



**SOLD**

## WHERE THE KOALAS VISIT AND THE SOLAR PAYS THE BILLS

There's something about Inverloch that gets under your skin. For the current owners, it started with weekend escapes — every second weekend for two decades — before they loved the place so much they relocated permanently. Now, after years of enjoying this beautiful Ecoliv-designed home, they're ready to pass it on to someone else who gets it.

16 Park Street isn't trying to be anything it's not. It's an honest, well-thought-out eco home that just works. Built by Ecoliv in 2010 when sustainable building was still finding its feet in Australia, this three-bedroom, two-bathroom house proves you don't have to sacrifice comfort for conscience. (Check out the full tour, floor plans and videos at [www.16parkstreet.com](http://www.16parkstreet.com))

The bit that gets everyone talking

Walk in and your eyes go straight to the kitchen. Not because it's huge or flashy, but because someone made the brilliant decision to paint the cabinets bright pink. It's bold, it's fun, and somehow it just works in this light-filled coastal space. The mobile island bench can roll wherever you need it — out to the deck for summer barbecues, over by the dining table when you're hosting, back to the kitchen for everyday cooking. It's got built-in power points and lighting, so it's actually useful, not just a good idea.

Living with the sun instead of fighting it

The whole house faces north, soaking up winter sun through floor-to-ceiling windows whilst those big eucalypts outside filter the summer heat. On cool mornings, the place warms itself. On hot days, open the louvred windows and let the sea breeze do its thing. There's reverse-cycle air con for the really extreme days, and a wood heater for those cosy winter nights (bonus: all the leaf litter from the old gums outside = free kindling).

The double glazing throughout cuts heat loss by about 70% in winter, and the full insulation in the walls, floors and ceiling means the place holds its temperature beautifully. Solar panels on the roof often push your electricity bill into credit over summer. You're genuinely looking at running costs about 30% lower than a conventional home this size.

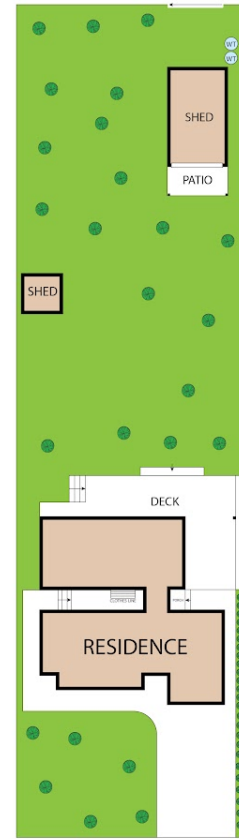
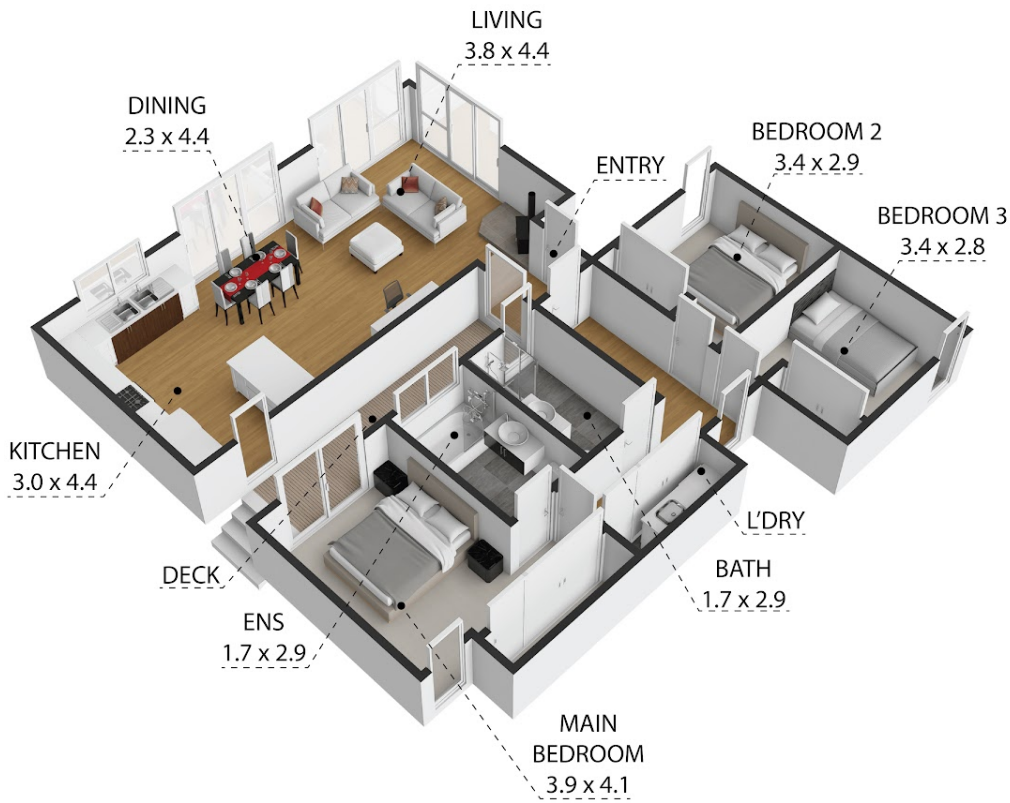
3 BED | 2 BATH | 2 CAR

PRICE:  
\$850,000

OPEN FOR INSPECTION:  
N/A



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16 Park Street, Inverloch, VIC, 3996

TOTAL APPROX. FLOOR AREA 100 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.

**INVERLOCH**  
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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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