to Koonung Creek Trail, and conveniently close to Old Orchard Primary School and Blackburn High, the Eastern Freeway/EastLink, Blackburn Station Village and major shopping centres. Key features\* A quiet and airtight construction ensures 80-90% less energy \* Even temperature-controlled interior for year-round comfort\* Improved air quality for a much healthier family lifestyle\* Heat recovery ventilation system, high-performance windows/doors\* Sustainable sheer curtains made from recycled plastic bottles\* Professionally landscaped backyard and entertaining zones\* Home office with a toilet, double-glazed windows throughout\* Quality timber floors, private access to Koonung Creek Trail