



The Sustainable Real Estate Company

SUSTAINABLE HOME FOR SALE

Three Tinnies is a classic and comfortably beautiful sustainable coastal home for the whole family.

Designed by the award winning [Beaumont Building Design](#), this 4 bedroom home features the best of sustainable, connected, open plan living in a beautiful coastal setting. The home is directly connected to NBN with optic fibre to the home, allowing for a productive home office and high speed connection to clients and co-workers. 3 Tinnies features an extensive native landscaped garden by [The Sustainable Landscape Company](#) and provides affordable, comfortable and sustainable living at its best, in a stunning coastal location at Cape Paterson less than 2 hours from Melbourne's CBD.

The 7.7 star energy efficient home is located at [the award-winning Cape estate](#) at Cape Paterson and is a short walk to the children's playground, community garden, off-leash dog park, and granitic sand walking and cycling paths connecting you to the beautiful surf and swimming beaches. The estate features over 50% open space/parkland/habitat zones that can never be built out. Walk out your front door on to kilometres of walking paths that take in wetlands, parks, sports areas and rises with views towards Cape Woolamai in the west and Wilson's Promontory to the east on your way to beautiful beaches.

The owner is a professional landscaper who has poured his heart into creating a productive and sustainable garden with gorgeous reused and recycled elements to complement an innovative, water efficient, high-yield vegetable garden.

Three Tinnies features the latest in energy efficient all electric fitout with a 3kw solar system, orientated east-west with the living areas facing north to take full advantage of the winter sun. A 32 amp powerpoint allows for electric vehicle charging, and complements the public fast charger at the nearby estate carpark, allowing for the elimination of petrol bills in future. The house has an under floor insulated concrete slab throughout for thermal mass. In Summer, cross flow ventilation and shading keep the house naturally cool, with highlight windows on the southern side allowing warm summer air to be vented. It will be a rarity that you will need to put the heating or cooling on as the house is designed to operate between 18 to 25 degrees year round with minimal heating and cooling, with estimated energy savings of over 80% compared to a conventional home.

The house uses little water thanks to 10,000 litres of rain water tanks and water saving features include four-star WELS rated taps, toilets, showers, including an outdoor shower and a WELS five-star rated dishwasher.

Three Tinnies has been fitted out with upgraded energy efficient appliances including a super-efficient Daikin US7 star split system for heating and cooling, Sanden heat pump hot water system and high performance induction cooktop. The kitchen features a large butler's pantry, soft-close drawers and a Caesarstone island bench.

3 Tinnies is ready for you to move in, and is available either furnished or unfurnished. All the hard work has been done and the home is ready for you to enjoy the best that sustainable coastal living has to offer. ***Please contact Marie Pearson mobile: 0407 435 011 for further information***