



12 Polsue Street, Maldon



Eco-friendly, Sustainable design, and originality. Vendors keen to sell !! Act now!

Comfort, beauty, and sustainability come together in this breathtakingly beautiful rammed earth home. The home was built by leading builders Eco Sustainable Homes of Castlemaine. Their bespoke designs are purpose built for every individual client, incorporating state of the art energy and sustainability features not found in most regular builds.

There is a beautiful sense of superior build quality as you enter this home. The designers have spared no expense on design and functionality, to achieve a fabulous end result.

Below are the most outstanding features of this property:

- Passive solar design for energy efficiency
- Rammed earth walls to regulate internal temperatures
- Premium Stiebel Eltron underfloor heating and cooling system
- North-facing floor-to-ceiling windows
- Stunning views over productive gardens, orchard and mature gums
- Double glazed argon gas windows, housed in thermally-broken Rylock

🏠 2 🛏️ 1 🚿 2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	57
<b>Land Area</b>	1,781 m2

#### Agent Details

Edward Carthew - 1300 60 50 50

#### Office Details

Carthew Real Estate  
0418 360 194

Carthew Real Estate

frames

- Large eaves to admit winter sun and shade harsh summer rays
- Soaring raked ceilings through open plan living/dining
- Gorgeous open plan kitchen with Caesarstone benchtop, induction cooking, dishdrawer and pyroclean oven
- Polished concrete floor, perfect temperature underfoot whatever the season
- Bathroom with Italian tiles and heated towel rail, with space saving European laundry
- Separate WC
- Plans for future extension (additional bedroom and ensuite) incorporated into design
- 6kW solar array with attractive feed-in tariff to the grid
- 10,000 litre Kingspan rainwater tank
- Premium heat pump hot water system
- Town water, services, NBN connected.
- Shed/workshop and carport separate to house
- 3 phase power
- Productive raised redgum sleeper garden beds with installed underground irrigation system
- 12 tree fruit and nut orchard
- Water-smart native front garden
- Beautiful feature stone retaining walls
- Short walk from Maldon village centre and fantastic bushwalking and mountain bike riding
- Cairn Curran reservoir within 15 minutes for fishing, kayaking, sailing, and windsurfing.

#### ESTIMATED REPLACEMENT VALUE ON TODAYS MARKET:

Land:	-	\$340,000.00
Building:	-	\$500,000.00 (to include all of the above specs)
Landscaping:	-	\$40,000.00
Total		\$890,000.00

Factor in construction time and the rising costs of trades and materials to appreciate the outstanding value on offer here.

No longer will you have the burden of skyrocketing power/energy costs and can instead focus on enjoying country living in one of Maldon's most unique home builds.

This is a home that you must inspect to appreciate the quality of design, the excellence of construction, and the pleasant ambience it inspires. Rarely do you find a purpose built house that will enhance your lifestyle for the better, for many years to come.

Come and enjoy country living in the most comfortable way possible.

Contact Carthew Real Estate now to inspect this home! Available any time.

**ALL OFFERS OVER \$720k CONSIDERED !!!**

Edward or Xavier will be pleased to show you the property.

1300 60 50 50

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.