

Lot 42 Nature Valley Loop, Bilambil Heights

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SCENIQ
BILAMBIL HEIGHTS

INCLUDES
**- \$85k -
LUXURY
UPGRADE
PACKAGE***



House & Land Package: \$1,259,200*

Artist's Impression

Smart and stylish, Carlton is thoughtfully designed with modern style, functionality and a flexible open plan featuring a contemporary kitchen, two living areas and plenty of space.



Carlton 22



Lot 42 717m²

Lot Frontage 20m

Floor Area 203m²

HOUSE & LAND PACKAGE INCLUSIONS:

- "Seaspray" facade pictured with Colorbond roof and feature cladding (other facades available)
- Modern kitchen with 20mm luxury stone benchtops, 90mm appliances, soft close drawers and large walk-in pantry
- Daikin ducted air conditioning
- Open plan living / dining, seamlessly opening to terrace
- Spacious master suite, with walk-in robe and ensuite, separately zoned from family bedrooms
- Separate media room
- Feature entry with 1200mm wide premium entry door
- Quality internal and external floor coverings
- Upgraded finishes throughout including stone benchtops and freestanding bath to bathrooms
- Large separate laundry room with outside access
- Turnkey inclusions including site costs and exposed aggregate driveway
- **GUARANTEED 26 WEEK BUILD**

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

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Interiors indicative only - Perry Homes display pictured



Homesite due for completion in mid 2027.

Carlton 22

Living	151.14 m ²
Garage	37.44 m ²
Porch	1.76 m ²
Terrace	12.87 m ²
Total Floor Area	203.21 m²

You'll love living at SceniQ - enveloped by nature and amenity. Lot 42 is mostly level and enjoys an elevated, ridgeline position.

This home design and facade can be customised to your own needs and architectural style or built on other homesites available in SceniQ (subject to builder availability and land suitability). Lot 42 is available as land only for \$830,000.

Contact Julie 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 Perry Homes 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 disclaimers, product availability and possible site costs. 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 Vision Live Design, 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.