



The
Sustainable
Real Estate
Company

The Cape - Lot 153, 17 Seadragon Street ***Titled vacant land is now for sale***

Lot Size: 631sqm, Frontage: 20.23m, Depth: 31.57m

Welcome to Lot 153, 17 Seadragon Street, situated in the award-winning and sustainable Cape estate. This north/south facing lot offers plenty of northern exposure and direct pedestrian access to The Cape's extensive walking track circuit, which connects to parklands, wetlands, sports fields, community farm, children's playground, and the off-leash dog park. With the potential for ocean views, Lot 153 is just a short walk or cycle to Cape Paterson's stunning surf and swimming beaches.

Design your dream home with one of The Cape's fantastic designers and builders or take advantage of the optional set of completed drawings available for Lot 153. This design was created by Adapt Design Group and has been approved by The Cape's Design Review Panel, and features a two-storey, double-gable, custom four-bedroom home with an estimated 7.6-star energy rating. By using these plans, you could save several months of design and development time, plus associated costs.

The Cape, winner of the 2021 Premier's Sustainability Award for Climate Action, has been thoughtfully designed with pocket parks, hundreds of thousands of native plants and a beautifully presented landscape which invites you out to explore. Whether you're out catching a wave every morning, walking, cycling or exercising those green thumbs, The Cape offers a high quality, modern, light footprint lifestyle.

The Cape is a unique and contemporary estate designed to co-exist with the environment. A haven for nature lovers, and The Cape is committed to restoring and enhancing habitats in the area. Each home offers high standards of modern creature comforts, NBN fibre optic to each premises, with 10,000 litres of rainwater storage reducing water bills. Meanwhile, solar power generates clean energy for every home throughout the estate, and combined with energy efficient fit out, insulation, double glazing and shading, the homes are effortlessly warm in Winter and cool in Summer, with tiny energy bills. All homes have 32 AMP charge points for electric vehicle charging as standard.

Residents enjoy a range of spaces including a beautifully designed large community food garden, the centre piece of the community amenities. Other future facilities include a café and conference centre and visitor accommodation, and additional park areas and wetlands areas throughout the community.

Secure this amazing allotment with a great position in one of Australia's most awarded estates, and enjoy a coastal lifestyle with a light footprint and low running costs.