



Higgins, 22 Ashburner Street

Unique Solar Passive Home

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If you're seeking comfort, sustainability and your own slice of nature - this residence will provide the perfect lifestyle for you. My owners were captivated by the bright, sunlit living spaces with a north-facing aspect. They have made tasteful updates throughout their time here, and are now ready for a new family to enjoy.

The custom-made stain-glass by a local artisan adorns the front entrance, providing a colourful and inviting welcome for visitors. The living space is a standout, while the home welcomes the sun's warming rays during winter, you are also warmed by the stylish European fireplace with a custom-built stone feature wall, crafted by a local stone mason, creating a perfect indoor climate.

Premium double-glazed sliding windows and doors throughout the house, paired with



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For Sale
Auction

View
ljhooker.com.au/1H1WF9U

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EER

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cellular honeycomb blinds, ensure that your home remains cool in the summer and warm in the winter. There is the addition of reverse-cycle heating and cooling for added year round comfort - if you need it!

With under-floor, wall, and roof insulation, a 4.4 kW photovoltaic system covers all your daytime energy needs, complemented by a modern heat pump hot water system that synchronises with the solar power setup.

Featuring triple-stacking double-glazed doors off the dining seamlessly blends indoor and outdoor living, ideal for entertaining. The kitchen is equipped with quality Bosch appliances, with scene of greenery through the large kitchen windows.

The master bedroom situated at the front of the home offers a walk-in-robe and sliding robes. The other two bedrooms both sizeable with built-in-robes. A custom-built office area that can double as a guest room, offers the perfect work-from-home setup.

Outside, the layered back deck creates a beautiful space for entertaining, playing or simply soaking up the sun in summertime. The front and backyards feature large, mixed native gardens designed for water efficiency, creating a low-maintenance, eco-friendly outdoor space. These expansive gardens have so many pockets to explore creating play and entertainment areas.

The backyard boasts established fruit trees (oranges, mulberries, lemons) and vegetable beds of various sizes, ideal for those who love to garden. There's even a fenced chicken yard or an outdoor pet enclosure. Perfect for young families, the solid, two-storey timber cubby house offers a delightful play area for children.

Features:

- North-facing aspect.
- Custom-made stained glass front door by a local artisan.
- European fireplace with a custom-built stone feature wall.
- Premium double-glazed sliding windows and doors.
- Cellular honeycomb blinds.
- Reverse-cycle heating and cooling.
- Under-floor, wall, and roof insulation.
- 4.4 kW photovoltaic system.
- Modern heat pump hot water system synchronised with solar power.
- Triple-stacking double-glazed doors off the dining area.
- Quality Bosch appliances.
- Master bedroom with walk-in-robe and sliding robes.
- Two sizeable bedrooms with built-in-robes.
- Custom-built office area that doubles as a guest room.
- Large, mixed native gardens designed for water efficiency.
- Expansive gardens with various play and entertainment areas.
- Fenced chicken yard or outdoor pet enclosure.
- Solid, two-storey timber cubby house for children.

Don't miss this opportunity to own a unique, energy-efficient home that blends modern living with sustainable design. Contact us today to arrange a viewing of 22 Ashburner Street, Higgins, and see for yourself why this is not your average house.



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Rates: \$2,843 p.a. approx.
Land Tax: \$4,659 p.a. approx.
EER: 3.5

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More About this Property

Property ID	1H1WF9U
Property Type	House
House Size	97 m ²
Land Area	744 m ²
EER	3.5
Including	Toilets (2)

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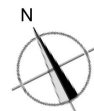
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

22 Ashburner Street, Higgins

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