

Artist impression

# BEAUTIFUL BAYSIDE LIVING

- Designer tiling throughout all living areas
- Gourmet kitchens include an LG fridge & premium BOSCH appliances backed by a 5-year warranty
- Bespoke cabinetry with soft-closing drawers
- Brushed nickel or brushed brass tapware and accessories
- Freestanding baths in most ensuites
- Each laundry is equipped with an 8-star energy- rated heat pump dryer and a front load washing machine



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| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|
| **ACROSS THE ROAD** Mcllwaine Park | **2-MIN WALK** Rhodes Train & Bus Station | **2-MIN WALK** Rhodes Central | **8-MIN WALK** Rhodes Waterside Shopping Centre | **3-MIN DRIVE** Concord West Public School | **4-MIN DRIVE** $32 Million Concord Hospital Redevelopment | **15-MIN DRIVE** Sydney CBD |

## QUALITY APARTMENTS BUILT FOR A LIFETIME

1300 674 845 | MERITON.COM.AU/BAIA

33-41 BLAXLAND ROAD, RHODES

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Disclaimer: The publication is intended as a general introduction to Baia Residences only and does not form an offer, guarantee or contract. Interested parties are directed to rely on their own enquiries and information provided in the Contract for Sale. The contents of this publication have been produced prior to the completion of the development. Information, images and artist impressions of exterior and interiors are intended as a guide only. The information, dimensions, specifications, inclusions, landscaping and materials may be changed without notice. Developer: Karimbla Properties (No. 56) Pty Limited ABN 92 168 601 250. Builder: Karimbla Constructions Services (NSW) Pty Limited ACN 152 212 809.

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# LIFE ON THE BAY

A magical **peninsula setting**, show-stopping, **never-to-be-built-out harbour views** and luxurious contemporary design combine to present prestigious bayside living at its finest.

Located in the rapidly transforming precinct of Rhodes East, **BAIA** embraces its desirable address surrounded by idyllic waterways.

Two elegant towers **rising 10** and **27 storeys**, securing residents intimate **never-to-be-built-out panoramas** over Brays Bay to the Sydney CBD.

BAIA is a mere **2-minute walk to Rhodes train and bus station**, connecting you to the Sydney CBD and Sydney Olympic Park with ease, while Rhodes Waterside Shopping Centre is just an 8-minute stroll from your door.

Welcome to your glorious new life on the bay.



Artist impression

- A collection of 1, 1+MPR, 2, 2+MPR, 3 and 4 bedroom residences
- Generously designed layouts make furniture placement effortless
- Premier corner positions, maximising views, natural light and privacy
- A striking curved facade, highlighted by a terrazzo-inspired textured curved podium, builds on the natural character and heritage of the area
- Seamless level access out to generous entertaining balconies with curved glass balustrades
- Floor-to-ceiling glass in all rooms providing superior thermal and sound protection for privacy, comfort and energy efficiency
- Apartments are designed with an effective natural ventilation system, ensuring fresh air circulation even with windows closed
- Direct lift access to secure underground parking with separate lock-up storage
- Many apartments boast a multi-purpose room, complete with an operable window, A/C, and built-in robe providing the perfect space to work from home or additional bedroom
- Luxury amenities include beautifully landscaped gardens, an outdoor pool, BBQ and dining pavilion and a wellness centre with a gym & sauna
- On-site retail, dining & childcare centre
- An impressive double-height lobby heralds a grand arrival for you and your guests

POSITIONED ACROSS FROM THE SCENIC SHORES OF BRAYS BAY, THESE PREMIUM OVERSIZED RESIDENCES FUSE INSPIRING ARCHITECTURE WITH ELEGANT FINISHES.