



Windbreak House & Land Package From \$1.199M

Windbreak is a beautifully designed coastal home created for relaxed, sustainable living at The Cape. Thoughtfully crafted for The Cape's unique environment, Windbreak delivers impressive energy performance within a spacious and highly functional layout.

Designed using passive solar principles, the open-plan kitchen, dining and living area faces north to capture natural light and warmth throughout the day. Generous glazing creates a bright and inviting living zone while maintaining year-round comfort and energy efficiency.

At the heart of the home, the kitchen features a generous walk-in pantry, providing excellent storage while keeping the living space clean and uncluttered. The open-plan design connects seamlessly to the outdoor area, creating an ideal setting for relaxed family living and entertaining.

A welcoming front courtyard leads to the entry, creating a sense of arrival and privacy. A well-positioned home office or study near the entrance provides a quiet workspace, ideal for working from home or meeting clients. Inside, a smart airlock entry improves comfort and energy efficiency before opening into the main living area.

The private bedroom wing includes three bedrooms with built-in robes, including a master bedroom with ensuite. A central bathroom with bathtub services the remaining bedrooms, providing flexibility for families and guests.

A double garage provides secure parking and additional storage, seamlessly integrated into the design.

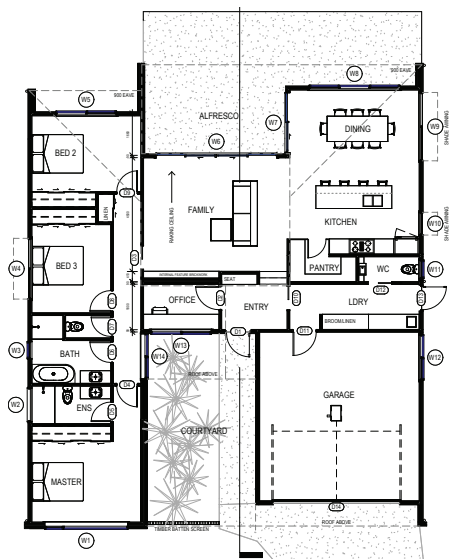
Windbreak offers a thoughtful balance of sustainability, space and coastal lifestyle — creating a home that is comfortable, efficient and built for modern living.

House Features:

- 3 bed plus Office
- 2 bathrooms
- Garage
- Fencing

Sustainable Features:

- 7.6 star energy rating
- Brick, Timber and Hardies Oblique cladding
- Aluminium double-glazed windows with Lightbridge glass
- Silica free stone benchtops to kitchen, laundry, bathroom & ensuite
- Glass splashback to kitchen
- Fully tiled bathrooms and ensuite
- Burnished concrete floors with carpet in bedrooms
- All electric appliances
- 10,000l water tank
- 5.64kW PV solar system with option for a battery
- Driveway
- Heat Pump HWS



*the
Cape*

The Cape House & Land Package Terms and Conditions

1. Package Details:

- The house and land package is priced from \$1.199m.
- Available only for lot Lot 201.
- Settlement to occur within 90 days of sale, unless varied by mutual agreement.

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.
- Build prices are correct at the time of publication. Final build costs may vary due to changes in material and labour costs.

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.