

4 Sunlight Boulevard, Cape Paterson, Vic 3995



Sold House

Monday, 20 November 2023

4 Sunlight Boulevard, Cape Paterson, Vic 3995

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 460 m2

Type: House



Leo Edwards
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Contact agent

For more detailed information on this property visit the dedicated property website [4sunlightboulevard dot com](http://4sunlightboulevard.com)A beautiful, sustainable, as-new former display home with a beachy industrial feel and one of the largest solar power systems in The Cape.The open-plan dining room, with split system, features recycled brick walls, quality tiles and has high ceilings allowing for a light-filled space. The modern kitchen has a sit-up island bench with stainless steel top, soft close cupboards, electric oven with induction cooktop, dishwasher, water filtration system and walk-in pantry.The living area has a ceiling fan and built-in TV unit and features barn doors to the study or perhaps a 4th bedroom. Both living rooms open onto a north-facing deck. Blinds and sheer curtains throughout the home. There are three carpeted bedrooms with ceiling fans, two with BIR's and the master with ensuite and WIR. The laundry has great cupboard space and includes an extra storage room.A spacious double garage with internal and rear access leads out to a low-maintenance yard which is fully fenced and landscaped. There is a productive kitchen garden with automatically irrigated, organic raised cypress vegetable beds in the back yard. A new compact garden shed, secure parcel mailbox and wireless security cameras have also been installed.This home includes all the high standards of modern creature comforts and sustainability, with 10,000 litres of rainwater storage, a large solar power system (10.14kW generation and 13.8kWh battery storage) and a Tesla EV charger installed in the garage. A hot and cold outdoor shower with easy side access to wash off after a visit to the beach.The Cape is a contemporary village designed to co-exist with the environment, a haven for nature lovers and only a short stroll to spectacular beaches. Residents have access to a specially designed community food garden, walking and cycling paths, a dog park, a children's playground, wetlands and more. Why battle with building supply, long delays and contractor availability issues?Only a 7 minute drive to the town of Wonthaggi, with all its amenities and newly upgraded hospital.This sale is being facilitated by transparent negotiation. The property can sell to any qualified buyer at any time. Please contact Leo immediately to avoid missing out or contact Leo Edwards to submit an offer.