

Labrador, 1808/180 Marine Parade

BRAND NEW RESIDENCE AT "EVE" IS A LIFESTYLE CHOICE

JUST LISTED! Brand new apartment, now ready to move in. This is your opportunity to live in absolute style at the renown EVE RESIDENCES where luxury, world class amenities and location, set some of the many points of difference. Becoming an EVE resident is more than living in an apartment, its a choice of unparalleled lifestyle.

Superb location and connectivity for those with busy lifestyle who enjoy activities, walks, dining along the Broadwater or simply love living in a modern, sophisticated and low maintenance space surrounded by plenty of leisure options. Not forgetting the exceptional range of amenities in offer, including the infinity pool, sundeck, gym, dining - on the rooftop - for all EVE residents to enjoy, a truly fantastic addition to your apartment to entertain and unwind by taking in the formidable 360 degrees views.

Residence 1808 has outstanding vast and interrupted vistas to Hinterland, for those calm



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For Sale
UNDER CONTRACT

View
ljhooker.com.au/2NR3F3E

Contact
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LJ Hooker Broadwater
(07) 5537 1311

evenings watching the sun setting upon the silhouettes of the mountain ranges in absolute privacy and comfort from the architecturally designed apartment with remarkable quality finishes from tip to toe.

From the moment you enter in the impressive foyer, to the internal apartment features and finishes. From the sleek contemporary kitchen with Bosch appliances and ambient LED lighting, to the expansive floor-to-ceiling glass doors and windows, climate control for year-round comfort and warm timber flooring, you will find attention to detail has been a pivotal point in the apartments design.

1808 EVE comes with one carpark in secure underground carpark AND a storage cage as a bonus! All this with a low body corporate of only \$73 per week!!

Apartment features you will love:

- * 2 good size bedrooms with mirrored BIR
- * 1 modern bathroom with walk-in-shower
- * Kitchen with all modern conveniences and sophisticated finishes, island bench and breakfast bar, Bosch appliances, wall oven, integrated dishwasher, gas cooking and LED lighting
- * European laundry with sink
- * Quality timber low maintenance flooring
- * Climate control AC (reverse cycle)
- * High rated engineered glass on all windows and doors for temperature & noise insulation
- * Good size balcony with glass balustrades to enjoy those open views from every angle
- * Access to balcony from living and master bedroom
- * High ceilings and downlights throughout
- * 1 carpark
- * Storage cage included on the title

Rooftop Residents Facilities Level 25:-

- * Heated infinity pool with sundeck & exceptional views
- * Fully equipped gym (you will enjoy those views while exercising)
- * Sauna & steam room
- * Sky Lounge & residents dining & kitchen (for all year round entertaining with family & friends)

Ground Floor Facilities:-

- * Resort style pool with day beds
- * Spa
- * BBQ facilities
- * Yoga lawn
- * One Eighty Japanese Restaurant

The numbers:

- * Body Corporate low \$73 per week (Sinking, Admin Funds plus Insurance)
- * Council Rates around \$2,200 per year
- * Individually metered for water
- * Rental appraisal around \$800 per week

To arrange your private inspection on this exceptional apartment and tour of amenities,



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contact Ana Tulloch today on 0439 343 432.

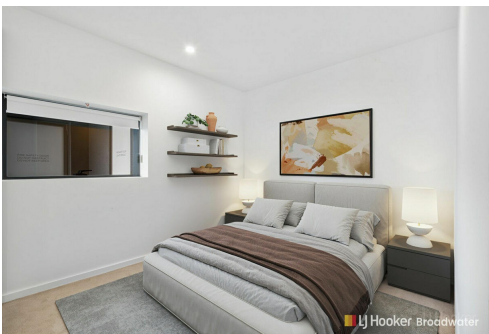
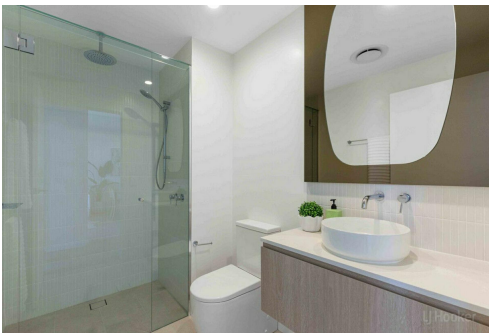
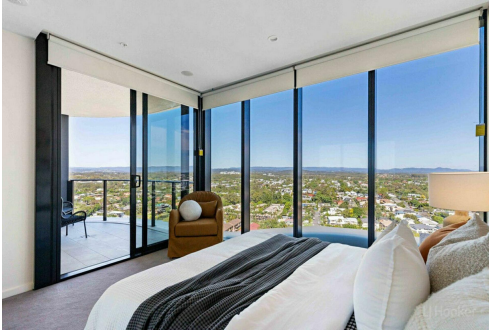
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More About this Property

Property ID	2NR3F3E
Property Type	Apartment
House Size	75 m2
Including	Air Conditioning Intercom Pool Gym Dishwasher

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Levels 1-19



Cienna
Living
Darling

2 Bedrooms
1 Bathrooms
1 Carparks

Internal	65m ²
External	9m ²
Total	75m ²

