



**SOLD**

## PASSIVE SOLAR MASTERPIECE: WHERE ARCHITECTURE ANSWERS TO THE SUN

Some homes are designed. Others are orchestrated—every material choice, every orientation, every detail choreographed to work in harmony with nature rather than against it. 65-69 Viminaria Road represents the latter: a bespoke residence where passive solar principles aren't an afterthought but the very foundation of its existence.

### The Science of Comfort

Step through the brass-clad front door and the building's intelligence becomes immediately apparent. North-facing living spaces drink in winter sun whilst summer breezes flow through strategically positioned openings. Thermal mass isn't hidden—polished concrete floors absorb and release warmth throughout the day, their industrial elegance softened by the honey-toned warmth of cedar-lined ceilings overhead. This isn't design theatre; it's physics put to beautiful purpose.

The home's creators understood that the Bass Coast climate offers gifts to those who know how to receive them. Here, heating, cooling, ventilation, and light are harvested from natural resources, minimising energy consumption whilst maximising year-round comfort. Five water tanks ensure complete self-sufficiency, whilst the thoughtful design palette extends seamlessly from interior to exterior, where honed concrete landscaping frames native plantings and natural timbers.

### The Alchemy of Materials

Quality announces itself quietly here. The hand-crafted ESSE range cooker—complete with chef's oversized Plancha grill and induction cooktop—represents French dedication to clean-burning excellence. The Cheminees Philippe fireplace, also French-made, serves dual purposes: open fireplace or slow combustion, its double-sided design creating a sculptural divide between kitchen and living spaces.

But it's in the details where this home truly distinguishes itself. Designer Doorware's Australian-made natural brass hardware graces every door. Villeroy & Boch and Oliveri basins pair with exclusive Brodware tapware throughout. The master ensuite showcases leathered Bianca

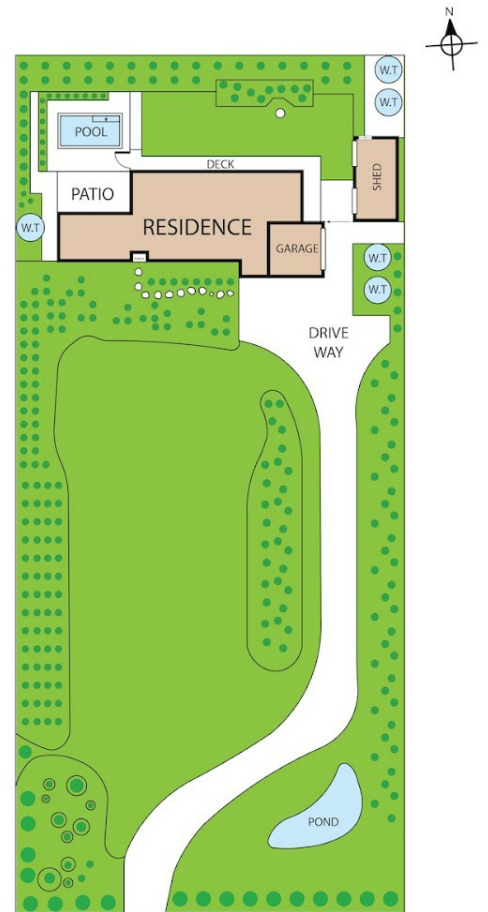
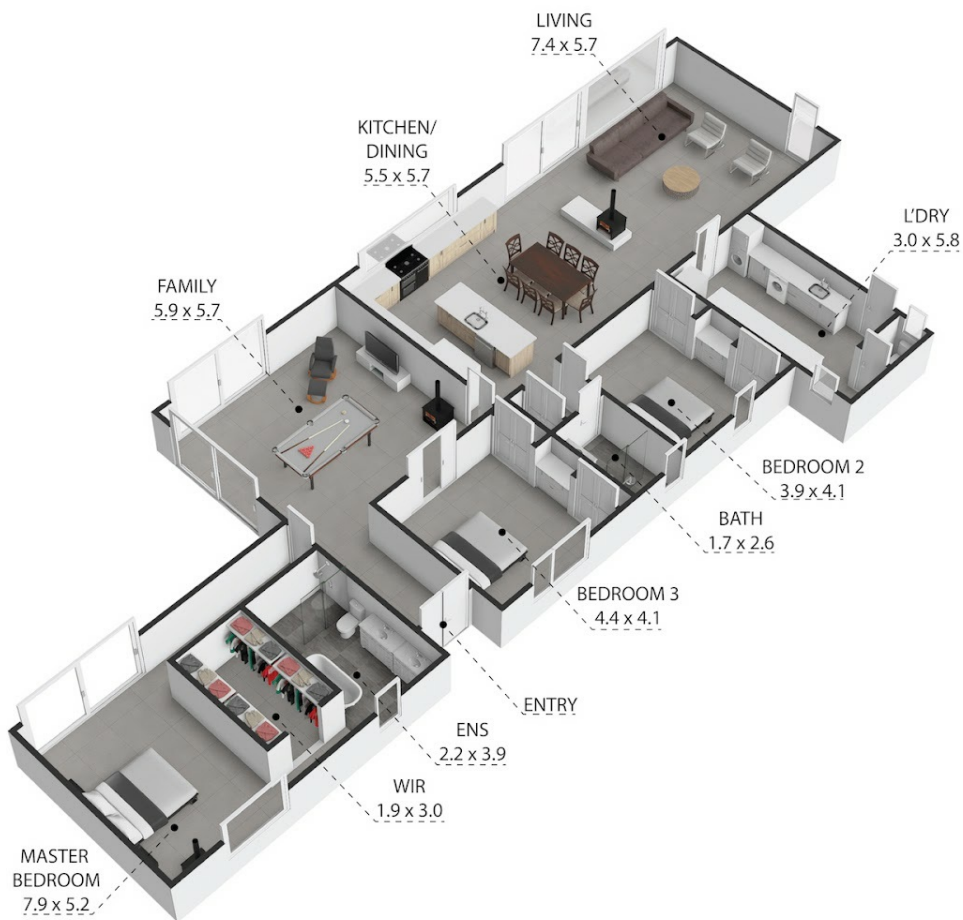
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$1,685,000**

**OPEN FOR INSPECTION:**  
**N/A**



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65-69 Viminaria Road, Harmers Haven, VIC, 3995  
 TOTAL APPROX. FLOOR AREA 215 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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