



The
Sustainable
Real Estate
Company

***The Cape - Lot 117, 21 Moonshadow Avenue,
Titled vacant land in Stage 3, is now for sale***

Lot Size: 601sqm, Frontage: 18.82m,

Back: 19.27m, Depth: 36.28m

Lot 117, at the award-winning Cape estate has east/west orientation, with plenty of northern exposure, is situated directly overlooking wetlands and the creek line corridor, connects to the walking track circuit taking in parklands, open space, wetlands, sports fields, a \$2.5m community farm, a 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.

Your dream sustainable home would fit perfectly among the other beautiful homes in this community which have on average energy efficiency ratings of 8 NatHERS stars – an Australian first. This master planned estate 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, 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.