



# SOLD

## AN INVESTMENT IN YOUR FUTURE !! TENANTED NOW, SO GIVES YOU TIME TO SELL YOUR PROPERTY AND MOVE IN LA

This investment apartment is presented immaculately. Earn some money prior to moving in !! Likely Rental Returns are between \$600 - \$620 plus per week. A great tenant who enjoys the lifestyle and is meticulous in presentation !

When entering this apartment there is a small entrance foyer that does include good storage space for shoes or jackets or cleaning items. Gives visitors ample room to enter.

This young apartment on the 2nd level of Building 30 is spacious and with the style "Corian finish" on the bench tops in the kitchen. A large double door pantry and the dishwasher positioned at just the right height for easy living.. Ephraim Island apartments are fantastic for decorating as you can add your own style and color combinations - suits any fashion style!

The 2 bedrooms are positioned away from one another which gives great privacy for family and visitors - each has its own bathroom with separate glass cubicle shower and toilet. There are water views from the bedroom which also leads out onto the balcony from both the bedroom and the living room. Enjoy the tree views, water views and bird life - such natural, secure and sheltered surrounding.

These large 2 bedroom apartments have the flow through, 2 living areas, which provides great cross ventilation for comfortable living in all weather conditions. Maybe you might have a sofa lounge in the family room for those few times when you need extra sleeping space for those unexpected sleep overs. These apartments are typical of the Mirvac generous sized floor plans. Maybe the large 2 bedrooms are an affordable option than some 3 bedrooms - the choice is yours!

All apartments come with a large storage shed in the basement near the parking - this apartment has 2 separate car spaces for easy family car arrangements.

The facilities at Ephraim are excellent - 3 stunning swimming pools, spa, sauna and several areas for bbq's and outdoor entertainment. The park area near Building 29 has plenty of room for families to play games and entertain family and friends.

Just think - your week ends will be for your relaxation as the gardeners do all the weeding and

2 BED | 2 BATH | 0 CAR

PRICE:  
\$715,000

OPEN FOR INSPECTION:  
N/A



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