



Zenith House & Land Package From \$979K

Zenith is a modern coastal home designed for comfortable, energy-efficient living at The Cape. This three-bedroom residence combines intelligent design, exceptional energy performance and a seamless connection between indoor and outdoor spaces.

With an impressive 8.7-star NatHERS rating, Zenith is oriented to capture northern sunlight, filling the home with natural light and warmth through winter while maintaining comfort throughout the year. The result is a home that is both comfortable to live in and highly efficient to run.

At the heart of the home, a spacious open-plan kitchen, dining and living area flows effortlessly onto a covered balcony with pergola, creating a welcoming space for everyday living and entertaining. Elevated outdoor living provides a relaxed setting to enjoy coastal breezes and gatherings with family and friends.

The kitchen balances practicality and style, featuring a generous walk-in pantry that offers excellent storage while keeping the main living area uncluttered.

The home includes two well-zoned bedrooms, offering privacy and flexibility for families, guests or a home office. The master bedroom

includes a private ensuite, while the remaining bedrooms share a central bathroom with a bathtub.

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

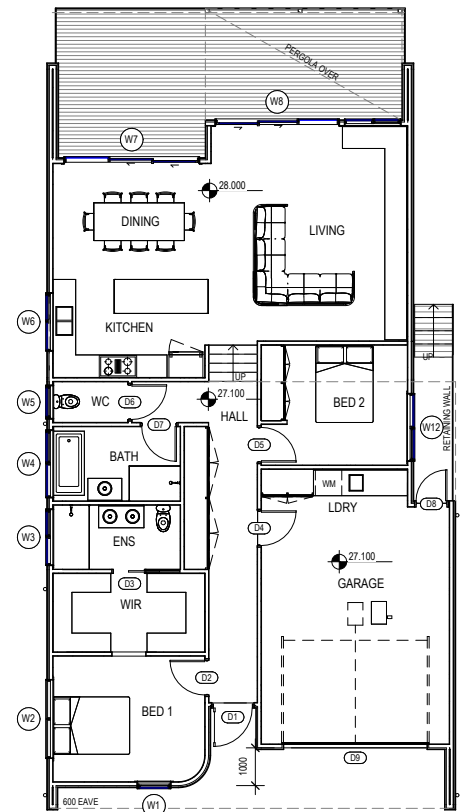
Zenith delivers a thoughtful balance of sustainability, comfort and coastal lifestyle, offering long-term efficiency within a beautifully considered home.

House Features:

- 2 bedrooms
- 2 bathrooms
- Garage
- Fencing

Sustainable 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 bathrooms and ensuite
- Burnished concrete floors with carpet in bedrooms
- All electric appliances
- 10,000l water tank
- 5.64kW solar PV system with option for a battery
- Pergola to rear and driveway



the
Cape

The Cape House & Land Package Terms and Conditions

1. Package Details:

- The house and land package is priced from \$979k.
- Available only for lot 194.
- 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.