



38-40 Chalet Road, Olinda, 3788
Architect designed, completed in 2002
Landsize 3546m²

Summary of Features:

- Part double brick, part corrugated cladding on timber frame
- Insulated ceilings and walls
- Double glazed windows throughout
- High ceilings throughout (approx. 3m in bedrooms to 4.5m in living room)
- The property is fully electrified and on filtered tank water
- 2-phase power supply
- 10Kw Solar system, 2 Solar Edge inverters, Tesla Powerwall2 battery
- Remote Gate and Garage (6mx6m) entry
- Three bedrooms and two bathrooms
 - Master bedroom (approx. 5.0mx4.5m) with Ensuite (vanity, shower, bath, toilet) and Walk-in robe
 - 2nd bedroom (approx. 4.0mx3.5m) with build-in wardrobe
 - 3rd bedroom (approx. 3mx3.5m)
 - 2nd bathroom (vanity, shower)
- Living/dining room (approx. 10mx6.5m) with Euro Fireplaces wood heater
- TV room (approx. 3mx3.5m)
- Open kitchen (approx. 5.0mx2.5m) with Electrolux induction cooktop, Miele oven and Miele dishwasher
- Separate toilet
- Laundry with connections for washing machine and cloth dryer
- 2 hotwater systems on either end of the house operated by Stiebel Elton and Sanden heat pumps
- Hydronic floor heating operated by Stiebel Elton heat pump with 6 thermostat-controlled floor sections
- Separate outdoor building (approx. 3.20mx4.60m, can be used as office/hobby or 4th bedroom)
- Water storage: multiple tanks totalling approx. 34000 litre capacity.
- Grundfos pressure pump and Puretec water filter system
- Wild Fire safety bunker (6 persons)
- Fire fighting (petrol) pump (Honda GX200) with 3 outlets incl fire hoses
- Established garden (ornamental, vegetable patches, herbs & fruit, i.e. raspberry, strawberry, blueberry, mulberry, thornless blackberry, apple, nashi, persimmon, lemon, lime, mandarin, cumquat and more)
- Dome shaped Greenhouse (4mx6m)



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Some Technical details:

Solar:

- 22 panels on and behind the office, installed in 2012. These have their own (SolarEdge) inverter installed in 2020 replacing a faulty inverter,
- 18 panels in the back corner of the property, installed in 2019 with their own (SolarEdge) inverter,
- Tesla Powerwall2 battery, installed in 2017.

Heat pumps:

- Stiebel Eltron heat pump for the floor heating, installed in 2019 replacing a (Camro) gas boiler.
- Sanden heat pump for HW to laundry and 2nd bathroom, installed in 2019 replacing the HW connection from the (Camro) gas boiler.
- Stiebel Eltron heat pump for HW to kitchen and Ensuite, installed in 2017 replacing a (Rinnai) gas instant HW system.

Water:

- 13,000 ltr beige tank. Its overflow fills the,
- 10,000 ltr blue tank under the solar panels behind the office.
- 2,000 ltr at the house providing water to the house. It has a floater which triggers the pressure pump near the beige tank when water level drops. Water goes through the Puretec filtration system (installed in 2020) before entering the house.
- There are also tanks not connected to the house, mainly used for garden, car wash, etc.:
 - 5,000 ltr (2x2,500) behind the garage connected to the garage gutter with its own pressure pump,
 - 2,000 ltr under the solar panels in the back corner of the property connected to a gutter catching run-off from the solar panels above,
 - 1,000 ltr behind the office connected to the office gutter
 - 1,000 ltr (square white) tank at the back fence
 - 1,000 ltr metal tank in the vegie garden