



The
Sustainable
Real Estate
Company

The Cape - Lot 157, 9 Seadragon Street
Titled vacant land in Stage 4, is now for sale
Lot Size: 622sqm, Frontage: 20m, Depth: 32.26m

Lot 157, at the award-winning Cape estate has now come on to the market. Lot 157 has north/south orientation with plenty of northern exposure, and is situated directly overlooking The Cape's award-winning wetlands, parklands and the restored creekline. The home site connects to the walking track circuit, taking in parklands, open space, wetlands, sports fields, a community farm, a children's playground, an off-leash dog park, elevated rises with ocean views, and of course, a short walk or cycle to Cape Paterson's stunning surf and swimming beaches. Lot 157 is one of the most prized lots in the estate with expansive views achievable in all directions, a family heirloom in this sought after beachside village.

The Cape, winner of the 2021 Premier's Sustainability Award for Climate Action, 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, and The Cape is committed to restoring and enhancing 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 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. All homes have 32 AMP charge points for electric vehicle charging as standard.

Residents enjoy a range of spaces including 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.

The Cape has a number of great designers and builders to choose from, and you are free to design and build your own home for this site, or to take advantage of a preapproved design developed for this site by the award-winning groups The Sociable Weaver and Adapt Design Group and approved by The Cape's Design Review Panel.

Secure this rare allotment with great position in one of Australia's most awarded estates, and enjoy a coastal lifestyle with a light footprint and low running costs.