

Sold



## "Gulaga Dreaming" @ Bingie (Offers Invited)

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### A SMART BUILD

This passive solar home was designed by architect Stuart Whitelaw to appear "set in" to the landscape to capture the natural beauty and amazing views of Mount Gulaga. This property is located on approximately five acres, with its own dam, in the sought after coastal location of Bingie. The house has been positioned to optimise the natural resource of the sun, with North facing windows and a suspended concrete slab to form a heat bank in winter. The window and doors, as well as ceiling fans, provide comfortable cross ventilation throughout the house. Other details of the homes' thoughtful design include:

- . More than the standard quantity and quality of wall and ceiling insulation to ensure a very comfortable temperature in living spaces in both summer and winter
- . Solar HW, PV panels with a 10kwh solar battery combined with air conditioning, ceiling fans and a wood stove, help ensure year-round comfort and modest running expenses for the householder
- . The ability for excess solar power to be exported to the grid
- . Colorbond roof with half round gutters for quick water run-off
- . 100,000 litre (approx.) concrete water tank for domestic water and 5000 litre water tank for gravity irrigation, complete with electric pump

### A UNIQUE HOUSE

Tastefully designed with quality finishes, the house features 2 bedrooms and 2 bathrooms in the main house. The well-designed layout ensures that there is plenty of living space for families to live, laugh and entertain. Other features include:

**Price** SOLD for \$1,700,000  
**Property Type** Residential  
**Property ID** 650  
**Land Area** 2.02 ha

### Agent Details

Sam Sheather - 0478 004 088

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- . Disabled friendly design with no steps in the home and both bathrooms. All doors are wider than normal width.
- . There are 3 ceiling fans in the home for maximum air circulation and a slow combustion wood stove in the living room provides a wonderful source of heat.
- . Further creature comforts include heating/cooling inverter technology air conditioners, which are installed in the living area and the main bedroom.
- . The kitchen features a 90cm-wide stove with gas cook top and electric oven with range hood.
- . As part of the passive solar design, the pantry in the kitchen is cooled, as is the fridge, by cool air from under the house. The warm air is vented out through the roof.
- . The house features 2 outdoor entertaining areas from which guests can enjoy great views of Coila Lake and Mt. Gulaga. The first of these is an enclosed balcony which includes power points and a fixed gas outlet for barbeques. Glass doors on the South and North sides ensure year-round comfort. There is also a large North facing timber deck, which cleverly incorporated half of the water tank lid and is shaded by a grape vine in Summer – great for morning coffee!
- . Underneath the house is a workshop complete with toilet and sink, providing storage for a ride-on mower. A study, with built-in bookshelves and desk, is also located here as is a wine cellar complete with racking for 800 bottles. The last room also serves as a bush fire shelter as it is enclosed by bricks and concrete.

#### A BONUS STUDIO COTTAGE

A great additional feature of this house is its' attached self-contained Studio Cottage. This accommodation has its' own bathroom/toilet and kitchenette. Heating and cooling are provided by an inverter air-conditioner. The studio is also built along passive solar guide lines and includes:

- . The ability to be able to be used as family accommodation, short term rental as well as Airbnb rental (as has been done by the current owners\_
- . The Studio Cottage is approved and registered under the NSW Short-Term Rental Accommodation Property Register
- . If you're just back from the beach, an outside hot and cold shower is installed

#### BEAUTIFUL BINGIE AND SURROUNDING AREAS

If you hear the waves beckoning, you can wander down to the ocean at Bingie or head a few minutes into Congo which is considered the best surfing spot around the area. Bingie is a place with a lot to offer and less than 10 minutes' drive to Moruya with its' shopping/restaurants/cafes and schools, 25 mins to Narooma, 35 mins to Batemans Bay and only 2.5 hrs to Canberra. A few other things that are popular with the locals:

- . Grey Rocks is particularly well known for its fantastic fishing. The little beaches that lay between the early Devonian granite rocks (which are 370-415 million years old!) are just a short drive away.
- . All local beaches from Bingie to Mullimburra are crystal clear and the excellent water visibility makes them perfect for snorkelling (with the bonus of numerous sheltered spots to the N and S)
- . The famous Bingie Dreaming Track is a popular local attraction and well worth exploring
- . Bingie Point is a high narrow granite point that protrudes 500 meters seawards, with spectacular National park beaches to either side

#### STANDOUT FEATURES OF THIS PROPERTY

- . Passive solar design
- . Dam, approx. 8 meter deep in the middle, with Honda fire pump

- , Olive grove and citrus orchard with irrigation system
- . Self-contained Studio Cottage with bathroom, kitchenette and air-conditioning
- . Workshop, wine cellar and study under house
- . Walk-in wardrobe in Master bedroom
- 2.7 m ceiling height with square set wall plastering and shadow line window plastering
- . Slow combustion wood stove and warm air circulation system
- . 3x inverter reverse cycle air-conditioners
- . Bedrooms, bathroom and doors designed for wheelchair access
- . No steps inside the home
- . Colorbond roof with half round gutters for quick water run-off
- . Termite resistance suspended concrete floor
- . 100,000 litre (approx.) concrete water tank for domestic water
- . 5000 litre water tank for gravity irrigation, complete with electric pump
- . Insulated ceiling (R5) and walls (R2.5)
- . Connected to electricity grid

Speak to Sam Sheather from Clearwater Real Estate on 0478 004 088 and arrange your private inspection for this property, which offers much more than meets the eye!

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