



The
Sustainable
Real Estate
Company

BANKSIA home is now for sale in The Cape sustainable housing estate.

Banksia offers the best of modern, light footprint, coastal living, with expansive double story views connecting you with beautiful blue space views over Bass Strait, and green space and rural scape views to the Strzelecki Ranges to the north. This spacious, sustainable, beautifully designed and constructed home will entice you out on to your upstairs balcony to watch spectacular sunsets, and daydream while taking in ocean vistas and overlooking beautiful parklands that can never be built out.

Banksia has been designed and built by the award winning trio of Beaumont Design Group and TS Constructions, with landscape construction by The Sustainable Landscape Company. The home is sited on 598 sq 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 upstairs open-plan kitchen, living and dining space with a south facing entertaining balcony with expansive views that connect you to stunning Cape Paterson and Bass Strait vistas. Ground floor layout consists of a large master bedroom with walk-in-robe and ensuite and 2 guest bedrooms, with downstairs level connection to the secluded northern patio and garden, the 2nd bathroom, and rumpus room/office or 4th bedroom. The laundry is also situated on the ground floor, adjacent to the outdoor shower for easy access as you walk or cycle back from one Cape Paterson's renowned swimming and surf beaches.

The 173sqm passive solar home has been designed for energy conservation with a 7.5-star energy rating, 5.3kwh of solar panels, 4.8 kW Redback storage battery, and Dowell therma-lite double-glazed windows. 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 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

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living, with the current residents enjoying annual energy bills of less than \$150 per annum while generating more energy than they 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 6.3 meter garage/workshop, a 10,000 litre water tank connected to garden, toilets and laundry, an outdoor shower, exposed aggregate concrete driveway, and a low-maintenance vegetable/herb garden including three raised self-watering wicking vegetable pods.

The home is located at the award-winning Cape Estate at Cape Paterson, and directly overlooks the Cape community garden, children's playground, and generous managed parklands that can never be built out, and opens directly on to granitic sand paths that invite a short walk or cycle 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.

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