



# FOR SALE

## BEST UNIT IN THE VILLAGE! PRICE REDUCED!

Forming part of the Eco Village situated at 1583 Nubeena Rd in the heart of Nubeena, there can be no doubt as to the property aesthetics at Unit 211. The house is always the improvement on the land. On this occasion both complement each other.

Whilst enjoying a country vista, including the regular sound of a rambling creek in earshot of your doorstep, you can enjoy a private, north facing aspect that keeps this modern house warm with a minimum of effort. The land plateaus out from a downward slope thereby eliminating the wind factor.

The house provides sustainable living in the form of insulation to walls and roof area. It incorporates elevated glass to capture and retain the north facing sun ensuring retention of warmth for long periods and enjoys a Natethers Energy Efficiency Rating of 6.6 stars.

In terms of space the house is open plan providing for two bedrooms and a useful size bathroom and laundry. A significant selling point is the extra convenience of a concrete slab underneath the house (area 20m<sup>2</sup>) which can become an area for you to enjoy of your choice! No other unit in the village can offer this.

The Eco Village offers the opportunity for residents to live in a secure, quiet, 9ha area and retain walking distance to all necessary services within the Nubeena Village itself.

Call now for your private inspection.....

2 BED | 1 BATH | 0 CAR

PRICE:  
370,000 - 395,000

OPEN FOR INSPECTION:  
N/A



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