

119 Lines Road Property Features

- 6560m² property size
- School bus goes past front gate
- Fiber and steel reinforced, hard plaster, concrete walling system:
 - 90mm thick internal walls
 - 2x 90mm thick external walls with insulation sandwich between
 - 50% more thermal mass than solid brick. 3600mm high. Don't even ask how it compares to brick veneer. 😊
- Only one gyprock wall in the entire house (pantry) for easy access to wiring
- Roof gable ends are fully ventilated bird proof louvres to maximise cooling and airflow.
- 19mm nailed tongue and groove solid jarrah flooring - ie not a floating synthetic product
- Solid hardwood (ie not blockwood) windows and french doors with 8mm laminated glass
- Angled window reveals to maximise light entry
- 19kw solar system
- 115,500 litre rainwater tank (25,400 gallon)
- Facility pre-installed for plumbing to toilets from separate water source (ie tank with water from river) at the flick of a valve. We did this in case we didn't have enough rainwater, however, this has never been an issue as the tank rarely goes below half full.
- In kitchen and vanities, no manmade materials used in cabinetry. Entire cupboards are fielded panel timber carcasses and all timber drawers are dovetailed
- Solid marble floor tiles and benchtops. An extra 100mm width in kitchen tops
- Solid cypress shelving to linen cupboards and pantry (no manmade shelving anywhere)
- Cypress ceiling to external patio area to block heat and stop echo. Sandstone paving
- Coaxial and network future proofing cabling to all rooms
- Heated marble floors in bathrooms.
- Multi zone Sonos sound system with speakers in living room ceiling and under patio
- Chased surround sound system to lounge integrated with Sonos
- Solid timber walk-in robes
- Ceiling height library shelving solid timber with timber cabinetry.
- Fully insulated shedding with office. 19 mm timber cladding to office walls (no gyprock)
- Caravan height carport for van storage.
- River with spring fed year-round water hole and fishing platform.
- Storage room also with only solid timber constructed shelving.
- Solid stone tiling to fire hearths
- Encaustic cement tiles to all verandahs
- Ducted reverse-cycle air conditioning
- Double-sided Chiminees Philippe slow combustion fire
- Top of the range Bosch integrated XXL dishwasher
- Smeg Induction 90cm freestanding stove and ducted rangehood
- Wicking garden beds for herbs and vegetables (only need to fill water reservoir once every three weeks in summer)
- Excellent neighbours
- Bank valuer described it as the best built house he had ever seen