

Lot 25 Glider Ridge, Bilambil Heights

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SCENIQ
BILAMBIL HEIGHTS



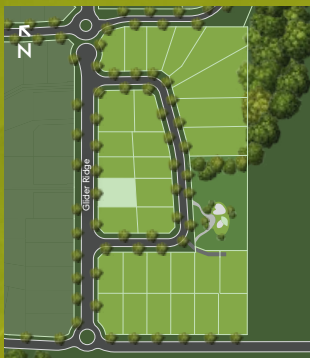
House & Land: \$1,380,000*

Artist's Impression

**BONUS
TURNKEY
INCLUSIONS**

This bespoke home has been custom designed beautifully to frame the irreplaceable ocean views from this premium, elevated homesite located on a central ridgeline in Sceniq.

Home Location:



Lot 25 753m²

Lot Frontage 24m

Floor Area 216m²

HOUSE & LAND PACKAGE INCLUSIONS:

- Bespoke design including private appointment with consultant to personalise internal & external colours and tiles
- Cladding / render combination with Colorbond roof
- Feature 1200x2100 entry door
- Open plan family, dining and kitchen with ocean views, opening to private ocean-facing deck.
- Kitchen with stone benchtops and island waterfall, walk-in pantry 900mm stainless steel appliances and soft-close drawers
- Large, separate theatre room
- Separate master facing ocean, with double vanity & walk-in robe
- Bathroom with stone benchtops and freestanding bathtub
- Full laundry with external access
- Ducted zoned air-conditioning, ceiling fans, LED lighting & 315L electric hot water system.

BONUS TURNKEY INCLUSIONS:

Turf to front, garden bed, mailbox, insect screens, clothesline, side & rear fence, exposed aggregate driveway.

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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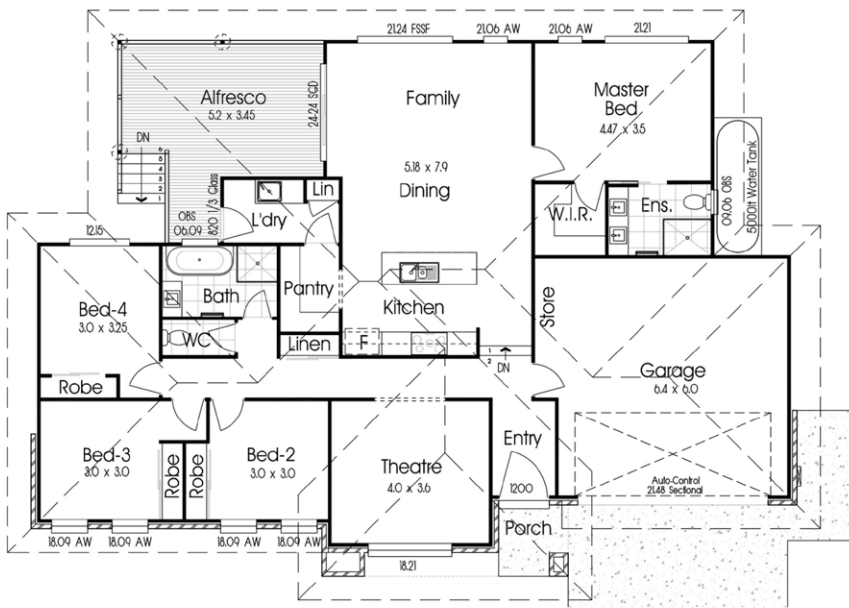
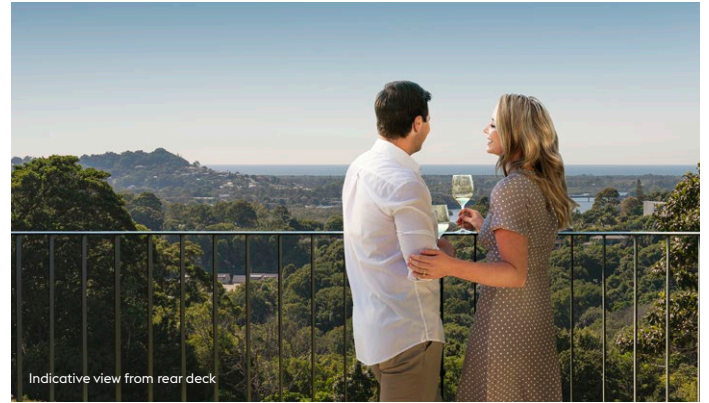
skf Development

*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 (including view), plans, dimensions, specifications, inclusions, landscaping and materials are indicative and may change without notice. The developer, agent and builder will not be liable for you relying on this document. Refer to relevant contracts of sale.

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This custom new home will be delivered by:

KEYSTONE
HOUSE & LAND



Stage I land is due for completion late 2024.

Home Area

Living	151.65 m ²
Garage	39.21 m ²
Alfresco	19.88 m ²
Porch	5.40 m ²
Total Floor Area	216.14 m²

You'll love living at Sceniq - surrounded by nature and amenity. This is the perfect new home to maximise your ocean views.

This home design and facade can be customised to your family's own needs, budget and preferred architectural style.

Lot 25 is available as land only for \$725,000.

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.

skf Development

DISCLAIMER: Home to be built by New Wave Construction & Developments 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 own disclaimers. 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 the builder, or available at an additional cost. The developer, its agents and the builder will not be liable for you relying on information in this document. Purchasers should seek their own legal and financial advice.