



## 25A Marlin Ave Eden

SMOOTH MOVE

Hassle free contemporary living at its best with this near new 3 bedroom residence, one of a pair located in the ever desirable Eden Cove Estate which adjoins Lake Curalo estuary foreshore and it's walking/cycle track (300m) winding round to the crystal clear waters of Aslings Beach and the splendor of Beowa National Park. The practical split level design features 9ft ceilings throughout, living + dining (split system) with a striking soft close kitchen taking centre stage, the whole living zone transitions out to a great court yard space and a large fully fenced rear yard. A master bedroom that includes walk in robe plus ensuite (fully tiled) both bedrooms 2 & 3 with BIR's, beaut study/computer nook, fully tiled main bathroom (shower, vanity, bath) plus separate wc and internal access garage. Leafy lake and bay views complete this totally affordable turn key home. **All too easy. Book an inspection today.**

3 2 1 475 m<sup>2</sup>

**Price** \$695,000  
**Property Type** Residential  
**Property ID** 2132  
**Office Area** 0  
**Land Area** 475 m<sup>2</sup>

### Agent Details

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### Office Details

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**CHRIS WILSON**  
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