

# EDEN

FLOREAT

## Apartment G04E

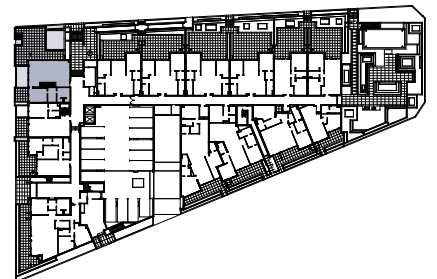
4 bed x 3.5 bath



### GROUND FLOOR



### LOWER GROUND



# EDEN

F L O R E A T

## Apartment G04E

4 bed x 3.5 bath

Internal	277m <sup>2</sup>
Balcony	124m <sup>2</sup>
Total	401m <sup>2</sup>
Car Bays	4T G
Price	\$2,435,000
Strata/Qtr.	\$2,298
Colour Scheme	Wattle
Tapware Colour	Bronze

### Design Features

- Large terrace with direct street access
- Double glazing and flyscreens
- 3.0m ceilings to upper living spaces
- Reverse cycle, multi-zoned air-conditioning
- Gaggenau appliances
- Kitchen island bench
- Generous master suite with walk-in-robe, free-standing bath tub and private terrace
- Second & third bedroom with courtyard access
- Generous walk-in robes
- Home office
- Huge second living/games area
- Large theatre room
- Dual courtyards, one with drying cupboard
- Additional powder room
- Laundry room
- Generous storage
- Private 4-car garage connected to unit

### Included Upgrades

Room	Type	Description
Living/Dining/ Kitchen	Flooring	<ul style="list-style-type: none"><li>• Engineered timber parquetry</li></ul>
Bedroom	Robe	<ul style="list-style-type: none"><li>• Upgrade unit of shelving and drawers to robe</li></ul>
Kitchen	Appliances	<ul style="list-style-type: none"><li>• Fitted Gaggenau 900mm induction cooktop and slideout rangehood</li><li>• Fitted Gaggenau microwave with grill</li><li>• Miele side-by-side fridge &amp; freezer</li></ul>
Bathroom	Wall & Floor Tiling	<ul style="list-style-type: none"><li>• 600x600 Porcelain wall tiles</li><li>• Stone mosaics to feature wall and/or recess</li><li>• 600x600 Stone floor tiles</li></ul>