

**SOLD**

## FABULOUS FIFTH LEVEL LUXURY APARTMENT IN THE MARINA PRECINCT - ENJOY THE EPHRAIM ISLAND LIFESTYLE!!

Such a brilliant location to all the recreational facilities on Ephraim Island and just an easy stroll across "The Bridge to Nowhere" and enjoy everything Paradise Point has on offer.

Presently leased to a short term tenant who would love to stay long term - they know the lifestyle is second to none and so are hoping that an investor will purchase. Inspections can be arranged with at least 24 hours notice so please contact me on 0407 285852 and arrange for your own private inspection.

This 2 bedroom, 2 bathroom and 2 car parking ( tandem - one in front of the other, but nice and wide ) is a spacious 179m<sup>2</sup>.

There is a through living area and family room and both sides of the apartment have a wide balcony with excellent water views. East / west facing, so there is good cross breeze ventilation most of the time and the Fireworks from Paradise Point side can easily be enjoyed from the apartment balcony. So much to see - such as the wet edged infinity outside pool, the "Well Being Spa" and the most fantastic residential gymnasium and all overlooking the 110 berth marina.

The apartment is in very good condition but has always been in the rental pool and the owners are now ready to sell their investment property - their loss is your gain, as this particular apartment has a

All apartments have a Storage Shed located in close proximity to the car spaces.

The floor covering is a combination of wool carpet and neutral colored tiles and so furnishing this lovely apartment will be no trouble at all. There are 3 apartments to the floor and the garbage shoot is located just across the foyer. An easy care apartment waiting for new owners to love it and enjoy the superb views and location.

Just downstairs, you can easily contact the security guards for assistance to collect your parcels from the mail collection area - our Security Team offers excellent service and are so friendly and obliging - very knowledgeable and keen to assist. They sometimes seem part of the family so please treat them well!

**2 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$699,000

**OPEN FOR INSPECTION:**  
N/A

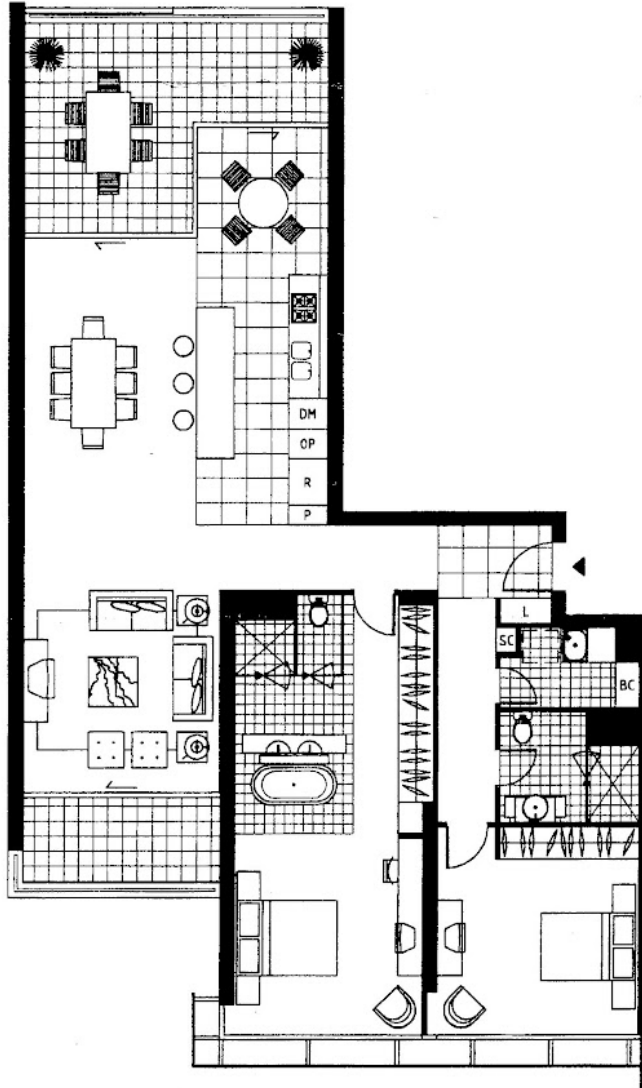


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# MARINA PRECINCT APARTMENTS

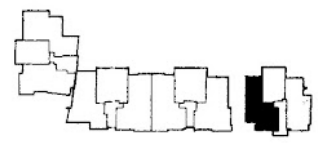
## Style M25



### 2 BEDROOM

#### ROOM SIZE

Living	5.4 x 3.9
Dining	5.7 x 3.5
Kitchen	2.9 x 2.6
Bedroom 1	4.0 x 3.8
Bedroom 2	4.0 x 3.5



'N KEY PLAN

**Apartment 3301 3401 3501 179m<sup>2</sup>**

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.