

Lot 85 Walmsleys Road, Bilambil Heights

4  2.5  2 

SCENIQ
BILAMBIL HEIGHTS



Artist's Impression

House & Land: \$1,173,000*

The perfect entertainer's home with an impressive street presence, packed with features you will love including spacious master suite, dual living spaces and covered alfresco area.

G.J. Gardner.
HOMES

Ashgrove 235



Lot 85	697m ²
Lot Frontage	28.1m
Floor Area	235m ²

HOUSE & LAND PACKAGE INCLUSIONS:

- GJ Gardner's Hamptons facade featuring James Hardie Primeline Newport cladding and Colorbond roof
- Split-level design, ideal for Lot 85
- Kitchen features generous walk-in pantry, 20mm stone benchtops, double bowl sink and quality Smeg appliances
- Open plan family / dining area opens seamlessly to your covered outdoor living space
- Large, second lounge room
- Spacious master suite with generous walk-in robe and double vanity to ensuite
- Clever use of space, with guest bedroom and adjoining powder room on lower floor
- Large laundry with outside access
- Ample storage throughout
- LED downlights & flyscreens
- Rheem instant gas hot water
- 3000Ltr slimline rainwater tank including pump

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

1800 281 820 | sceniq@rpmgrp.com.au

sceniq.com.au

RPM[®]

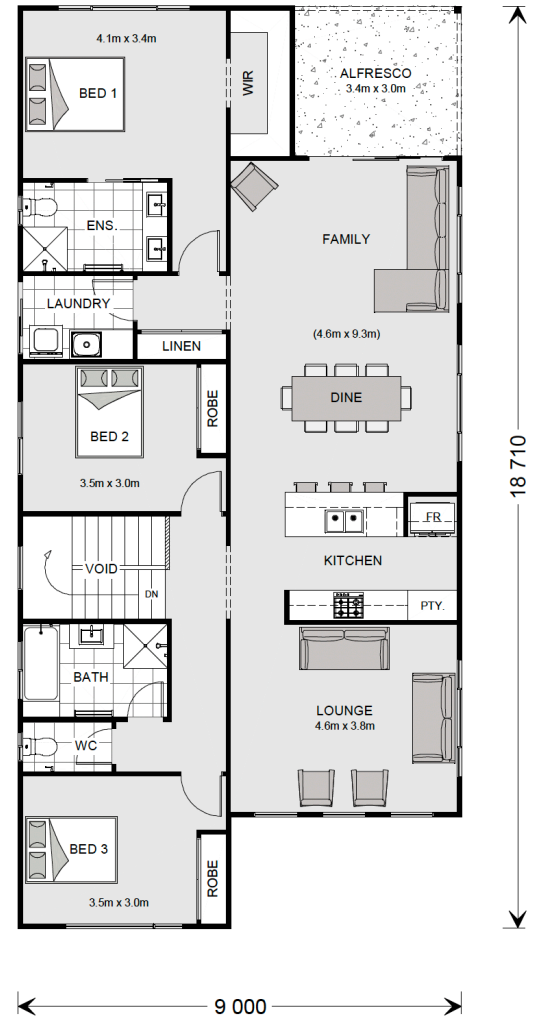
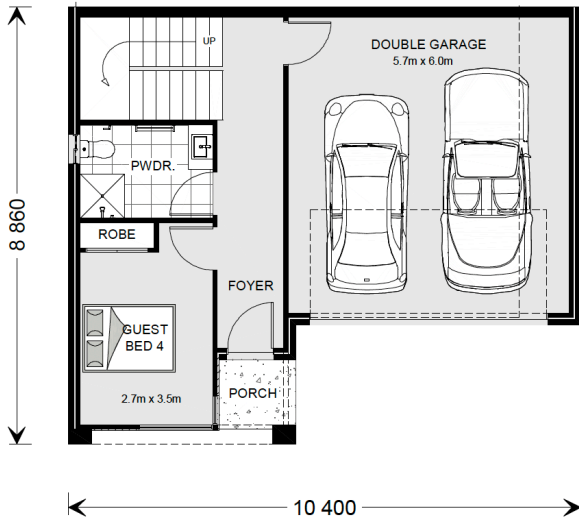
skf  **Development**

* Areas subject to survey. Home to be built by GJ Gardner Homes on land separately sold by SKF Development. The developer, agent and builder will not be liable for you relying on information in this document, which is intended as a guide only and was produced prior to registration of land. Buyers should seek independent legal and financial advice and refer to details in the Contracts of Sale for both land and building.

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Stage 2 land is due for completion early 2025.

Ashgrove 235

Ground Floor Living	36.3 m ²
Upper Living	141.3 m ²
Garage	38.3 m ²
Porch	2.2 m ²
Alfresco	10.3 m ²
Stair Void	6.2 m ²
Total Floor Area	234.6 m²

You'll love living at Sceniq, elevated high above the coastline, enveloped by nature. Lot 85 enjoys a wide street frontage.

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

* Package price based on Ashgrove 235 standard floor plan and standard facade (may be smaller than shown). Package may be subject to developer's design review panel, council final approval and G.J. Gardner Homes procedure of purchase. Package price excludes stamp duty on land, legal fees and conveyancing costs (including 6 Legal/74189757_2 transfer of title and searches). Price current as of July 3, 2024 and includes GST. Price may change without notice. Package subject to availability. Package subject to two separate contracts relating to the building and the land respectively. Photographs may depict fixtures, finishes and features not supplied by G.J. Gardner Homes. Excluded items may include but not limited to landscaping items such as planter boxes, retaining walls, water features, pergolas, screens, driveways and decorative items such as fencing and outdoor kitchens or barbecues. Photographs may also depict inclusions not forming part of the standard design and which may be subject to additional costs. This design and illustration remains the property of G.J. Gardner Homes and may not be reproduced in whole or in part without written consent. For detailed home pricing, talk to a New Homes Consultant or visit www.gjgardner.com.au/house-and-land-pricing. Frase Constructions Pty Ltd trading as G.J. Gardner Homes - Tweed Heads and Ballina. Builders License 191221C.