



Welcome to the Shoreline

House and land from \$869k

Shoreline is a relaxed, contemporary coastal home designed for effortless living at The Cape. Based on popular GJ Gardner designs and refined for flexibility, Shoreline balances smart sustainability with everyday comfort — perfect for couples, young families or downsizers seeking space without excess.

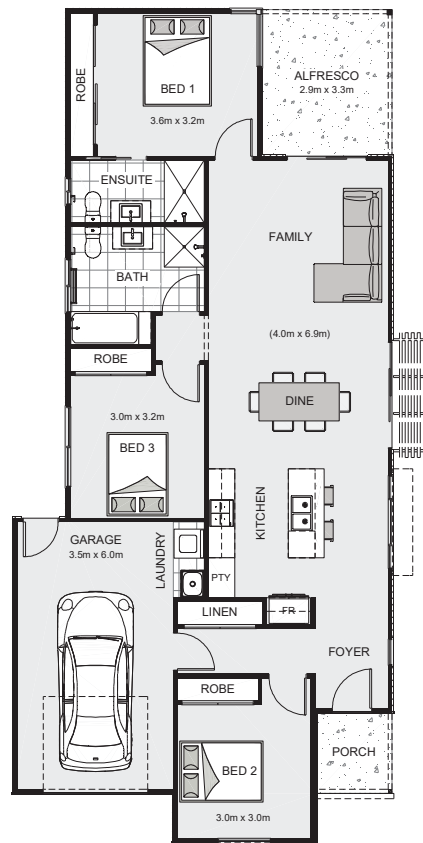
Designed with passive solar principles in mind, the home is oriented to maximise natural light and warmth in winter, with carefully considered shading to stay cool through summer. Generous glazing and an open-plan living zone create a strong connection to the outdoors, while the alfresco and porch extend living beyond the walls.

Inside, Shoreline offers three bedrooms, two bathrooms and an alfresco area. The layout is efficient and practical, with excellent separation between living and sleeping zones and an integrated garage for everyday convenience.

With its strong sustainability credentials and compact footprint, Shoreline is designed to deliver low running costs and a lighter environmental footprint, without compromising on style. Clean lines, durable materials and a calm coastal aesthetic make this a home that feels both grounded and modern.

Shoreline is an ideal choice for buyers who want a beautifully designed, energy-efficient home that fits naturally within The Cape's unique coastal setting.

For more information about this house and land package contact The Cape sales team at sales@liveatthecape.com.au or (03) 7022 9790 for more information.



House features:

- 3 bedrooms
- 2 bathrooms
- Open plan kitchen, dining and family
- Alfresco and porch
- Integrated garage

Floor areas:

- Total floor area: 139.5 m²
- Living: 103.5 m²
- Garage: 23.1 m²
- Alfresco: 9.7 m²
- Porch: 3.2 m²

the
Cape



The Cape House & Land Package Terms and Conditions

1. Package Details:

- The house and land package is priced at \$869,000.
- Available only for lot 196.
- Settlement must occur by October 25th, 2026.

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.