

**216/16 Tomlinson Boulevard, Floreat, WA 6014**

**Harcourts**

**Apartment For Sale**

Thursday, 7 December 2023

216/16 Tomlinson Boulevard, Floreat, WA 6014

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 69 m2**

**Type: Apartment**



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**From \$749,000**

Indulge in opulence and nature at Eden East, where each apartment embodies refined living. Nestled in lush parkland, these exquisite residences offer a unique retreat from city life. Enjoy open spaces and easy access to Perry Lakes, envision leisurely moments in nature. A brief walk leads to flourishing Bold Park and experience serene luxury at Eden in Floreat, complete with amazing amenities for an exceptional living. Enter the sophistication of apartment 216 on level 2, boasting a seamlessly modern and comfortable open layout. The kitchen, decked out with premium Gaggenau appliances, ensures gourmet experience, with floor-to-ceiling cabinetry provides both ample storage and a refined aesthetic. The beautiful white splash back further enriches the kitchen's allure. Enjoy a serene living experience as the cozy living area effortlessly opens to the balcony, welcoming the gentle embrace of sunlight. The master bedroom, complete with a generously sized wardrobe, opens gracefully to the balcony, enhancing air flow and inviting in natural light. The second bedroom offers versatile possibilities, whether as a guest room or a functional home office. Two tandem car bays are conveniently situated in the same building featuring security gates, a locked storeroom positioned nearby. Experience the height of elegant, modern comfort in this easy-to-maintain lifestyle. Eden East's first floor features a lively Orchard Garden, Garden Terrace and BBQ, creating a space for residents to nurture plants and enjoy a healthy, communal living experience. Experience ultimate leisure and luxury in Eden and enjoy the 5-star resort amenities that include but not limited to: • Dive into a 25-meter heated pool, surrounded by resort-style day beds and cabanas • Unwind on sunset decks with panoramic views of picturesque Perry Lakes • Socialize in communal lounges and dining spaces • Discover the charm of our sophisticated wine cellar • Savor outdoor living at our inviting BBQ area • Elevate your fitness routine in the fully equipped gym and yoga room • Rejuvenate in the sauna and steam room • Immerse yourself in the theatre room for a cinematic experience • Engage in friendly competition in the games room • Find tranquillity in our book retreat

Neighbourhood Favourites:- Cup and Co coffee shop- Wembly Golf Course- Floreat Forum- Claremont Quarter- Floreat Beach- City Beach

Strata Fees: approx \$1,099 p.q  
Council rates: approx \$2,188 p.a  
Water rates: approx \$1,602 p.a

Do not miss this opportunity! Make this your no #1 on your viewing list. Contact Andi Ng on 0479 035 552 or Erica Taylor on 0411 282 996 today for more information.

Disclaimer: Harcourts Elite Agents endeavours to ensure all information in relation to zoning uses, block sizes and dimensions are current and correct, Buyers should undertake their own full due diligence and Harcourts Elite Agents makes no representation or warranty as to its currency or accuracy.