## Lot 87 Walmsleys Road, Bilambil Heights

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Cleverly designed, with a perfect combination of separation and open plan living, with simplicity at its heart. Enjoy space for the whole family  $\delta$  seamless indoor-outdoor integration.

# G.J. Gardner.

Windsor 240



Lot 87 602m<sup>2</sup>

Lot Frontage 23.0m

Floor Area 241m<sup>2</sup>

HOUSE & LAND PACKAGE INCLUSIONS:

- GJ Cardner's Classic (pictured) or Hamptons (over page) facade.
- Cleverly designed split level home with a striking yet elegant design that encourages natural light.
- A large, centralised kitchen with 20mm stone benchtops, butler's pantry with double bowl sink and quality Smeg appliances means entertaining is a dream.
- Large open plan living spaces that seamlessly transition to sliding doors opening to rear outdoor spaces.

- Spacious master suite with generous walk-in robe and double vanity to ensuite.
- Ample space for the whole family, including a lower floor bedroom and second lounge room ideal for teenagers or guests.
- Large laundry with outside access.
- LED downlights  $\delta$  flyscreens.
- Rheem instant gas hot water.
- 3,000L 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



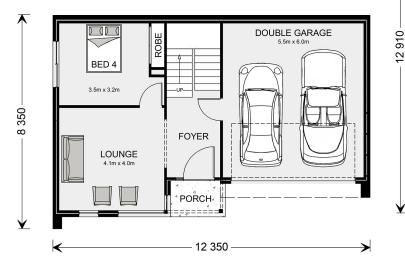


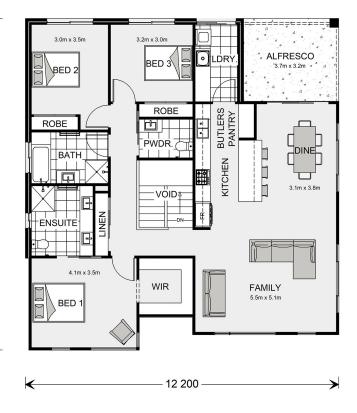
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Stage 2 land is due for completion early 2025.

### Windsor 240

m²
m²
m <sup>2</sup>

You'll love living at Sceniq, elevated high above the coastline, enveloped by nature. Lot 87 enjoys a quiet cul-de-sac location.

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 Windsor 24O standard floor plan and standard façade (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 bheaques. 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 consenting. For detailed home pricing, screens, and the property of G.P. Constructions Ph. Let trackles as G. L. Gardner Homes. Two Months and Rellian. Pulldow. Leones (1921C)