



The
Sustainable
Real Estate
Company

**22 Sunlight Boulevard, being sold as fully furnished,
sustainable home, is now for sale in The Cape sustainable housing estate.**

3 bed, 2 bath, 2nd lounge/office, double car garage

22 Sunlight is a beautiful, sustainable, solar powered, 8.5 star energy efficient home, providing the best of modern coastal living with a light footprint, in the heart of the Cape estate in Cape Paterson. 22 Sunlight has been beautifully designed and constructed by the award-winning combination of Beaumont Design Group and TS Constructions. 22 Sunlight is a 3 bedroom, 2 bathroom, plus office/study/2nd living area, double car garage, outdoor entertaining area, and beautifully landscaped garden, home being sold as fully furnished.

Sustainable limestone masonry has been handcrafted from recycled materials, and the home has been clad with weathertex and radial timber to compliment the coastal surrounds, with beautiful joinery, furnishings and fittings. The home is fully furnished so ready to move in!

The home is sited on a large site of 703sq meters of land and is enveloped within an attractive, biodiverse, sustainable, low maintenance landscape and garden that invites nature into your living environment.

Life in this home centres around the open-plan kitchen, living and dining space with a north facing entertaining balcony surrounded with Breslin bricks allows for an abundance of natural light to permeate the internal spaces. The interior has been beautifully designed to a contemporary style, with the use of walnut timber battens wrapped around a curved organic form.

The 160sqm passive solar home has been designed for energy conservation with 8.5-star energy rating, 6.6kwh of solar panels, 4.8 kW Redback storage battery, and double-glazed windows. The passive solar design features include strategic shading, excellent insulation, thermal mass, cross flow

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ventilation and double glazed windows, which combine to provide effortlessly comfortable year round temperatures, warm in Winter and cool in Summer. An efficient 3.5 kW Daikin 'Ururu' reverse cycle split-system air conditioner complements high performance induction cooktops and heat pump hot water systems.

This combination delivers comfortable, carbon neutral living, with projected annual energy bills less than \$500 per annum, a fraction of those of conventional homes, while generating more energy than the house will use. This state of the art sustainable home also includes 32 AMP charge points for electric vehicle charging, allowing residents to eliminate petrol bills with an electric vehicle, and is directly connected to the NBN allowing you to work seamlessly from home opening up the opportunity for a connected E-change and seachange lifestyle.

The home features a spacious 6 x 6 meter garage, a 10,000 litre water tank connected to garden, toilets and laundry, an outdoor shower, exposed aggregate concrete driveway, and a low-maintenance garden.

The home is located at the award-winning Cape Estate at Cape Paterson, and is a short walk to the Cape community garden, children's playground, sports precinct and generous managed parklands that can never be built out, and is close to granitic sand paths that invite a short walk or cycle past elevated rises with ocean views, and past wetlands to Cape Paterson's beautiful swimming and surf beaches. With around 50% open space, the Cape estate is unparalleled in the Victorian housing market.