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SEABREEZE Sustainable Home

currently UNDER CONSTRUCTION,
planning to be ready to move in around
Christmas 2022,
is now for sale in The Cape

10 Spinifex Court, Cape Paterson

Seabreeze, is a beautiful, sustainable, solar powered, 8.4 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. Seabreeze has been beautifully designed and constructed by the award-winning combination of Beaumont Design Group and TS Constructions.

Seabreeze has been inspired and is based on the Warreeny Display home photos and video are from Warreeny house.

Seabreeze is a 3 bedroom, 2 bathroom, plus office/study/2nd living area home being sold off the plan as it is currently UNDER CONSTRUCTION. 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 sited on a huge site of 809sq meters of land and backs onto the award winning Cape Creekline landscape. Opportunity abounds to create your own private beautiful, 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. Opportunities exist to add your personal touch to fittings prior to the completion of the build also.



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The 166sqm passive solar home has been designed for energy conservation with 8.4-star energy rating, 6.63kwh of solar panels, 7.0 kWh Redback storage battery, and double-glazed windows. A large 36 sqm garage is connected to the living areas by a airlock to improve the thermal and acoustic performance of the home. And front and rear paved areas provide plenty of room to lounge in the sun with friends or do hobbies outside on your own. The passive solar design features include strategic shading, excellent insulation, thermal mass, cross flow 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 Mitsubishi MSZ-LN 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 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 multi-award-winning Cape Estate at Cape Paterson, and is a short walk to the Cape community garden, children's playground, 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.