

SOLD

ESCAPE TO CAPE PATERSON AND ENJOY ENERGY EFFICIENT LIVING BY THE SEA

For more detailed info visit the dedicated property website 3sunlightboulevard.com

Located on the stunning Bass Coast, this passive solar home in Cape Paterson offers an incredible opportunity to own a piece of paradise. Set in a quiet and peaceful neighbourhood, you will enjoy living moments away from the stunning beaches.

Built by award-winning TS Constructions in 2019, the house is situated on a generous 446m² block and comes with a single-car garage complete with an electric vehicle charging port. Step inside and you'll find a modern, welcoming interior that is filled with natural light, and the sun-drenched lounge and dining areas provide the perfect place for family gatherings. We LOVE the polished concrete floors and timber ceilings.

The property is further enhanced by its passive solar design and shading ensuring you are comfortable all year round. The house also boasts a range of eco-friendly features like solar panels and a rainwater tank to reduce your electricity bills and help look after the environment.

The real highlight of this property is the private outdoor entertainment area. The large deck is the perfect spot to relax with family and friends, while the fully fenced courtyard provides a safe and secure space for children to play and explore. Perfect for summer BBQs or alfresco dining.

This home is ideal for down-sizers seeking a friendly community, families, and investors alike. With its prime location, modern features, and eco-friendly design this property won't last long. Don't miss out on your chance to secure this slice of paradise – call us today to arrange an inspection.

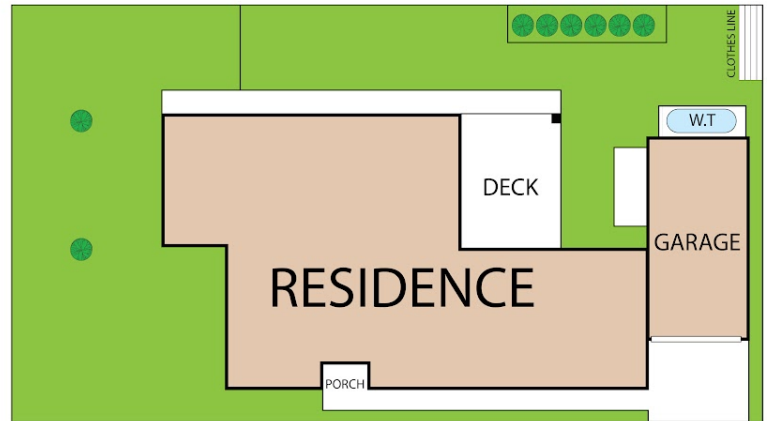
3 BED | 1 BATH | 1 CAR

PRICE:
\$760,000

OPEN FOR INSPECTION:
N/A



Leo Edwards
0472523445
leo@atrealty.com.au
www.atrealty.com.au



3 Sunlight Boulevard, Cape Paterson 3995

TOTAL APPROX. FLOOR AREA 107 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

INVERLOCH
REALESTATE

@realty

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Leo Edwards
0472523445
leo@atrealty.com.au
www.atrealty.com.au

@realty