



**SOLD**

## HIGH-PERFORMANCE, ENERGY-EFFICIENT LIFESTYLE

Lifestyle and efficiency have seamlessly combined, resulting in a remarkable low cost, sustainable and autonomous lifestyle. Only 800m from the beach up a sealed road, this modern home is nestled on a serene 2.4011 hectares (approx. 6 acres) enjoying expansive ocean and forest views and a peaceful, private setting away from road noise.

Mature native bush, private walking tracks, large fenced paddocks, with pine & gum trees ready for firewood harvesting create a lifestyle of both beauty and absolute functionality.

Designed for all-year comfort thanks to its high efficiency climate control (heating & air conditioning) & ventilation system, combined with a large 14kW array of solar panels and 13.5kW battery for back up power—enabling low power bills and resilience in the event of power outages.

A Starlink dish and router is set up for high speed and reliable broadband.

A 12m x 8m (96m<sup>2</sup>) three bay extra high shed with concrete slab, power & water supply, ethernet connection and heat pump, offers further recreational / workshop / storage space.

- Open plan kitchen & living with a view, with free standing bench & butlers pantry
- Adjoining second living room, a perfect media room
- 3 bedrooms, all with built-in storage
- 4th main bedroom with walk-in robe, ensuite, and outdoor access
- Family bathroom (with bath)
- Double garaging with internal access
- 14kW peak solar panel power combined with 13.5kW battery (Tesla Powerwall 3)
- Full home backup power (useful in event of power outages)
- System maximises use of cheaper night time electricity rates & automatically charges up the battery during the night when poor weather is forecast for the day ahead
- Supplies entire energy needs for most of the year
- Export excess energy to further reduce energy bills (estimated savings of \$4k per year on power bills)
- Large rain water collection catchment area combined with two 25,000L tanks with pre-filter, UV

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$1,255,000**

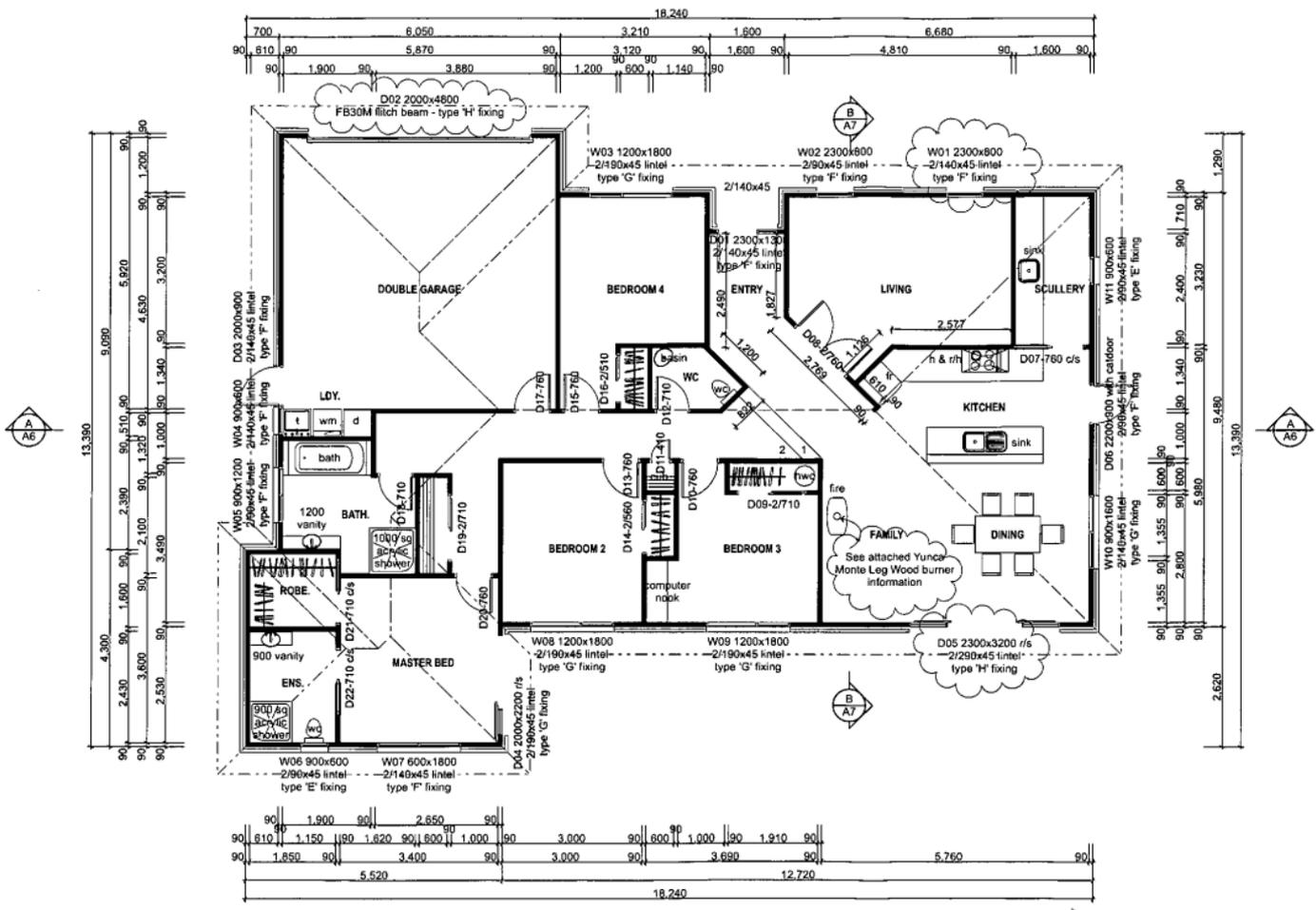
**OPEN FOR INSPECTION:**  
**N/A**



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**PROPOSED FLOOR PLAN**

scale 1:50  
 Proposed Floor Area over framing : 188m<sup>2</sup>  
 Proposed Floor Area over brick : 196m<sup>2</sup>  
 Covered Areas : 1m<sup>2</sup>

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.