

Temperature control

MT CLAREMONT AUCTION

- **Address:** 3 Landon Way
noon on Saturday,
November 5
- **Agent:** Barrie Clarke & Co.
phone: 384 6700
- **Open:** contact agent

TO LIVE in a house in which the temperature does not vary more than 10C summer or winter sounds like heaven to people who spend much of their time either huddled around the fire or panting in front of the air cooler in summer (those who have recycled air conditioning in their houses do not need sympathy).

The owners of a four-year-old passive solar house designed for them by Gary Baverstock are loud in their praise of the way in which the house turned out.

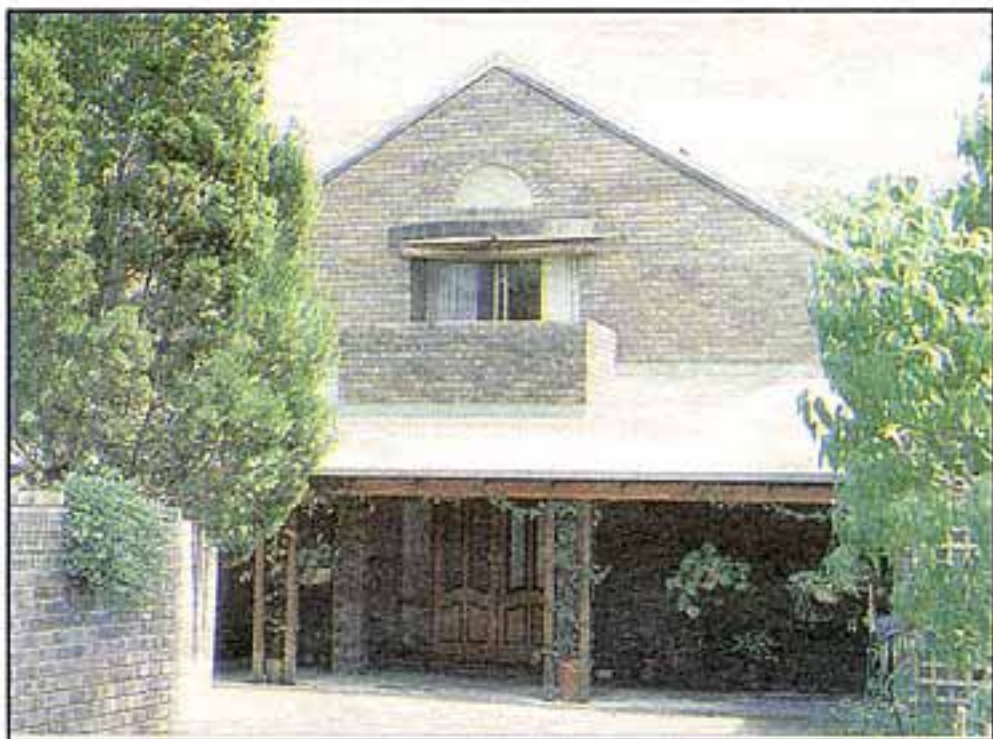
Since moving into the huge five-bedroom residence, the owners recorded the temperature during the different seasons and found that generally it varied between 15C and 25C, mostly hovering around 22C.

The north-facing brick house was designed to take advantage of the WA climate and considerable importance was attached to insulation procedures.

This is an outsize double-storey home standing on a 956sq m block with five bedrooms plus room for elderly parents. It will be auctioned at noon on Saturday, November 5, with inquiries being handled by estate agent Barrie Clarke.

The residence is full of interest, with natural light and thickly-treed garden views pouring into most rooms. The owners bought the block about ten years ago and embarked on a massive tree-planting exercise which sees the house now surrounded by a small forest.

The vast open lounge, dining room and kitchen comes with the earthy



The owners of this passive solar house in Landon Way, Mt Claremont, enjoy idyllic temperatures.

feel of slate-tiled floors, cedar doors and pine kitchen cupboards. Multi-angled walls around the formal zone add further interest, while big windows and glass doors admit rustic garden views. The kitchen flows through to the lounge/dining room allowing the chief kitchen hand to remain in touch with family or guests while still tending the last-minute finishing touches to the meal.

Beyond the kitchen is the big pine pantry with a slate-tiled floor and all-round windows.

As the woman owner said, the house "keeps on growing like Topsy." There is storage space under the stairs, a big study, cloakroom and linen cupboard. There are almost no conventionally-shaped rooms in the house — most come with interesting angles and curves.

A self-contained section of the residence could be converted to a retreat for elderly relatives, complete with a bedroom, sitting room and en suite bathroom. There are no fewer than three bathrooms and four toilets in the house.

The upper level accommodates the main bedroom and four secondary bedrooms which were occupied by the owner's children who have now grown up and gone their separate ways.

Cream berber carpet covers all the floors on this level, beginning with the main bedroom complete with walk-in wardrobes and an en suite — the woman owner delights in waking up in the morning to tree-top views from the windows along two sides.

The over-size secondary bedrooms were designed to cater for students and come complete with built-in wardrobes, shelving and storage space. Two of these bedrooms have stud walls which can be removed to create bigger rooms if desired. The rooms are served by the family bathroom. The flexible design of the house makes it ideally suited to accommodate an extended family.

The house will be opened for inspection by appointment.

Bonnie Keane