



# SOLD

## BREATHTAKING VIEWS AND NOTHING TO DO! NOTE OPEN TIMES ARE IN NSW TIME ZONE

Perched high within the picturesque Bilambil Heights, this residence is more than a home; it's a haven with breathtaking views that stretch from the majestic Mt Warning to the endless expanse of the Ocean. Step onto the expansive decking (7m x 5m) and immerse yourself in a panorama that's a daily masterpiece.

Welcome to Your Stylish Oasis:

This dual-level gem is an embodiment of perfection, with each area thoughtfully designed to elevate your living experience. Awake to the beautiful sunrise that looks different everyday over the Terranora Broadwater.

### GROUND ENTRY LEVEL:

Internal access via a double remote garage, a seamless blend of convenience and security. A versatile downstairs bedroom with a separate toilet and a wet bar /kitchenette, perfect for home office/bedroom. The large double garage with high ceilings provides ample space, including a tucked-away area for additional storage.

### UPPER LEVEL:

A gourmet kitchen adorned with Caesar stone benchtops, glass splashbacks, and modern elegance. An open-plan lounge and dining area that seamlessly flows, creating an inviting space for relaxation and entertainment. Four bedrooms offering flexibility and space for the entire family. A full bathroom with a separate shower and bathtub. The master bedroom boasts a spacious built-in-robe, ensuite, and sweeping views that redefine luxury.

Additional Features that Impress:

5 BED | 2 BATH | 4 CAR

PRICE:  
\$1,150,000

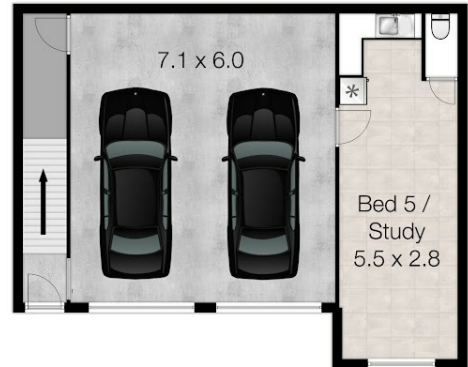
OPEN FOR INSPECTION:  
N/A



**Sharon Smythe**  
0412195500  
sharonsmythe@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

# 13 Snowgum Drive BILAMBIL HEIGHTS 2486

Total Approximate Floor Area 274 sqm  
Land Area 633 sqm



Whilst every attempt has been made to ensure the accuracy of the floor plan. Measurements of doors, windows rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.