



## ***The Cape - Lot 42, 24 Sunlight Boulevard*** ***Titled vacant land is now for sale***

***Lot Size: 600sqm, Frontage: 27.4m, Right Depth: 25m,  
Left Depth: 14m and Back: 39.8m***

Lot 42 at the award-winning Cape estate has now come on to the market. Lot 42 is an elevated lot, with views looking out towards the south west. Lot 42 is located on Sunlight Boulevard, making you close to the proposed conference centre, the \$2+million community farm which is designed to reduce your food bills and save you money coming online this Spring. Standing on the lot today you can see the ocean as the lot is higher than the lots to its south and west.

The Cape's award-winning wetlands, parklands and the restored creekline. The home site connects to the walking track circuit, taking in parklands, open space, wetlands, sports fields, children's playground, an off-leash dog park, elevated rises with ocean views, and of course, a short walk or cycle to Cape Paterson's stunning surf and swimming beaches.

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 has a number of great designers and builders to choose from, and you are free to design and build your own home for this site, or to take advantage of a house design developed for this site by the award-winning Beaumont Building Design.

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