



The
Sustainable
Real Estate
Company

***The Cape - Lot 110, Titled Land in Stage 3,
10 Trumpeter Street Cape Paterson VIC 3995,
is now for sale by Expression of Interest (EOI),
closing Thursday 1st July 2021 at 4pm, Price Range \$485,000 to
\$505,000 Lot Size: 455sqm, Frontage: 13.70m, Back: 16.63m,
Depth: 30.14m***

Lot 110 has just come on the market, and is the last home site available in sold out Stage 3 at the Cape. This beautiful elevated home site opens on to The Cape's landscaped granitic sand walking and cycling paths, that meander past parklands, open space, wetlands, sports fields, a community farm, a children's playground, an off leash dog park and of course, directly onto Cape Paterson's stunning surf and swimming beaches. This elevated lot sits high in the landscape and provides enviable outlooks and is perfect for a single or double story home.

Located in the heart of the award winning sustainable Cape estate, lot 110 is perfectly situated to provide access to all that Cape Paterson has to offer, including the Cape Tavern and shops, and elevated parks with ocean views.

Your dream sustainable home would fit perfectly among the other the beautiful homes in this community which have 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 protecting native natural 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 surplus 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.

You will have a choice of quality builders and designers who can work with you to design and build your own beautiful, customised sustainable home. Or you can work with your own designers and builders. Residents also have access to 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.

Please contact hello@tsrec.com.au for the Sales documents to place your offer before the

closing date Thursday 1st July 2021 at 4pm

The Sustainable Real Estate Pty Ltd 2
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