

The EcoView

'Tallowood' 3 Macadamia Lane
Federal NSW 2480



Introducing 'Tallowood', a beautiful 4 bedroom family home on 17 private acres within walking distance of the popular and growing village of Federal. This sustainable home is at the end of a quiet 'no through' lane. It includes approx. 1 acre of house block and gardens, a 10 acre near level paddock (ideal for livestock) and approx. 6 acres of 'no maintenance' forest/woodland with creek frontage. There's also a massive 8m x 12m colourbond shed with power.

A quality, cost efficient home with sustainability and 'the good life' in mind.



Structure, Heating and Cooling

Approximately 35% of energy bills are attributable to heating and cooling. The more efficient the home, the more money saved.

Building Orientation

Building Structure

Passive Heating

Active Heating

Passive Cooling

Active Cooling

- North East orientation
- Passive solar design
- Concrete slab
- Combination of straw bale and brick veneer
- Walls and ceiling well insulated
- Windows – single glazed, timber frames
- Timber plantation shutters throughout
- Solid timber doors
- Polished timber floors and Mediterranean tiles
- Draft proofing on all external windows and doors
- Termite barrier (steel mesh) in place
- Straw bale construction providing excellent thermal mass
- Wood burning combustion fire with flue heating system into house
- Eaves around the home to protect from summer sun
- Good cross flow natural ventilation
- Fans in living areas

The EcoView (continued)



Energy Review

Renewable energy sources include solar, wind, hydro-electricity, geothermal and biomass. If you can, choose Green Power from your supplier, it sends a message to governments and business that renewable energy is important.

Renewable Energy
Hot Water
Lighting

Appliances
Clothes drying

- 1.5kW Solar Power system
- 350L solar hot water (electric booster)
- Excellent natural lighting through windows
- LED and low energy lighting throughout
- Electric oven, gas cooktop and extractor fan
- External sheltered clothes line



Water Review

Australia is the driest continent in the world (excluding Antarctica) but we use more water per capita than any other country. The items below can help to minimise our impact.

Showers
Taps
Toilets
Water Tanks

- Water efficient shower heads throughout
- Water efficient tap ware in kitchen with water filter system
- Dual flush toilets throughout - Plumbed into a septic system
- 56,780L of rain water tanks – (3 x 18,927L tanks)
- Rain water used throughout the home and garden
- Access to creek water via pump house
- Standalone water supply (no mains water and no bills!)
- Opportunity to connect off laundry
- 11.5m Solar heated saltwater pool with cabana, timber deck surround and pool cover

Grey Water
Pool



Gardens Review

Having edible plants in the garden saves you money and gives you fresh food. Recycling organic waste saves money, gives you fertilizer and reduces landfill.

The Land

Garden area

Vegetable patch

Edible plants

Organic waste
Other

- 10 acres of near flat paddock suitable for livestock
- 6 acres of natural woodland/forest
- Surrounded by organic coffee and macadamia plantations
- Well drained, flood free loamy soil
- Well maintained and mulched
- Drought tolerant native plants
- Large fully fenced vegetable garden
- Easement for drawing water from creek to vegie garden
- Herb and vegetable gardens
- Large fruit orchard with many mature trees including Mango, Pawpaw, Lemon Grapefruit, Lime and Pear.
- Plenty of room to set up compost heaps
- Large fenced chicken pen – with chickens

The EcoView (continued)



General Overview

Where you can walk or cycle to local amenities. You'll save money on transport, minimise pollution and feel better. Community living and wide open spaces are good for the soul.

What's in walking or cycling distance?

- Public transport – busses at bottom of the lane
- Nature on the doorstep
- Federal village – walking distance – 2km
- Pre-school – 2km
- Primary schools – 7km (local school busses)
- Medical facilities – 15 mins drive Byron bay and Mullumbimby
- Local town centre shops and post office – 2km at Federal
- Byron Bay surf beaches – 15 mins drive
- Farmers market in Bangalow – 15 mins drive
- Airports – Gold Coast 45 min, Ballina 30 min

Other Comments:

This home has been beautifully built and well maintained to a high standard with a combination of outdoor living and entertaining areas including a 50 sqm+ covered gazebo and fully fenced 11.5m sparkling saltwater pool.

The massive 8m x 12m colourbond shed has power and suits multiple uses including potential for partial conversion to stabling as it has direct access to the 10 acre, fenced paddock.

For further information go to www.3macadamialane.com.au

Produced by Danielle King in conjunction with the agent and owners, HSA listed with Sustainability Victoria, ABSA member no. HO55615 and Accredited with BDAV.

Disclaimer: This report states what was at this property on the above date and does not take into account any changes that may have occurred after this time.