

Sold



10 Kalu Close, Cooya Beach



### Energy Efficient with Great Rental Returns!

This spacious home of over 170m2 under roof is not the average property in the area, the owner has built the home to take advantage of the surroundings and it works tremendously well.

Not only has the home been orientated with a Northerly aspect but boasts An incredible 10 from 12 energy efficiency rating, also the roof eaves are the optimum 900mm for the tropics, allowing you to keep the windows open for cross ventilation even when it heavens open. There is nothing worse than having to run expensive air conditioning when nature can cool your home for free!

For those who are not familiar with the area the prevailing winds come from the South in the dry and from the North in the damp months...the home is constantly gathering those breezes through the louver windows all year around thus keeping the ambient temperature just right!

As you enter the home from the front you find yourself in a very large fully tiled and open plan space consisting of kitchen (with Gas cooking), dining and living with a huge outdoor patio adjoining through large sliding doors. Through the slider you are greeted by a gorgeous easy care native garden that is alive with abundant bird life and brightly coloured butterflies. There is even space for a tool or potting shed and your own veggie garden...

The view to the mountains from the patio is quite exquisite, once you have

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|                      |             |
|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 208         |
| <b>Land Area</b>     | 749 m2      |

#### Agent Details

Callum Jones - 0437 981 195

#### Office Details

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seen a sunset from here you will never want to leave! Did I mention that you only have two direct neighbours? Nice and quiet!!

Currently the property has a tenant in place paying \$280 per week....you do the maths, this property stacks up exceptionally well on all fronts!

There is a huge amount of energy efficient and design features in this property and these are listed below:

- 1.5KW expandable solar system (to 2KW)
- Solar hot water system
- Solar powered roof vent
- Fluorescent lighting
- 5000ltr rain water tank
- Water efficient tap ware throughout
- Tiles throughout
- Security & Fly screened

The energy efficiency was so good with this home that the owner actually gained cold hard cash from Ergon energy instead of paying out for electricity.....

Call today!

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