



Dune View — 8 Periwinkle Place, Cape Paterson

Enjoy a coastal lifestyle with virtually zero energy bills in this spacious, passive solar and contemporary home on 725 m² of land. This bespoke, quality-built home is set in an established garden at the end of a court with uninterrupted views of sandhills overlooking Bass Strait. The home has been designed for energy conservation with a greater than 7.5-star energy rating, 6.1 kW of solar panels, 4.8 kW Redback storage battery, double-glazed windows, LED lighting, three thermal mass walls to moderate the temperature and a North-South orientation which provides natural heating from the winter sun. High windows in the living and dining areas provide airflow, there are ceiling fans in all rooms and the windows have quality blinds (daylight and blackout where required). This modern and comfortable home is directly connected to the NBN allowing you to work seamlessly from home.

Accommodation consists of a large master bedroom with walk-in-robe and ensuite (with large bath and a frameless walk-in shower). There is another bedroom complemented by a bright second bathroom with walk-in shower, and a study with built-in bookshelves which could be a third bedroom. These rooms are carpeted in 100% wool and the tiled bathrooms have quality fixtures. The heart of the home is the open-plan kitchen, living and dining space with entry points to two outdoor areas. This area has a polished concrete with aggregate floor, triple-sliding doors onto an east-facing balcony, and a triple-sliding door onto a north-facing deck. An efficient 2.5 kW Daikin 'Ururu' reverse cycle split-system air conditioner keeps these areas cool in summer and warm in winter. The kitchen has a 40 cm waterfall Caesarstone island bench, soft-close drawers, a large butler's pantry including 200 bottle wine storage, and high-end energy-efficient appliances (Neff wall oven, Miele dishwasher, Siemens induction cooktop and Quasair rangehood).

Outside is a large 8x6 m garage/workshop, a 10K litre water tank servicing the garden, toilets and laundry, an outdoor shower, concrete driveway and paths and a developed low-maintenance garden including four raised self-watering wicking vegetable pods and espaliered fruit trees. The garage is fitted with 32 Amp charge points allowing for electric vehicle charging for those keen to further reduce energy bills.

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 connects to granitic sand paths that invite a short walk or cycle past wetlands to Cape Paterson's beautiful swimming and surf beaches. This home creates effortless, comfortable, connected, light-footprint and low-cost living.

"During the recent COVID-19 restrictions working from this home has not only been a pleasure it has increased my productivity. Surrounded by blue skies and open green spaces, coupled with the daily lure of a walk on the surf beach has strongly contributed to my health and wellbeing. It has been a pleasure to work at home in this house and environment" (Owner).

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