



## Scullin, 4 Parer Street

Sustainable, environmental and economical living; It's delightful!

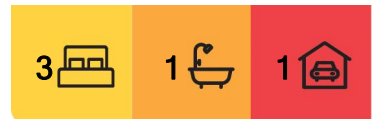
Auction Location: LJ Hooker Canberra City

Are you looking to the future and would like to be considerate about your impact on the world and feel you are doing your bit to save energy, live sustainably, then please prioritise a personal inspection of this terrific example of sustainable and energy efficient living. Please read below to see everything that this owner has done to minimise her impact on the planet. She has labored with love but also deliberate intent to do her best when minimising the cost to run her home, create a wonderful edible landscape and most of all to have a very comfortable and satisfying life.

The home has been insulated in every wall as well as new insulation to the ceiling. Double glazing throughout and most doors in the home are solid core. Double glazing of course and 2 large rain water tanks to irrigate the 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.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/2ATTFHK](http://ljhooker.com.au/2ATTFHK)

**Contact**  
**Kaylene King**  
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**EER** ★★★★★

**LJ Hooker Canberra City**  
**(02) 6249 7700**

The owner has really enjoyed the mountain views and lovely sunsets, along with the sense of community shared with neighbors; the playground and park across the road is a real hit with the kids. On a practical level, she has brought her living costs to a very affordable level

The location is super quiet and convenient, you will appreciate being walking distance to the upgraded and community-minded Scullin shops as well as Hawker shopping district, offering a variety of restaurants, bakeries, woollies, a bottle, chemist, medical center, it's all there for you! The City is just 15 minutes away and Belconnen just 5. The Belconnen district is serviced well with all levels of schooling, along with great ovals and green spaces to enjoy.

#### Property Features;

- \* Fully renovated home in quiet neighborhood
- \* Views over the mountains with spectacular sunsets
- \* All electric and energy efficient (approx \$2,100 electricity p/a & \$800 water/sewage p/a fees)
- \* Bamboo flooring throughout
- \* Open plan living spaces and wonderful front deck to enjoy the views with family & friends
- \* Kitchen with 40ml stone tops, soft close drawers & loads of work space. Plumbed in fridge will stay & new Asko dishwasher, just installed
- \* Servery window from kitchen to outdoor entertaining space
- \* Spacious bathroom with a huge shower that has an additional 'rainshower' PLUS a steam unit to invest in your health and wellbeing. Stone vanity top & floor to ceiling tiles
- \* New downlights installed throughout, most with dimmers
- \* Single auto garage & workshop or studio space under + loads of additional off street parking
- \* Lots of under house storage
- \* 3.5 batts in the ceiling, 2.5 wall batts plus foil lining -This has been amazing for the energy bills!

#### The Garden;

- \* 1 x 15,000 L water tank and 1 x 10,000 L water tank, hooked up to irrigate the garden with an electric auto pump, which is also used for the washing machine and toilet.
- \* Grey water system where shower, bath and laundry water all irrigate the garden - your water bills are the minimum you can pay
- \* Perfect homesteading garden, fully irrigated. 3 x large veggie gardens that are raised, the largest is a wicking bed.
- \* Fruit trees galore: apricot, peach, nectarine, cherry, lime, lemon, orange, apple, pear, pomegranate, and kiwi fruit
- \* Fully enclosed chook run and pen, so you'll never have to buy caged eggs again!
- \* Good sized garden shed
- \* Secure, fully fenced front and back yards

#### The numbers;

- \* Living size; 111sqm
- \* Block size; 716sqm
- \* UV; \$589,000
- \* Rates; \$829.25 per quarter
- \* Land tax; \$1,267.50 per quarter IF RENTED



