

Lot 25 Glider Ridge, Bilambil Heights

4+S  2.5  2 

SCENIQ
BILAMBIL HEIGHTS



House & Land: \$1,640,000*

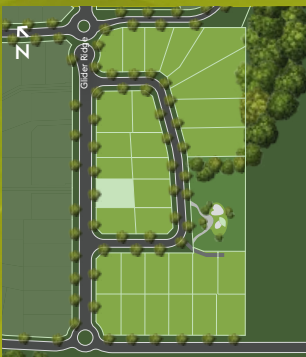
Artist's Impression

BONUS
HIGH RANGE
INCLUSIONS

WOW! It simply doesn't get much better than this beautiful home design. Customised beautifully to complement this premium oceanview homesite and frame irreplaceable views.

G.J. Gardner.
HOMES

Merimbula 300



Lot 25	753m ²
Lot Frontage	24m
Floor Area	300m ²

HOUSE & LAND PACKAGE INCLUSIONS:

- GJ Gardner's Urban facade featuring Colorbond roof
- Split-level design captures ocean views from open plan living and dining spaces, which seamlessly extend out to a generous balcony
- A large entertainer's kitchen with walk-in butler's pantry, island bench, upgraded 40mm stone benchtops, double bowl sink and quality 900mm Smeg appliances
- Spacious east-facing master suite with generous fitted walk-in robe and double vanity to ensuite
- Three separate living spaces, plus study for flexible family use
- Clever, zoned use of space, with 3 bedrooms, bathroom and rumpus room on the lower floor
- Large laundry with outside access and walk-in linen closet
- Full height tiling to bathrooms, upgraded tapware finishes and counter-top basin selections
- Ample storage throughout
- Upgrade to 2,740mm high ceilings
- LED downlights & flyscreens
- Rheem instant gas hot water
- 3,000Ltr 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[®]

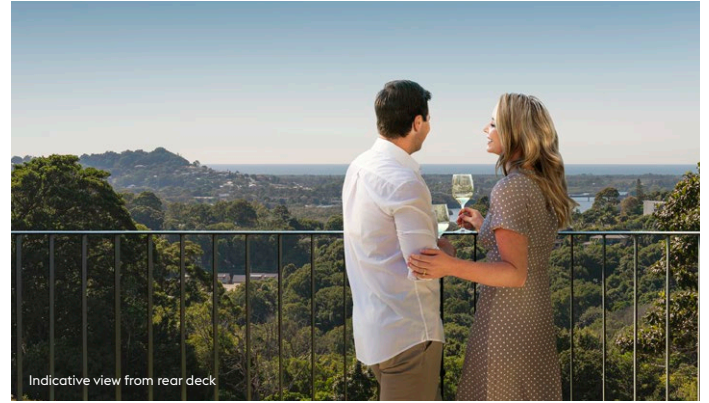
skf Development

*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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Stage I land is due for completion late 2024.

Merimbula 300

Upper Floor Living	134.8 m ²
Lower Floor Living	106.2 m ²
Garage	38.5 m ²
Balcony	15.3 m ²
Porch	4.6 m ²
Total Floor Area	299.4 m²

Lot 25 is the envy of Sceniq. With ocean views, surrounded by nature and amenity, this is the perfect high end new home.

This home design, finishes 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

* Package price based on Merimbula 300 floor plan with specified upgrades, Urban facade (may be smaller than shown). Package 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 at 9 October 2024 includes GST. Price may change without notice. Package subject to availability. Package subject to two separate contracts relating to building and the land respectively. Photographs may depict fixtures, finishes, views and features not supplied by G.J. Gardner Homes. Excluded items may include but not limited to landscaping such as planter boxes, retaining walls, water features, pergolas, screens, driveways and decorative items such as fencing and outdoor kitchens or barbecues. Photographs may 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.