

20 Pricklybark St, Harrisdale, WA 6112

Sold - 26/09/2024

House 4 2 2



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.

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
- Coiling fans in all bedrooms and living areas

Listed By

Giovanni Rechichi
Phone: (08) 9398 4000
Mobile: 0418 948 714

Open for Inspection

By Appointment.

