



# SOLD

## CLOSING DATE SALE 21ST JULY 6:00PM - OWNER SAYS SELL!

Closing date Sale 21st July 6:00pm - Owner says sell!

All offers presented. Register your interest at [www.132surfbeachroad.com](http://www.132surfbeachroad.com) or contact the sales agent IMMEDIATELY to avoid missing out.

Indulge in a serene coastal retreat of your own. Embrace the proximity of the beach as you luxuriate in this chic eco-friendly abode, complete with an array of sophisticated design details and stunning landscaping.

Crafted by acclaimed builder Dave Martin as a familial coastal retreat, this structure boasts a harmonious blend of strength and ingenuity. Featuring a thoughtful incorporation of glass elements, orientation, and eco-friendly materials such as natural ply's bonded with soy-based glues without any volatile organic compounds (VOCs), it is designed for a grand aesthetic impact rather than sheer scale.

The carbon-positive dwelling features integrated household amenities within the carpentry, including study desks, an ironing board, and a ladder leading to an extra sleeping loft. By eliminating mechanical heating and cooling systems, the 5kW rooftop solar system can return excess energy to the grid.

The residence was initially built to exemplify the potential of passive solar architecture and was exhibited in Melbourne before being moved and situated in its desirable current beachside setting in Cape Paterson.

Key sustainable Features:

- 16mm UBIQ Panel Flooring
- R6 Earthwool Insulated Batts
- FSC double glazed timber windows & doors
- Operable highlight windows for natural convection and circulation
- FSC Australian grown EO Hoop Pine ply internal wall and ceiling lining

1 BED | 1 BATH | 2 CAR

PRICE:

\$1,020,000

OPEN FOR INSPECTION:

N/A

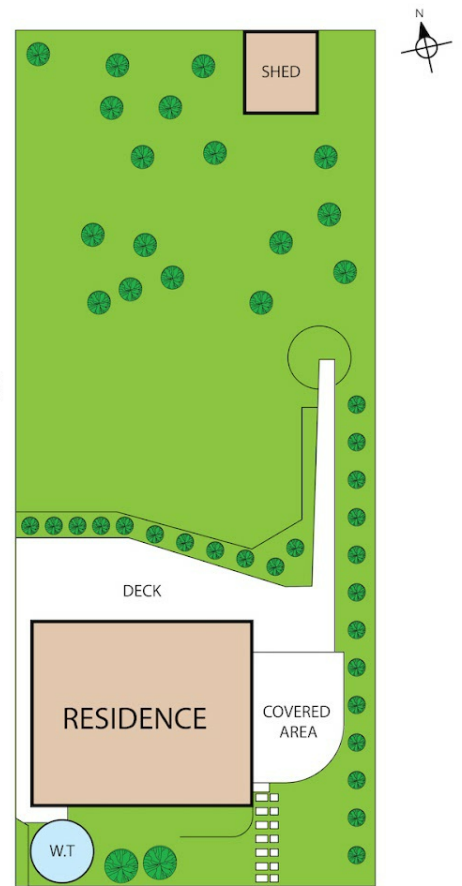
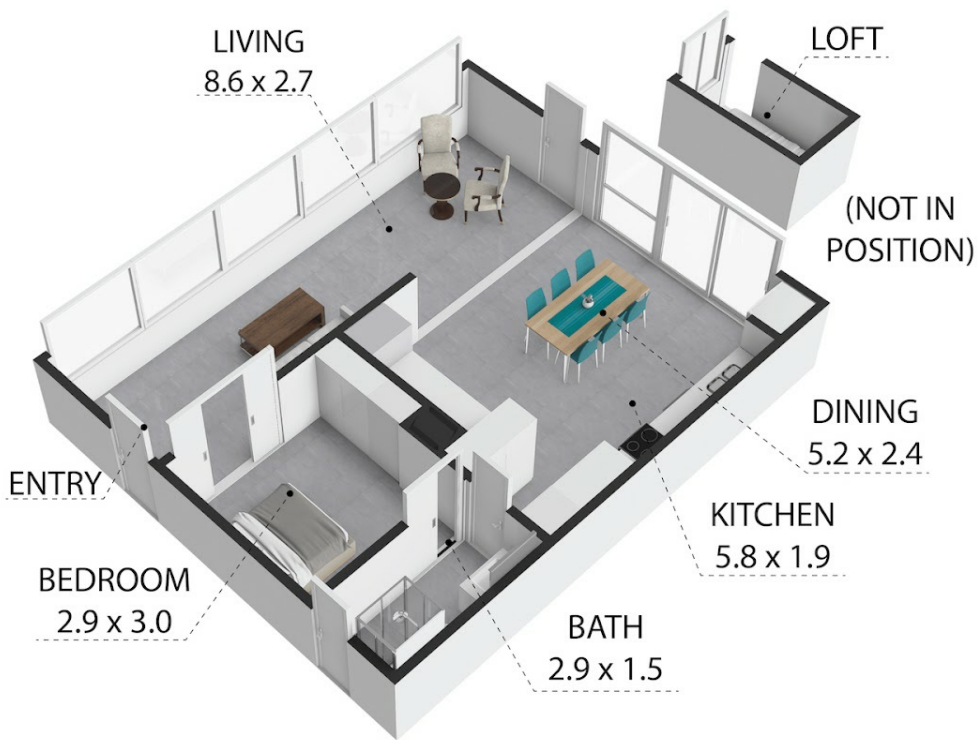


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132 Surf Beach Road, Cape Paterson 3995  
 TOTAL APPROX. FLOOR AREA 68 SQ.M

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.

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