



Goobarragandra, 2/21 Walls Creek Road East

Presenting The Earth House - As Featured on Grand Designs Australia

Auction Location: LJ Hooker Woden/Weston | 5-7 Townshend Street, Phillip, ACT, 2606

Link to watch Auction: <https://buy.realtair.com/properties/120719>

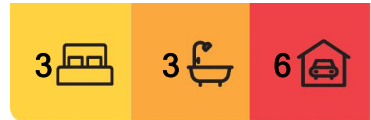
This, is something you need to see to believe. Live life without compromise.

"We wanted to both minimise our impact on the visual amenity of the Goobarragandra valley and limit our impact on the environment. Building an earth-sheltered house fulfilled both these goals."

Nestled in the Goobarragandra Valley, 14.5 acres of mother nature earth amongst the rolling hills and boasting sensational views over the river; this bespoke residence has been



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For Sale
Auction

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Contact
Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Andy Greenberger
0400 819 650
andy.greenberger@ljhwodenweston.com.au

LJ Hooker Woden | Weston
(02) 6288 8888

meticulously designed to provide a contemporary and superbly finished living space that is not only sympathetic to the surrounding environment but is also 100% off the grid and accessibility friendly. For those seeking a rural escape, a home away from home, eco-friendly living, a home designed specifically to be wheelchair friendly, or simply a future proof purchase and a home designed for ease of living, this is a home for anyone and everyone.

The home has been cleverly built into the side of the hill to not only to minimize its' footprint but also to naturally regulate the internal climate. It will never get to zero degrees or 40 degrees inside as it is insulated by Mother Natures Earthy Doona. Concealed by soil and grass —the home is cleverly hidden from a birds eye view.

Delivering a spacious and pristine interior, this inviting home provides immense appeal for move-in contemporary living. You will be impressed by the open plan design and the warm and inviting décor that is highlighted by the polished concrete floors, custom joinery and the designer ceilings and walls. The home has also been finished with a high calibre of inclusions from top to bottom and it is easy to see that no expense has been spared. Bedrooms are offered as twin masters, both featuring custom joinery storage and spacious ensuites, all benefiting from the incredible views. Large sliding doors allow a flexible combination of rooms to suit one person or many.

The whole northern facade is a glass wall without interruption as the home has been designed to embrace the stunning views. The landscape becomes the fourth wall of the home. Layers of glass, insect screens, sheer curtains and blackout curtains give complete control over privacy and sun without impacting the clean lines of the facade.

Alfresco entertaining has also been well catered for. The expansive front deck and covered breezeway with an outdoor barbeque kitchen will be sure to impress and can easily cater for gatherings both large and small, or simply a place to sit and enjoy the serenity.

The main utilities for the home are run from the main shed on the property. It hosts the solar panels, satellite internet, 92,000 litre water tank and the main power for the home. It also provides additional parking, abundant storage and features a bedsit with its own kitchenette and bathroom for your guests to enjoy while visiting.

The Earth House or Fig Haven fondly named by the owners is being offered as a "turn key" purchase —as this is a designer home it comes fully furnished and equipped.

Positioned on the foot hills of the Snowy Mountains offering 500m (approx.) of river frontage this home represents a truly rare opportunity for the savvy buyer that appreciates cutting edge architecture and a relaxing rural lifestyle.

"Viewing the Goobarrandra river and valley with its kookaburras laughing, kangaroos feeding, wedge-tail eagles soaring on thermals and an ethereal mist drifting through the peaks and troughs of the ranges can only reassure oneself that all is right with the world,"

This secluded location is without compromise on lifestyle and liveability, just 2.5 hours from Canberra, 4 hours from Sydney Airport, 20 minutes from Tumut and its vast amenities including shops, cafes, restaurants and schools.



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This bespoke offering is one of a kind, be sure to inspect.

Main Residence Features:

Designed to run off the grid
Spacious open plan living
Segregated bedrooms with ensuites
Floor to ceiling double glazed picture windows that truly bring the outdoors in
Remote controlled curtains
Plywood ceilings and feature walls with led lighting
Polished concrete floors
Designer kitchen furnished with thick stone bench tops, Miele convection oven,
Teppanyaki hot plate, two burner electric hob, integrated dishwasher and custom joinery
Built in solid timber dining table
Reflective glass splash back so you can see the views behind you
Filtered Zip Tap with soda water and hot water
Tiled stone faux water vapour two way fireplace
Stiebel Eltron hot water pump
Solar powered in slab hydronic heating with electric boost
Tandem double garage with high clearance for a van or boat and internal access
Abundant storage
Laundry with Meile 9kg dryer & 9kg TwinDos washing machine
CCTV security cameras accessible by your phone or computer
Designer bathrooms with floor to ceiling tiling

The Shed Features:

Bedsit with kitchenette and accessible bathroom
Double carport & garage with mezzanine level
Satellite Internet and nearby small cell mobile tower
Genelite 14kVa diesel generator for backup power
90,000 litre water tank
Victron off grid 15kVA inverter 14.85kwja Solar panels
BYD premium lithium battery bank 30.8kWh
Additional 6000ltr water tank
CFMoto 550cc EFI Uforce Utility Task Vehicle

Note: There is also a brand new shed being built onsite that has been fully paid for. The tin from 100 year old wool shed will also be recycled and used as part of the build.

More About this Property

| | |
|----------------------|---|
| Property ID | GPXH5W |
| Property Type | House |
| Land Area | 14.5 acre |
| Including | Alarm Dishwasher Outdoor Entertaining Workshop Built-in-Robes Remote Garage Water Tank Liveability |

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

Andy Greenberger 0400 819 650

Senior Sales Consultant - Licensed Agent |
andy.greenberger@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

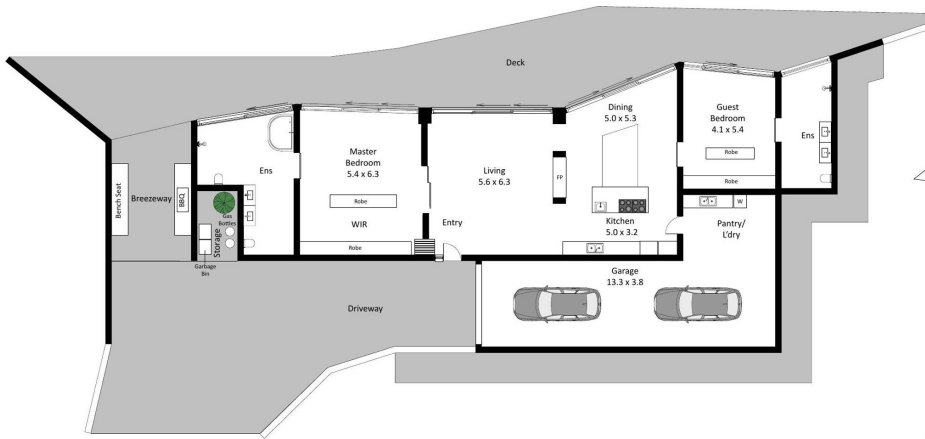
23 Briery Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au



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



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