



## 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 Curralo 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.**

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<b>Price</b>	\$695,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2132
<b>Office Area</b>	0
<b>Land Area</b>	475 m2

### Agent Details

Chris Wilson - 0427 003 406

### Office Details

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