

**SALE OF PROPERTY**  
**CRYSTAL WATERS ECO VILLAGE**  
**84/65 KILCOY LANE, CONONDALE QLD 4552**

Links to Crystal Waters website and surrounding Sunshine Coast and Hinterland:

<https://crystalwaters.org.au/>

<https://maleny.qld.au/>

**Crystal Waters** is a community of around 200 residents. It was designed on the principles of permaculture and its ethos is about self-sustainability (see link).

**The land for sale** is situated on the high side of a hill. From the house deck you can see the lovely Conondale ranges and the sweeping lawns and trees (a ride on mower is included – Husqvarna). There is a circular drive in front of the house with a landscaped centre of palm trees, gum tree and various plants.

There is a landscaped 3-tiered pond situated under the walkway which links the house to the studio. Water in the ponds is circulated by pump to create a waterfall effect. Rainbow fish abound in the larger bottom pond.

**Raised vegetable gardens** are situated at the side of the house.

**Fruit trees** that are thriving consist of:

Mango, Lime, Orange, Persimmon, Feijoa, a small banana grove.

In keeping with the ethos of self-sustainability the house has:

**Solar panels** which feed into the grid.

**Evacuated hot water system on roof** – provides hot water 9 months of the year, with LPG gas hot water backup for the rest.

**Water**

Crystal Waters has many dams throughout its 263 hectares and provides each of the 85 lots with 1,000 ltrs of water a day.

**The property has a large water tank** behind the studio and a pressure pump under the house that pumps water up to a large concrete holding tank at the top of the land which then gravity feeds down to the house.

**There are no Water rates.**

## **Buildings and land Sizes**

**Land Size** = 4046.86 sq. mtrs.

**Main House and Deck size** = 129 sq. mtrs.

**Studio size** (includes covered porch 18 sq. mtrs) = 72 sq. mtrs.

**Cabin/garage size** = 36sq. mtrs.

**2 x Garden sheds** = 16 sq. mtrs each.

**Double Carport** = 42 sq. mtrs.

**Carport roof extends over 7.92 mtr caravan** plus its own deck of 21 sq. mtrs including bathroom and laundry.

There is a **workbench and lights** on the side wall of the carport

**Rental for caravan** - \$130 per week.

## **Description of land and buildings**

### **Main House**

#### **Construction**

Western red cedar clad,

colorbond roof,

Cyprus Pine frame,

Galvanized steel footings.

45 degree pitch allows for top mezzanine level size = 61 sq, mtrs.

All floors – polished Cyprus pine flooring throughout.

**Large Deck** front of house – size 52 sq. mtrs, wooden balustrading.

### **Description**

#### **Bottom level –**

**Size** - 77 sq. mtrs.

**Modern kitchen** – size 12 sq. mtrs, LPG Gas stove, plenty of bench space.

**Dining/living room** - Open plan.

**Bedroom** – size 14 sq. mtrs – Linen Press.

**Separate Toilet.**

**Bathroom/Laundry** – size 8.75 sq. mtrs – Bath/shower, slate tile flooring, walls tiled around bath/shower, vanity, laundry splashback – plenty of cupboards. Large storage cupboard under stairwell.

## **Top level –**

The 45 degree pitched roof provides for a lovely open feel looking from this top mezzanine level to the living/dining area at ground level. The mezzanine level has stainless wire balustrading adding to the openness.

**Enclosed Stairwell** – carpet runner.

**Bedroom** – size 14.5 sq. mtrs – large mirrored 3door wardrobe.

**Office**-(wifi access) **and upper lounge area** possible 3<sup>rd</sup> bedroom – size 46.5 sq. mtrs.

**Large reverse cycle air – conditioner.**

**A satellite dish on roof and set top box for television reception.**

## **The Studio**

Would easily convert to a 2<sup>nd</sup> dwelling.

The studio is connected to the house via a walkway of wood and stainless wire construction (which goes over the pond).

### **Studio construction**

Steel Frame,

Colorbond clad,

Colorbond roof,

Concrete pad floor.

A **covered Porch** enables seating to enjoy the pond and winter sun.

There are large windows and a double sliding door in front leading out to a covered porch area with timber balustrading.

The 45 degree pitch of the roof has enabled a mezzanine area to be put into the studio as well. A large and light filled space.

## **Garage/cabin**

### **Construction**

Steel Frame

Colorbond roof

Concrete pad floor

This building has been constructed to blend with house and studio, it has lovely lead light windows in side and an electrified automatic roller door in front, it would easily convert to a studio or small cabin.

## **Garden Sheds**

There are two 16 sq. metre garden sheds

### **Construction**

Zincalume

### **Outgoings**

**Council Rates** - \$1,551.70 per year

**Body Corporate Fees** - \$1,600 per year

**Electricity** - Approx. \$200 per quarter

**LPG Gas bottles** - approx. 2 bottles per year - cost \$115 per bottle.