



HANNAM VALE
519 Jerusalem Road

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Sustainability, self sufficiency, luxury. You can have it all.

Sold

Once in a while a property comes to the market that has that special something that places it well apart from all of the others. Burragum' is such a property. This architecturally designed home nestles perfectly on the saddle of a ridge-line overlooking the lush pristine pastures of the renowned Hannam Vale Valley below. With awe-inspiring views extending further to Middle Brother and South Brother Mountains, and beyond to the Pacific Ocean. With no roads on any of the boundaries, seclusion, peacefulness and nature are yours.

Taking design cues from renowned sustainability architect Glenn Murcutt, the late local architect Ian Bailey, a team of local builders created this award winning home which helped pave the way for future house design. In 2011 the home won a Commendation Award from the Institute of Architects NSW Country Division in the category Residential – New Houses'. The house was also the winner in the Master Builders Association Awards, in the Open Category for Excellence in Building Awards Newcastle, for Energy Efficiency and Environmental Sustainability.

In judging the entry from Mr Bailey, the judges said: "This project comes as close as it gets to providing for fully sustainable living off the power grid, without access to reticulated water and sewerage systems. This home provides a demonstration of how comfortable sustainable living can be achieved, without compromising on any of the standards and features associated with modern living."

The outcome is simply stunning, as this home from any angle is architecturally triumphant. Plus the architecture captures all the natural elements and uses them to your advantage providing you with complete comfort all year around.

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|----------------|----------|
| Property ID: | 20410968 |
| Property Type: | House |
| Garages: | 1 |
| Open Parking: | 2 |

AGENT



Upon entry you will be immediately captivated by the quality of design and finishes. The light filled lounge and dining area blends seamlessly with a modern well equipped kitchen which break away to multiple decks, which provide spaces of solace and relaxation, or to entertain your envious guests. A real centrepiece of the living space is the centrally located slow combustion fire place.

The bedrooms all merge with the natural elements of the location with cleverly positioned feature windows framing the landscape like artwork. A special feature is the recycled red mahogany timber salvaged from a historical homestead (circa 1910) from the next valley. It has been lovingly prepared and assembled into the internal joinery, creating in the bedrooms a seamless feature wall.

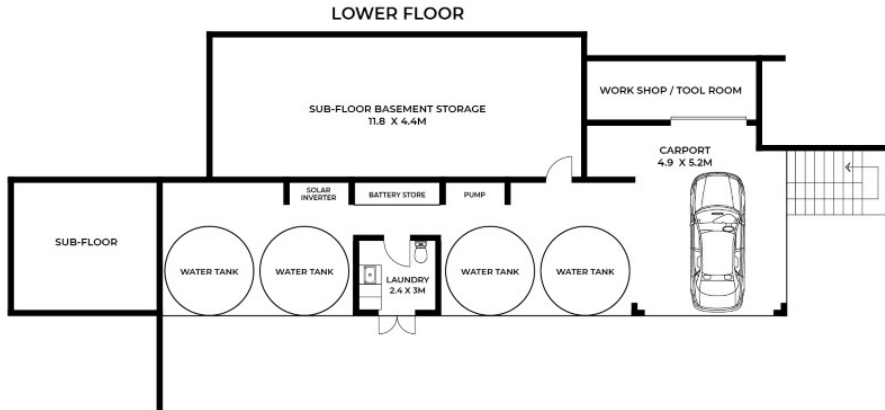
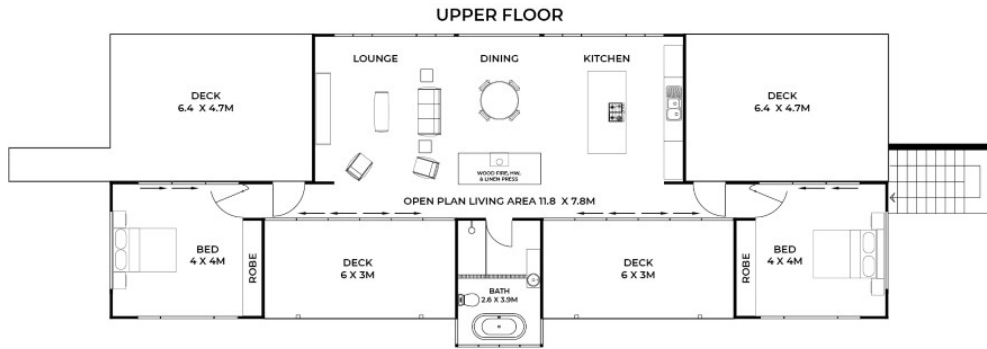
The bathroom is simply a stunning piece of design. The free standing bath canter leavers out from the building envelope allowing you to take in 180 of the epic valley view.

The lower level incorporates garaging, tool room, storage, laundry, battery storage facility for the onsite solar system and 4 × 18,500 litre water tanks are located here ensuring ambient water temperature.

Detached from the main residence is a shed that has been fitted out as extra accommodation, with a kitchenette and shower, ideal for guest accommodation or perhaps even a B&B S.T.C.A.

The grounds provide lush lawns and gardens, a 6 bed rotation permaculture vegetable garden and orchard, plus a chicken coop and two large bird aviaries. The entire property is fully fenced with 2m high hinged joint deer fencing. Boasting 17 hectares of land, balanced between natural forest and pastures. The topography includes slopes to near level pastures with ample water from two dams. The current owner has comfortably run up to 10 head of cattle on the property. The paddocks are fenced into three separate grazing areas and come with cattle handling facilities.

Burragum' is a unique and very special home and property, that needs to be inspected to be fully appreciated. The property is being sold by expression of interest', For more information please contact Exclusive Agent Martin Newell on 0429 883 488.



Self sufficiency / sustainability features :

- Commercial grade, 6mm thick double glazed, argon gas filled windows.
- North facing aspect with large eaves ensures warming winter sun and all day summer shade.
- Perfect cross ventilation with all rooms having openings on each side.
- Solar heat exchange hot water, boosted by water jacket in the slow combustion wood heater, ensuring piping hot water all year round. Optional electric boosting by generator if required.
- Walls insulated with R4 acoustic batts and roof with R8 insulation.
- 4.2KW off grid solar power system.
- Four 18,500 litre rain water tanks.
- Waste water treated by reed bed and filtered water reused to sub surface irrigate orchard.

Property size

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|--------------|-------|---------------------|
| Ground floor | _____ | 97.3m ² |
| Upper floor | _____ | 126.1m ² |
| Deck | _____ | 59.4m ² |
| Balcony | _____ | 37.1m ² |
| Carport | _____ | 25.5m ² |

Disclaimer: Plans shown are for marketing purposes only, all dimensions are approximate and not to scale. They are subject to errors and inaccuracies and not liability will be accepted. Interested parties should make their own inquires.

BURRAGUM, HANNAM VALE

Raine&Horne.