



The  
Sustainable  
Real Estate  
Company

## ***The Cape - Lot 47, 10 Moonshadow Avenue is now For Sale -Titled vacant land***

***Lot Size: 313sqm, Frontage: 10.43m, Back: 10.43 Depth: 30.44***

This beautiful home site is in a prime location within the estate opening out to the west on to green open space and overlooking the sports oval, with expansive views towards Wilsons Promontory to the east and Cape Woolamai to the west.

These types of home sites are extremely rare on the Victorian coast. The Cape's landscaped granitic sand walking and cycling paths, that meander past parklands, open space, wetlands, a community farm, a children's playground, an off leash dog park and of course, directly onto Cape Paterson's stunning surf and swimming beaches.

Your dream sustainable home would fit perfectly among the other the beautiful homes in this community which have on average energy efficiency ratings of 8 NatHERS stars – an Australian first. Lot 47 is perfect for a single or double story home to enjoy all that The Cape has to offer. Unique House Plans for an architecturally designed home have been prepared, giving savings to the buyer, and making the most of the ocean views across the coastal reserve from both the master bedroom and living areas.

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, beachside 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.

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.