

# FOR SALE

## AWARD WINNING PASSIVE SOLAR HOME BY HARRIS BUILD & ADAPT DESIGN

For more detailed info on this property visit the dedicated property website at [7bandicoot.com](http://7bandicoot.com)

'Viminalis' is situated in The Cape, Australia's premier sustainable housing development, and boasts a remarkable 9.0 star NatHERS rating. This exquisite home showcases a thoughtfully designed floor plan that prioritizes livability and showcases breathtaking finishes. Meticulous attention was given to the building's footprint, ensuring maximum communal living spaces and an enticing invitation to explore the great outdoors. Featuring strategically placed double glazing, 'Viminalis' not only enhances crossflow ventilation but also fosters a seamless connection to the nearby walking tracks and open spaces.

The block is positioned on an east/west axis, allowing the house to benefit from a favorable northern orientation for maximum solar gain and passive heating. The strategic implementation of fixed shading is an essential element in the passive solar design of the house. Crossflow ventilation is ingeniously employed to naturally cool the house and enhance indoor air quality, capitalizing on the already pristine air of Cape Paterson.

Both externally and internally, a combination of Natural Brick Co. Lutyens & Woodstone blocks have been creatively employed as a thermal mass wall. These bricks and blocks from Natural Brick Co. are crafted using recycled timber, glass, and rice hulls, making them the ideal choice for their environmentally conscious and sustainable values.

Viminalis is a state-of-the-art residence powered entirely by electricity, harnessing the energy of a cutting-edge 6.6kW solar array and a high-capacity 10.7kW battery storage system. This exceptional home features a heat pump hot water service, an induction cooktop, energy-efficient appliances throughout, and even includes an electric car charge point for convenient charging of your electric vehicle. All rain water is harvested and directed to a 10,000ltr water tank, which is plumbed back into the house and used for all garden taps around the home. The home also features a stunning mural piece by a local artist Melanie Caple on an external wall that abuts a communal walking track. A depiction of the local Manna Gum 'Viminalis' Coastal Banskias and a green swathe to tie the design back into the house.

The main bathroom is extremely practical with its three separate zones, allowing separate

4 BED | 2 BATH | 2 CAR

### PRICE:

\$1,325,000 - \$1,405,000

### OPEN FOR INSPECTION:

N/A

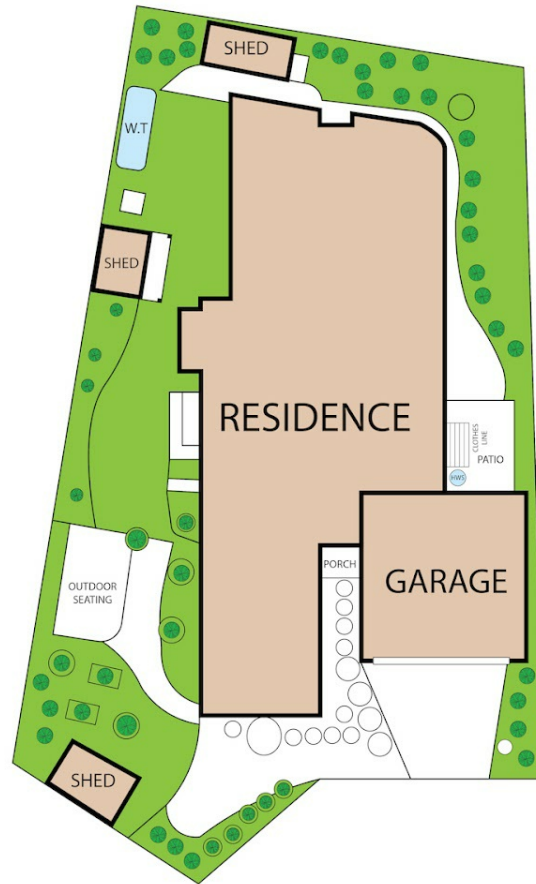


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7 Bandicoot Court, Cape Paterson 3995  
TOTAL APPROX. FLOOR AREA 157 SQ.M

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.

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.