



601/17 Passage Street, Cleveland

LUXURY PENTHOUSE LIVING WITH PANORAMIC WATER VIEWS

Offering the space and sophistication of a luxury home with the ease of apartment living, this exceptional north-facing penthouse delivers an inviting blend of elegant design, thoughtful upgrades and beautiful water views.

Enjoy your morning coffee overlooking Raby Bay, stroll to Cleveland's waterfront cafés and restaurants, or welcome family and friends for an afternoon on the expansive private balcony. An integrated outdoor kitchen makes alfresco entertaining easy, with an elevated outlook providing the perfect backdrop.

Inside, herringbone-pattern flooring, fluted cabinetry and gold-toned accents create a refined coastal feel. The gourmet kitchen combines stone benchtops and Miele appliances with a generous island, customised butler's pantry and raised dishwasher. An adjoining bar area with an included wine fridge keeps everything close at hand when hosting.

The layout offers excellent separation, with two bedroom suites

3 3 2

FOR SALE
By Negotiation

VIEW
Sat 26th Sep @ 12:15PM - 12:45PM

AGENTS
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AGENCY
LJ Hooker Property Centre
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Interested parties must rely solely on their own enquiries.

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positioned on opposite sides of the living area, each featuring a walk-in robe, ensuite and balcony access. The third bedroom includes built-in robes, desks and cabinetry, providing a versatile space for guests, hobbies or working from home.

Standout features include:

- " Three bedrooms, three bathrooms and two secure car spaces
- " Approximately 197m² overall, as indicated on the floor plan
- Ducted air conditioning extended into the bathrooms
- Additional kitchen drawers and master robe storage
- Remote-controlled ceiling fans and extra power points
- Separate laundry and additional storage cage in garage

Aquene Tower is an intimate complex of just 29 apartments, predominantly owner-occupied, with a welcoming residential community. Residents enjoy shared common areas, security and privacy, complemented by comparatively low body corporate fees.

For downsizers seeking room to entertain or interstate buyers ready for more sunshine and freedom, this address offers a relaxed bayside lifestyle within reach of Brisbane's CBD and airport.

Arrange your private inspection to experience the outlook, proportions and quality of this penthouse firsthand.

Additional Property Information:

Owner Occupied

Rates TBA

Rental Appraisal TBA

MORE DETAILS

Property ID	BUPOF2S
Property Type	Apartment
House Size	196 m2
Including	Air Conditioning Balcony

Nyree Ewings 0404 138 785

High Performance Agent - Independent Contractor - Nyree Ewings
Properties | newings@ljhpc.com.au

Jade Hale 0414 158 595

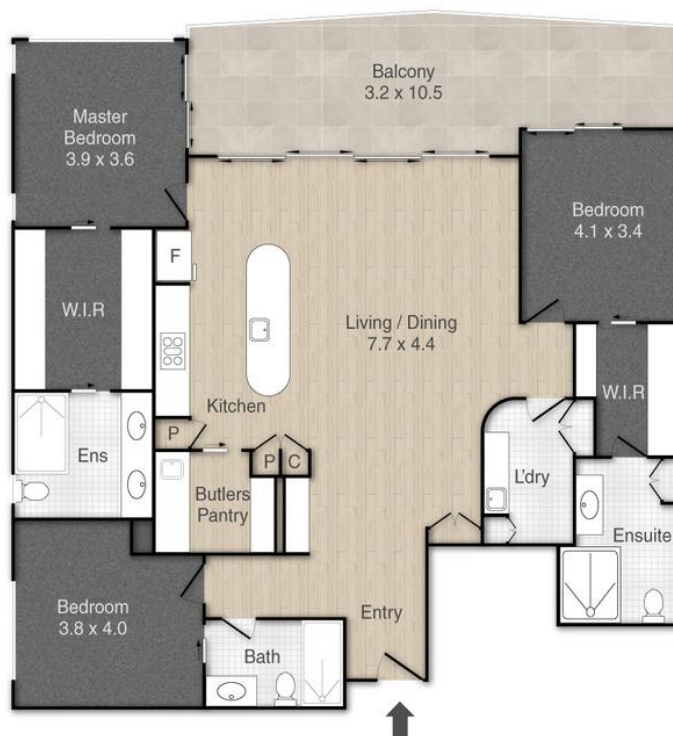
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Nyree Ewings Properties



601/17 Passage Street, Cleveland

3 Bed | 3 Bath | 2 Car
HOUSE AREA: 197m²



PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.

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