

10 Reasons to Buy New in Sceniq

1

LOCATION

Elevated high at the entrance to the Tweed Hinterland, Sceniq is only 10 minutes to Coolangatta and some of Australia's best beaches. Bilambil Heights is a hidden gem of Northern New South Wales but also right at the border with Queensland, it enjoys direct access to all amenity and entertainment offered by the Gold Coast & Northern NSW.



SCENIQ PARK

Enveloped by nature and open spaces, tree-lined footpaths throughout Sceniq meet at Sceniq Park, featuring play equipment and covered seating, so all members of the family can enjoy **an active and connected lifestyle**.

6

2

AMENITY

Panorama Plaza, just 1.2km from Sceniq, is home to **SPAR Supermarket**, Panorama **Butcher** & Panorama **Bakery**, along with a hairdresser, cafe and bottleshop. Lindisfarne Grammar is 11km and Bilambil **Primary School** is 5km. Kennedy Drive **Medical Centre** is 4km and the \$720M/430-bed Tweed Valley **Hospital** is under 15 minutes from Sceniq.



COST SAVINGS

Put the **stamp duty savings** of building new (tens of thousands) toward making your brand new home your own. The benefits of building new include builder warranties - **no unexpected repair bills** after you move in, and energy efficient new appliances to **save on your electricity bills**.

7

3

ACCESS

An easy 6 minute drive, the **Pacific Motorway** connects to Robina CBD (22 mins) and **Brisbane CBD** (60 mins) giving direct access to major employment centres, industrial precincts, Gold Coast Health & Knowledge Precinct and tourism centres. Gold Coast International Airport is just 10 minutes drive.



CHOICE

Most people don't buy a home they truly love. They buy when they get sick of looking! Why renovate when you can **select your finishes, layout and colours** from the get go and build new? Make your next home your forever home at Sceniq and **come home to an address you LOVE!**

8

4

NATURE & RECREATION

You'll be truly spoilt for choice living at Sceniq, surrounded by **beaches, waterways, mountains, rainforests**, national parks and so much more to explore including the Northern Rivers Rail Trail. Coolangatta Beach and entertainment precinct is a 10 minute drive, and you're right on the doorstep of the Tweed hinterland.



GROWTH LOCATION

Gold Coast-Tweed is a popular treechange/seachange destination. Continued **strong population growth** is a key fundamental that can drive ongoing property price growth and demand over the long term, protecting your investment in a sought-after area.

9

5

COMMUNITY

Sceniq will be home to a relatively small community of owner occupiers; like-minded neighbours who have built their forever family home in this boutique new estate. You'll love living in Bilambil Heights, a tight-knit community with a 'small-town, yet close-to-it-all' vibe.



LIFE, AWAY FROM THE RAT RACE

Why live in a capital city or surrounded by congestion and pollution, when your family can enjoy the benefits and calm of a Northern Rivers lifestyle with all the big-city conveniences? Bilambil Heights is the **Great Australian Dream ... but better**.

10