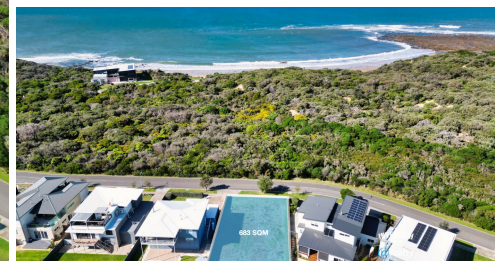


114 SURF BEACH ROAD CAPE PATERSON



# FOR SALE

## ABSOLUTE FRONTLINE - CAPE PATERSON

Seize this rare opportunity to claim one of the last remaining prime frontline blocks in Cape Paterson. Located at 114 Surf Beach Road, this site is perfectly situated to capture the breathtaking views of Cape Paterson's stunning coastline, stretching out to the new Surf Life Saving Club. Here, you can savor a meal and a drink from the elevated balcony before taking a short stroll back to your own front door.

For more detailed information visit the dedicated property website at [www.114surfbeach.com](http://www.114surfbeach.com)

This generous 683 sqm parcel of land is surrounded by other prestigious residences and is primed for your dream home. A remarkable design by the acclaimed Maxa Design studio has already been commissioned and is ready to go, with comprehensive plans available. Maxa Design specializes in sustainable homes that cater to both current and future generations, and they are also Passive House Certified.

The proposed three-level design is crafted to take full advantage of the views, with each floor serviced by an elevator, ensuring convenience and effortless living. The design has been tailored to the block to optimize seasonal sun exposure and breeze direction, enhancing solar gain and efficiency, while providing over 400 sqm of exquisite internal space, replete with every luxury.

Experience an unparalleled coastal lifestyle in what is arguably the best location in Cape Paterson, with the Surf Beach, Tavern, walking trails, and rock pools right at your doorstep. Act swiftly to secure this once in a lifetime opportunity!

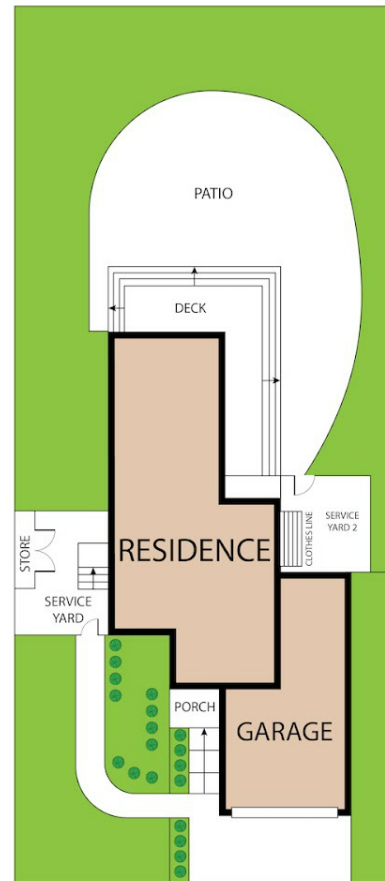
0 BED | 0 BATH | 0 CAR

PRICE:  
\$1,095,000

OPEN FOR INSPECTION:  
N/A



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114 Surf Beach Road, Cape Paterson 3995

TOTAL APPROX. FLOOR AREA 471 SQM

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**  
REALTY  
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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.