



**SOLD**

## ENERGY-INDEPENDENT SMART HOME

READY TO MOVE IN HARRIS BUILD 8.1-STAR

This isn't just sustainable living—it's intelligent living. This Harris Build home represents next-generation residential design, where cutting-edge technology meets environmental responsibility to deliver a home that thinks ahead.

For more detailed information visit the dedicated property website [www.9stargazer.com](http://www.9stargazer.com)

### PERFORMANCE SPECIFICATIONS:

8.1-star energy rating - exceeding new national construction standards  
Maintains 18-25°C year-round with minimal active heating/cooling required  
6.6kW solar system with battery-ready Fronius inverter for seamless energy storage expansion

10,000L rainwater harvesting with whole-house filtration system  
**INTELLIGENT ENERGY MANAGEMENT:** Engineered like a precision instrument, this Cape Paterson home eliminates your three largest utility expenses. The sophisticated passive solar design captures and stores solar energy through thermal mass concrete floors and strategically positioned north-facing glazing. Every detail—from orientation to insulation—works in harmony to create a naturally comfortable environment.

### FUTURE-READY INFRASTRUCTURE:

All-electric systems - no gas dependency, ready for renewable energy integration  
Battery-ready solar installation - easily expand to complete grid independence  
EV charging compatible - seamlessly integrate electric vehicle ownership  
Smart home ready - designed for modern connected living

### PREMIUM ENGINEERING & MATERIALS:

Thermally-broken double glazing throughout for superior thermal and acoustic performance  
R6.0 ceiling insulation with 100mm underslab insulation - exceptional thermal management  
Taj Mahal quartzite surfaces - luxury that lasts  
Custom Blackbutt timber joinery - sustainable Australian hardwood craftsmanship  
Low-VOC finishes throughout for optimized indoor air quality  
**THE ECONOMICS OF INNOVATION:** This home doesn't just reduce costs—it's designed to eliminate them. With no gas bills, minimal electricity costs, and potential solar feed-in revenue,

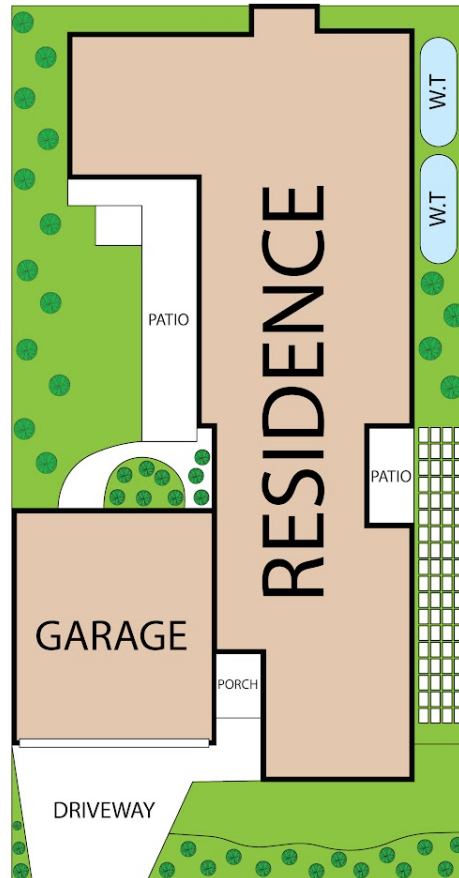
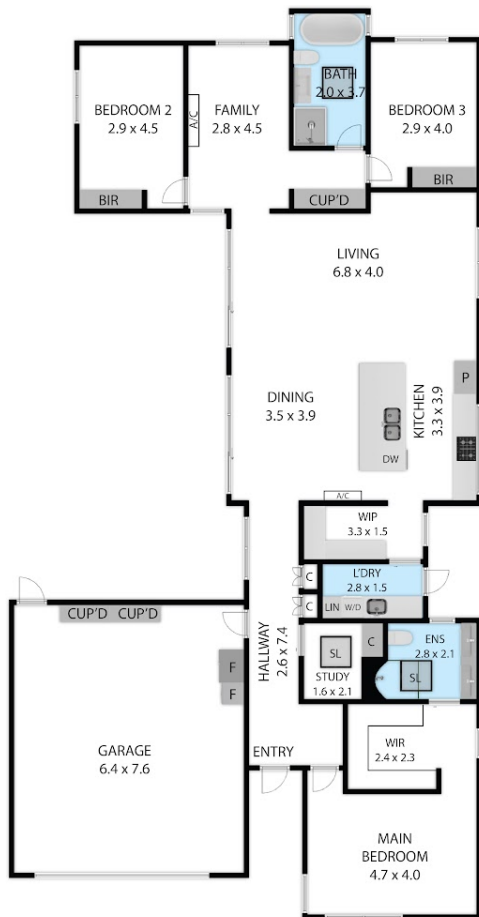
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$1,150,000

**OPEN FOR INSPECTION:**  
N/A



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9 Stargazer Rise, Cape Paterson, VIC, 3995

TOTAL APPROX. FLOOR AREA 219 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

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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.

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