



FOR SALE

PREMIUM RIVERFRONT APARTMENT

Recent sales in Ilanah Aqua have reflected the considerable level of appreciation that Buyers have shown for the beautiful & very spacious apartments in this highly regarded complex.

Ilanah Aqua is more than just an inspired architectural approach to waterfront apartment living – its highly prized concept created an exclusive community on one of the finest waterfront sites the northern Gold Coast has to offer.

Apartments located on the Riverfront are particularly scarce and it's an unexpected set of circumstances that has provided this unique opportunity to acquire one of these luxury waterfront residences.

Facing East/Northeast, across the river fed waterways, this third-floor apartment "is move in ready" having enjoyed a number of quality improvements & renovations that have further enhanced its uniqueness.

Well-established & secure, this complex has become "a residential destination of choice" and is predominately owner/occupied.

Immaculately presented & well maintained, a summary of this Apartment's features include:

- Secure and Gated Complex of 136 Apartments Incl 12 Penthouses
- 3rd Floor, East-Northeast North Facing across the Canal
- Lift Access to Private Lobby (2 Apartments per floor)
- 3 Bedrooms two with WIR & 2 Bathrooms with Floor to Ceiling Tiles
- Master Suite boasts WIR, Ensuite & Direct Balcony Access.
- Bathrooms have New Shower Heads, Double Towel Rails & Safety Grab Rails
- Master Ensuite boasts Double Vanities & Shower + Freestanding Bath.
- Renovated Kitchen with New Appliances, including Electric Cooktop.
- Quality KARNDEAN Longboard Flooring in Living Area, Kitchen & Bedrooms
- New LED Down lights, Ceiling Fan In Master Bedroom + Ducted Air Conditioning.
- New Curtains on Bifold Doors plus Retractable Flyscreen
- Plantation Shutters & Flyscreen on all Windows
- Spacious Internal Laundry with Ample Cupboard Space & Stone Benchtops
- All Walls & Ceilings, Doors, Freshly Painted Throughout
- Tri-Sliding Door, Floor to Ceiling Storage in the Front Entrance

3 BED | 2 BATH | 2 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



Margaret Baszko

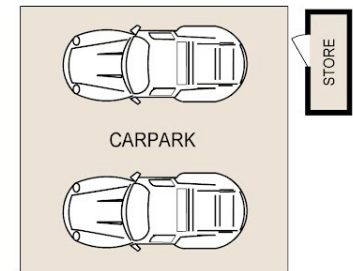
0414806645

margaret.baszko@atrealty.com.au

www.atrealty.com.au



Second Floor



Secure Basement

435 / 3 Pendraat Parade, HOPE ISLAND

Int : 142m²
Ext : 19m²
Total : 161m²

All measurements shown in metres are approximate and are for illustration purposes only. It should not be considered 100% accurate. Interested parties should rely on their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.