

# House & Land Package

Starting from \$899k! 3 bedroom plus rumpus, 2 bath, 8.7 star NatHERS rating



**Introducing Acacia** – a beautiful coastal home expertly designed for sustainable living, combining comfort, affordability, and energy efficiency.

Designed with passive solar principles in mind, the home features large north-facing windows to capture sunlight during the winter months, providing natural warmth and fostering a connection to the outdoors. In the summer, the north-facing eaves shade the windows, keeping the home effortlessly cool and minimising the need for air conditioning.

With an impressive 8.7-star NatHERS energy efficiency rating, Acacia outperforms most Australian homes, ensuring very low energy bills while significantly reducing your carbon footprint.

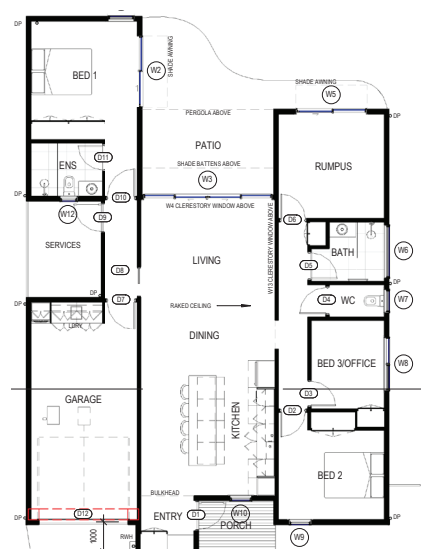
Beyond its energy-efficient features, this stunning home boasts a stylish, modern aesthetic, crafted by one of Victoria's premier sustainable designers – the award-winning Adapt Design Group. The use of low-maintenance materials and clean lines creates a warm and inviting atmosphere. The open-plan living area is perfect for entertaining guests, while the spacious bedrooms and additional living space provide a peaceful retreat at the end of the day.

#### House features:

- 8.7 star NatHERS rating
- Colorbond & timber cladding
- Aluminium double-glazed windows with lightbridge glass
- Silica free stone benchtops to kitchen, laundry, bathroom & ensuite
- Glass splashback to kitchen
- Fully tiled bathroom & Ensuite
- Burnished concrete floors with carpet in bedrooms
- All-electric appliances
- Exposed aggregate paving and driveway
- 10,000l water tank
- 4.4kW Solar PV system with option for a battery
- Pergola to rear

Acacia is the perfect choice for environmentally conscious buyers who want to live in a comfortable and stylish home while saving thousands of dollars in energy bills each year.

Two sites are available for this house and land package – **contact The Cape sales team at [sales@liveatthecape.com.au](mailto:sales@liveatthecape.com.au) or (03) 7022 9790 for more information.**



*the Cape*

## The Cape House & Land Package Terms and Conditions

1. **Package Details:**
  - The house and land package is priced at \$899,000.
  - Available only for lots 202 and 203.
  - Settlement must occur by **July 20th, 2025**.
2. **Images and Illustrations:**
  - All images and illustrations are for guidance only and may include nonstandard or upgrade options not included in the package price.
3. **Land and Builder:**
  - The Cape sells the land only. The house will be built by a designated builder with standard fittings, fixtures, and specifications.
  - Any upgrades to fittings, fixtures, layout, etc., will be at the purchaser's cost.
4. **Contracts:**
  - Separate contracts will be required for the land and the build to avoid stamp duty.
5. **Additional Costs:**
  - The package does not include stamp duty, legal fees, or any other costs incurred with the purchase.
6. **Availability:**
  - The package is only available to customers who make a deposit before or on the advertised timeframe and who enter into a final home building contract with the builder before or on the advertised timeframe.
7. **Variations:**
  - Final costs, dimensions, and inclusions may vary from the information provided and may be varied by the builder without notice.
8. **Withdrawal of Offer:**
  - The Cape reserves the right to withdraw any house and land package at any time without notice prior to contracts being signed.
  - The Cape reserves the right to withdraw any house and land package if the land or home becomes unavailable or sold.
9. **Exclusivity:**
  - This offer is not valid with any other offer or promotion by The Cape.
10. **Governing Law:**
  - These terms and conditions are governed by the laws of the state of Victoria, Australia.
11. **Severability:**
  - If any provision of these terms and conditions is found to be invalid or unenforceable, the remaining provisions will continue to be valid and enforceable.