Lot 2 Walmsleys Road, Bilambil Heights

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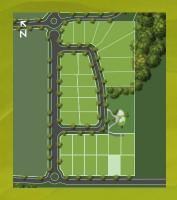




Your family will simply <u>love</u> this well-designed 4 bedroom split-level home, with clever open plan kitchen δ living, separate rumpus and ample storage throughout.



Hillgrove 246



Lot 2 694m²

Lot Frontage 20.1m

Floor Area 246m²

HOUSE & LAND PACKAGE INCLUSIONS:

- Hotondo's Sanctuary Inclusions
- Clever split-level design
- Cladding / brick combination with Colorbond roof
- Pictured with Nashville 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 δ 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. Earthworks are currently underway, 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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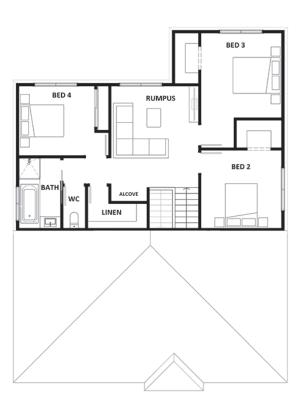
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Stage I land is due for completion late 2024.

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Total Floor Area	245.94	m²
Porch	3.08	m²
Garage	37.71	m²
Upper Floor	81.19	m²
Lower Floors	123.96	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).

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.

skf Development

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 disclaimers, 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 potioned features or items not supplied by Hotonode Homes, or available at an additional cost. The developer its greaters and the builder will not be liable for you relying an information in this document.