## Lot 2 Walmsleys Road, Bilambil Heights

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Your family will simply <u>love</u> this well-designed 4 bedroom split-level home, with clever open plan kitchen  $\delta$  living, separate rumpus and ample storage throughout.



## Hillgrove 246



Lot 2 694m<sup>2</sup>

Lot Frontage 20.1m

Floor Area 234m<sup>2</sup>

HOUSE & LAND PACKAGE INCLUSIONS:

- Hotondo's Sanctuary Inclusions
- Clever split-level design
- Cladding / brick combination with Colorbond roof
- Pictured with Harper façade (alternate selections available)
- Roomy open plan living, dining and kitchen with walk-in pantry, island bench and study nook
- 900mm stainless steel appliances and 20mm stone benchtops

- 2,550mm ceiling height
- Full-size laundry  $\delta$  powder room
- Spacious separate master suite with double ensuite δ walk-in robe
- Ducted reverse cycle air-conditioning
- Continuous hot water system

Water views may be available from Lot 2. Site works nearing completion, contact Louise to arrange a site inspection to confirm views.

To secure this home, contact **Sceniq's project sales team on** 

1800 281 820

| sceniq@rpmgrp.com.au

sceniq.com.au

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\*Availability & price correct at time of preparation, however subject to change. Not a 'fixed price'. Areas subject to survey. Home build subject to council approval, Information, images, plans, dimensions, specifications, inclusions, landscaping and materials are indicative only and may change without patice. The developer agent and builder will not be lightly for your relying an information in this document. Refer to relevant contracts of sold

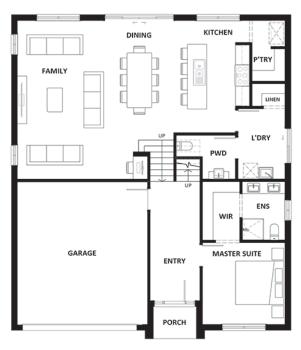
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Stage I land is due for completion late 2024.

## Hillgrove 234

Total Floor Area	233.83	m²
Porch	2.69	m <sup>2</sup>
Garage	36.17	m <sup>2</sup>
Upper Floor	76.78	m <sup>2</sup>
Lower Floors	118.19	m²

You'll love living at Sceniq - enveloped by nature and amenity. Lot 2 is the perfect address for your family's forever home.

This home design and facade can be customised to your own needs and architectural style and built on other homesites available in Sceniq (subject to builder availability and land suitability). Lot 2 is available as land only for \$595,000.

Contact Louise today on 1800 281 820 to secure this home or to ask about availability and prices for land now selling in Sceniq Bilambil Heights.



DISCLAIMER: Home to be built by Hotondo Homes on land separately sold by SKF Development. Interested parties are directed to rely on their own enquiries into the suitability of this builder and home for their own needs. Details and price believed to be correct at time of preparing, subject to builder's disciolmens, product availability and possible site costs. No warranty as to the accuracy of this information can be given either expressly or implied. Purchasers must refer to inclusions and conditions contained in the Contract of Sale and Disclosure for the land, as well as the separate Building Contract. The contents of this brochure have been produced prior to registration of the land. Information including plans, images and artist impressions are intended as a guide only. Floor plan not to scale, land area is subject to survey. Dimensions, specifications, inclusions, landscaping and materials may be changed without notice. Images may include optional features or items not supplied by Hotonad Homes are available, at an additional cast. The developer its generate and the builder will not be liable for your public on an information in this document.