

## Harrisdale, 20 Pricklybark Street

PERFECT FOR SEMI-RETIRED COUPLES LOOKING TO DOWNSIZE

Seize the rare opportunity to own a home tailored for comfort and sustainability, designed by award-winning architect Griff Morris, with 9.1 nationwide energy rating scheme.

This beautifully crafted, eco-friendly residence offers an efficient, wheelchair-accessible living space with a private, low-maintenance outdoor area, complete with fruit trees.

Nestled in the tranquil neighbourhood of Harrisdale Green, this home is perfect for those seeking a peaceful retreat.

The hard work is already done—simply move in and start enjoying the energy savings and enhanced well-being that come with this thoughtfully designed home.

The classic passive solar design optimizes the northern orientation, flooding the living and dining areas with natural light and seamlessly connecting them to a lush patio and garden.



**Disclaimer:** 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.

4 2 2

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1J3J00](http://ljhooker.com.au/1J3J00)

**Contact**  
**Dahlia Rechichi**  
0418 920 742  
[dahlia.rechichi@ljhooker.com.au](mailto:dahlia.rechichi@ljhooker.com.au)

**LJ Hooker Harrisdale**  
**(08) 9398 4000**

Sustainable features include minimal east and west windows, a light-coloured roof, insulated cavity brick walls and roof, predominantly low-e glazing, cross-flow ventilation, and curtains with enclosed pelmets. Dark tiles in northern rooms further enhance energy efficiency.

This residence also ensures easy living with seamless wheelchair access, including no steps at the entrance, hobless showers, wide doors, a level patio and other thoughtful features.

The current owners are downsizing to another Griff Morris-designed home, making this unique eco-friendly sanctuary available for you.

**Key Features:**

High ceilings

All-electric home, including solar hot water system

Net zero energy (exports more energy to the grid than it imports annually)

4 spacious bedrooms (one currently used as a home office)

2 bathrooms

Walk-in robe and built-in robes

Ceiling fans in all bedrooms and living areas

Spacious kitchen overlooking open-plan family living

Split system air conditioning

Security alarm

High-speed internet (Ethernet to six rooms) plus Wi-Fi

Bore and reticulation for the garden

Rainwater tank (providing water for about six months of the year)

Solar panels, large storage battery, and EV charging point in the double garage

Energy usage monitoring system

Ceiling and outdoor speakers (with provisions for additional speakers)

Located close to transport, a medical center, and Southern River Shopping Centre, this is one of the finest sustainable homes I've had the pleasure to present to the market.

For further information contact Dahlia Rechichi - 0418 920 742.

**DISCLAIMER:** The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.



## More About this Property

Property ID	1J3J00
Property Type	House
Land Area	414 m <sup>2</sup>

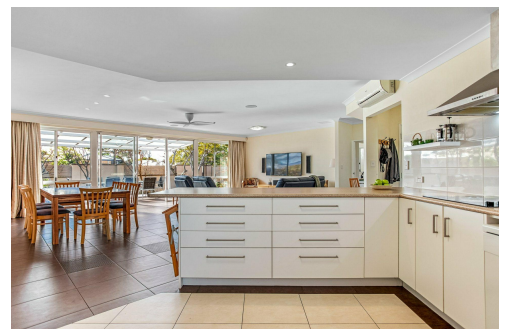
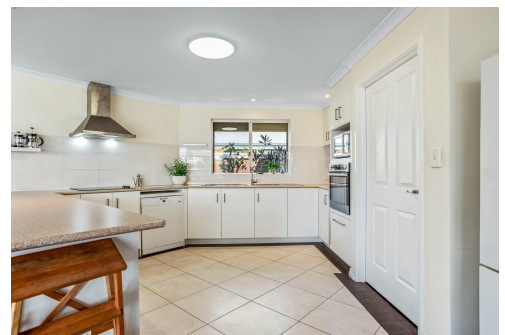
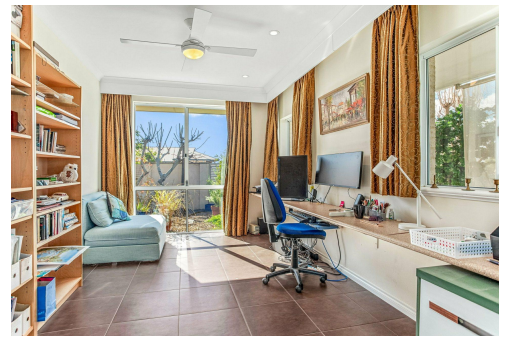
**Dahlia Rechichi 0418 920 742**

Director | [dahlia.rechichi@ljhooker.com.au](mailto:dahlia.rechichi@ljhooker.com.au)

**LJ Hooker Harrisdale (08) 9398 4000**

21 Wright Road, HARRISDALE WA 6112

[harrisdale.ljhooker.com.au](mailto:harrisdale.ljhooker.com.au) | [harrisdale@ljhooker.com.au](mailto:harrisdale@ljhooker.com.au)



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