



The
Sustainable
Real Estate
Company

FOR SALE: Lot 90, 8 Bandicoot Court, Cape Paterson \$347,000 includes house plans

Titled land, house plans designed, ready to apply for building permit.... A beautiful sustainable coastal lifestyle is waiting

Lot 90 is nestled in Stage 3 in The Cape sustainable estate and features vast swathes of open space. Lot 90 is a 525sqm, Depth 30m and Frontage 16.6m, titled, house plans designed and ready to apply for a building permit. The 8 star energy efficient home (165sqm home + double garage) has been designed by the talented Andy McLeod from Light house Architecture, and is a 3 bedroom, 2 bathroom, study, walk in pantry, double car garage, and workshop, 10,000litres of rain water tanks, solar and battery.

Wetlands, Parklands and Ocean Views. Lot 90 is right next to walking tracks, and the pocket park, which features plantings and gabion seats.

The owners have done the hard work for you and already have house plans architecturally designed, so all you need is to obtain a building permit. These house plans can be modified and personalised to suit your requirements.

Home sites in this stage are a short walk to either The Capes two beach access points and an even shorter walk along the beautifully landscaped granitic sand paths to the community precinct which features a community farm, sports area, children's playground, future orchard, café, conference and co-working space and much more.

Home sites feature stunning views of parklands, wetlands, and beautiful Bass Strait. The relaxed coastal lifestyle of The Cape is increasingly rare in Southern Australia these days yet the beautiful Bunurong Coastal Drive is 5 minutes away and the towns of Inverloch and Wonthaggi, which feature all the necessary shops and services are only 10 minutes away.

The Cape's design process will guarantee a beautiful, passive solar, comfortable home with super low running costs, so don't miss your chance to join Victoria's most sustainable community.

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