



LJ Hooker



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13 Currington Crescent, Darley

Architecturally Designed Passive Home on 951m² (approx.) Block

Set in a peaceful pocket of Darley, this custom-built 40-square Passive House redefines sustainable luxury. With a 10-star energy rating and high-performance features including 10kW solar (battery-ready), double-glazed Argon-filled windows, 200mm polystyrene-reinforced concrete walls, and a polyurethane-insulated Colorbond roof, the home offers year-round comfort with minimal energy use..

Highlights:

Thermal Design: North-facing orientation, R3.5 ceiling insulation, e-glass tilt-and-turn windows, slate heat sink flooring, and quality window furnishings for passive climate control.

Interiors: Open-plan kitchen/dining with stone benchtops, 900mm cooktop, Bosch dishwasher, and walk-in pantry. Multiple living areas, home office/4th bedroom with wall bed, fully tiled laundry, and bathroom.

Upstairs Retreat: Spacious master with WIR and luxe ensuite, two bedrooms with BIRs, central bathroom, and retreat with Daikin RC AC.

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FOR SALE
\$899,000 - \$969,000

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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Triple Garage & Workshop: Internal access, 3m-high roller door, drive-through access, 15A power, 340L solar-timed HWS, and built-in storage.

Outdoor Living: Techwood decked pergola, 1,200L spa, ~10,800L water storage, greywater system, 20 fruit trees, raised garden beds, vertical gardens, and shed.

Extras: Ducted vacuum, block-out blinds, security system, NBN hub.

A rare blend of efficiency, elegance, and forward-thinking design-ideal for families seeking a truly sustainable lifestyle.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

Contact us today!

Lj Hooker TEAM welcomes you and looks forward to meeting you at the inspections.

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>

MORE DETAILS

Property ID	RQ5HWU
Property Type	House
Land Area	951 m2

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13 Currington Crescent Darley VIC

The site plan and floor plan are not to scale. Measurements are indicative and in metres. Bushes and trees are place for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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