



45 Mardo Drive Witchcliffe Ecovillage



3 bedroom



2 bathroom



846 m2 lot



2



144 m2 EUA



HIGH PERFORMANCE HEMPCRETE

PRICE \$1,350,000 RANGE

Sophisticated hempcrete construction, a remarkable 8.6 NatHERS, and 166% carbon reduction sees this residence raise the bar for comfort and environmental performance. Presenting as brand new, thanks to exceptional care and maintenance, the home sits within the Shire's Permissible Area for Short Stay affording flexible use for changing lives.

Making the most of its orientation, there is wonderful connection to private gardens and the vibrant community gardens to the east - particularly enjoyed from the 40.5sqm outdoor conservatory living room with glazing, sun blinds and remote controlled louvres for temperature control. This very versatile space offers numerous uses including being simply a lovely place to enjoy the morning sunshine and extended living all year round.

KEY FEATURES:

- 8.6 NatHERS stars, German quality double glazing, tiles to living area and engineered blackbutt flooring to bedrooms
- Hempcrete walls; custom colour rendered, recycled timbers to gabled ends
- Solar energy - 12.8kW panels, 10kW Fronius inverter, shared 232kWh Tesla battery , EV charger
- 130,000L rain tank capacity(triple filter system), greywater enabled, 315l heat pump hot water system
- Extra height, two vehicle carport with 25.7sqm insulated workshop with rolling door

RATES:

Approx. annual rates include: Shire: ~\$2,986; Strata: ~\$1,364; Waste Water: ~\$1,347

DESIGN & BUILD:

2022 - Tallwood Custom Built Homes & Homes By Nature (Hempcrete)

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