

Lot 87 Walmsleys Road, Bilambil Heights

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SCENIQ
BILAMBIL HEIGHTS



Artist's Impression Classic Facade

House & Land: \$1,197,000*

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

G.J. Gardner.
HOMES

Windsor 240



Lot 87 602m²

Lot Frontage 23.0m

Floor Area 241m²

HOUSE & LAND PACKAGE INCLUSIONS:

- GJ Gardner'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 & 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

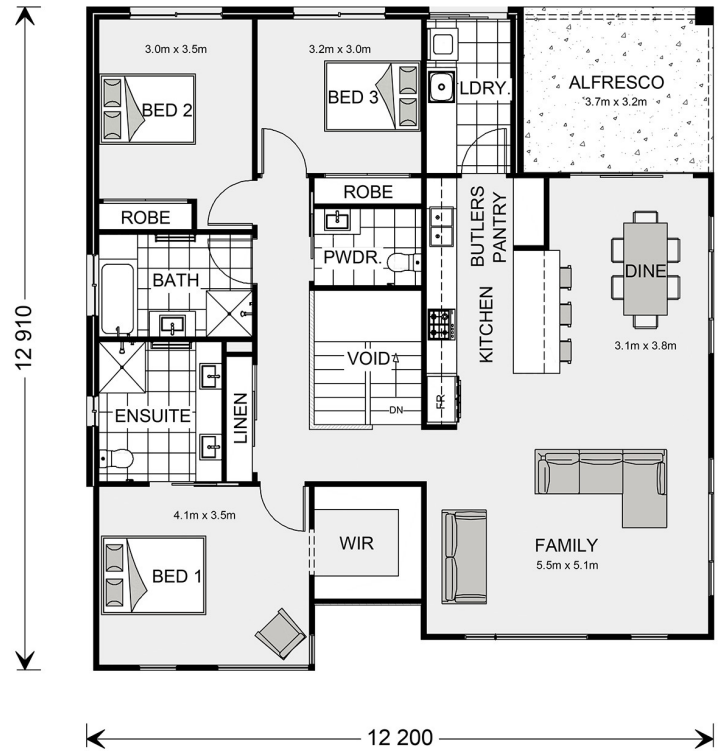
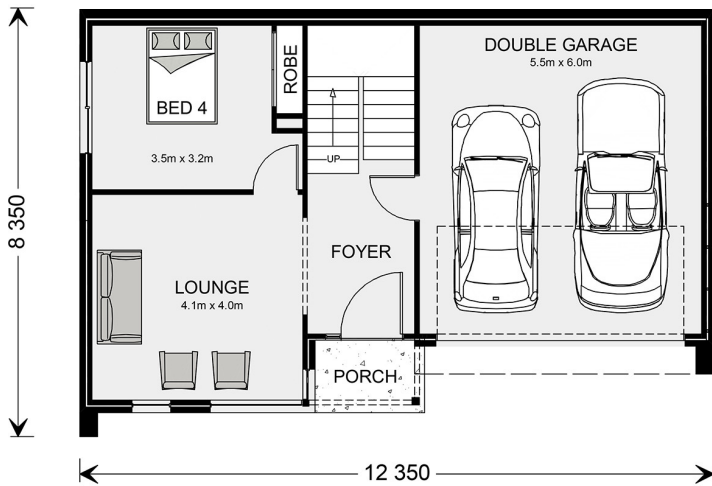
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skf Development

* 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.



Artist's Impression (Hamptons Facade)



Stage 2 land is due for completion early 2025.

Windsor 240

Ground Floor Living	49.2 m ²
Upper Living	133.4 m ²
Garage	37.8 m ²
Porch	3.1 m ²
Alfresco	12.0 m ²
Stair Void	5.5 m ²
Total Floor Area	241.0 m²

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.