



The  
Sustainable  
Real Estate  
Company

***The Cape - Lot 178, Spinifex Court, Land in Stage 4 OTP,  
is now for sale by Expression of Interest (EOI),  
closing Monday 6<sup>th</sup> September 2021 at 4pm,  
Price Range \$520,000 to \$560,000***

***Lot Size: 661sqm, Frontage: 22.29m, Back: 23.91m, Depth: 31.88m***

Lot 178 has just come on the market, and is the last home site available in the sold out Stage 4 at the Cape. Stage 4 features some of the best home sites in The Cape estate, with expansive views towards Wilsons Promontory to the east and Cape Woolamai to the west.

Lot 178 is situated in the beautifully landscaped Spinifex Court, connecting to granitic sand walking paths that meander down the main creekline corridor, and create a 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, directly onto Cape Paterson's stunning surf and swimming beaches.

Located in the heart of the award winning sustainable Cape estate, Lot 178 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.

This deep spacious lot is large enough to accommodate a beautiful sustainable home in this award winning community with homes averaging over 8 star NatHERS stars – an Australian first. This master planned estate has been thoughtfully designed with pocket parks, restored habitats and a beautifully presented landscape enticing you out to explore your surrounds. 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 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 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. ***Please contact [hello@tsrec.com.au](mailto:hello@tsrec.com.au) for the Sales documents to place your offer before the closing date Monday 6<sup>th</sup> September 2021***