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## More About this Property

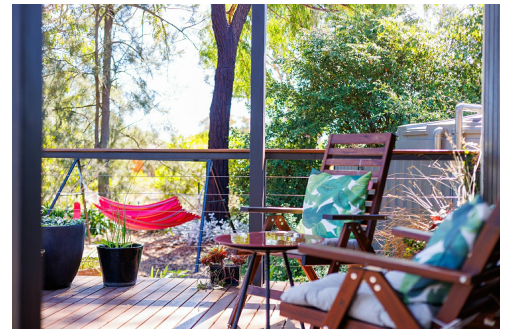
<b>Property ID</b>	2ATTFHK
<b>Property Type</b>	House
<b>House Size</b>	716 m <sup>2</sup>
<b>Land Area</b>	716 m <sup>2</sup>
<b>EER</b>	4.5

### Kaylene King 0409 574 178

ACT Licensed Agent, Senior Sales Consultant |  
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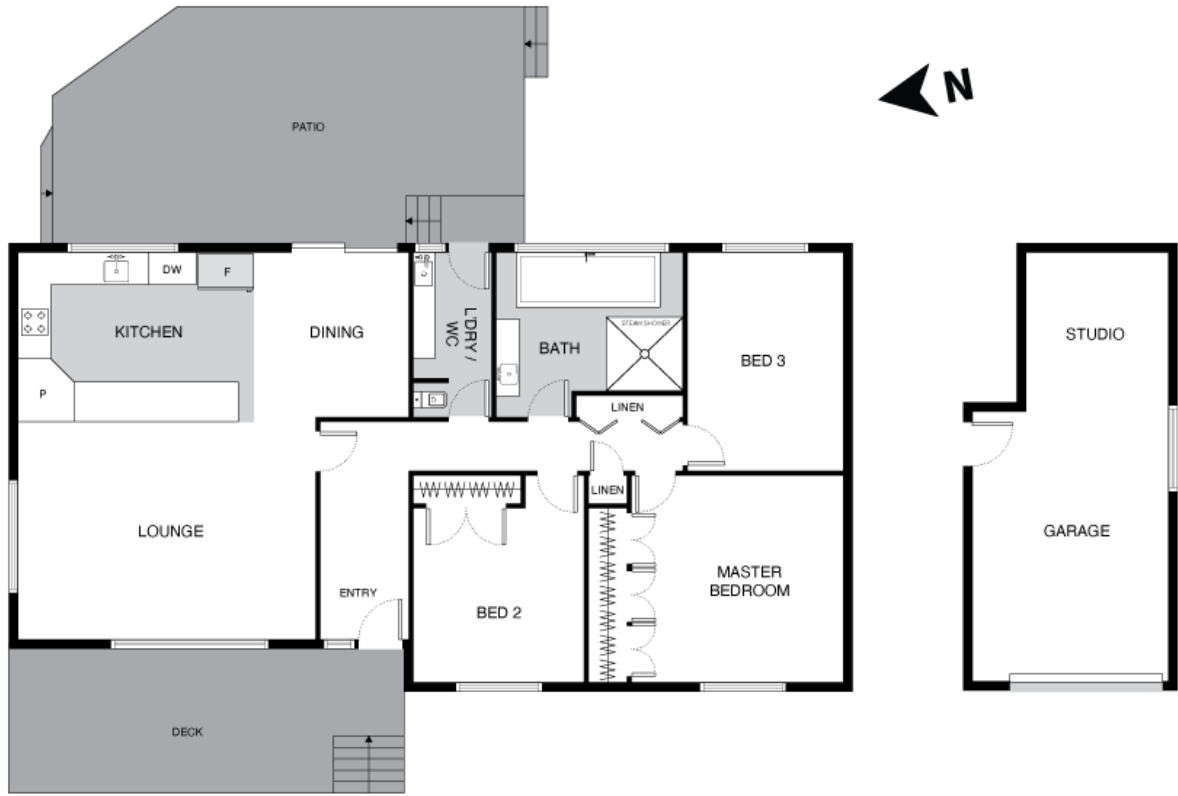
### LJ Hooker Canberra City (02) 6249 7700

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