



Solspire House & Land Package From \$999K

Solspire is a thoughtfully designed coastal home created for comfortable, energy-efficient living at The Cape. Thoughtfully crafted for The Cape's unique environment, Solspire delivers impressive energy performance within a compact and efficient footprint.

Designed using passive solar principles, the open-plan kitchen, dining and living area faces north to capture natural light and warmth throughout the day. Large windows and carefully considered shading help keep the home comfortable year-round while reducing energy use.

At the heart of the home, the kitchen features a generous walk-in pantry and connects seamlessly to the living and outdoor areas, creating an inviting space for entertaining or relaxed family living.

A welcoming entry with a built-in seat leads into the light-filled interior, while the thoughtfully zoned layout provides three bedrooms with built-in robes. The master bedroom includes its own ensuite, while a central bathroom with bathtub services the remaining bedrooms.

A secure single garage with integrated storage completes the design.

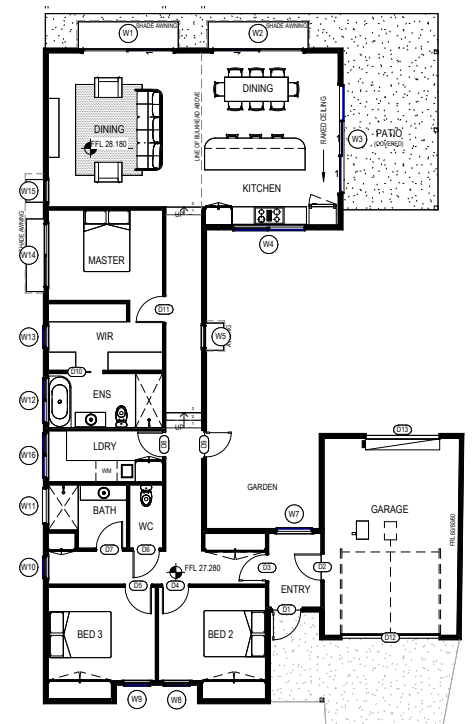
Solspire is a home that balances smart sustainability with contemporary coastal living — delivering comfort, efficiency and thoughtful design in a beautifully considered package.

House Features:

- 3 bedrooms
- 2 bathrooms
- Garage
- Fencing
- \$15k landscape allowance

Sustainable Features:

- 7.7 star energy 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 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 battery
- Patio to rear
- Driveway
- Heat Pump HWS



the
Cape

The Cape House & Land Package Terms and Conditions

1. Package Details:

- The house and land package is priced at \$999,000.
- Available only for lot Lot 195.
- 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.