

FOR SALE

ABSOLUTELY STUNNING WATER VIEWS! THIS EASTERN ASPECT BRINGS WITH IT A FLOTILLA OF WATERCRAFT, BIRD

An Ephraim Island Secret - wide water views, large balcony, freshly painted new curtains and new carpet. Perfect for the couple/ person who loves the water and for those who desire an interesting active panorama of activity.

Imagine your quiet early morning sunrises - just for you to sit out on this enormous balcony with your favorite morning beverage and welcome and plan your day! Maybe the family of dolphins will pass by and "make your special moment more special". So much to enjoy.

The Broadwater Precinct allows for living right on the water's edge. This apartment is positioned on the 2nd floor and so if you choose, you may walk up the one flight of stairs to your apartment - just to add up those "extra daily steps" for your health. The lift is easily accessed from the basement or ground floor and so bringing up shopping is quick and easy.

This 2 bedroom apartment is immediately impressive with its water aspect when you enter the apartment - the "Wow factor" is immediate! Tiled throughout the living room and the sliding glass doors grants you indoor / outdoor living at its best. This apartment is vacant and so your decorating skills can be put to good use to furnish and create your own private escape - reward yourself and enjoy a luxury lifestyle every day of the year. a blank canvas awaits.

There are 2 bathrooms, the master bedroom has the modern bathtub and cubicles of shower and toilet. The vanity cupboard has plentiful mirrors and shelves but has the "modern wave style wash area. Mirrored wardrobe doors and plenty of hanging space for clothes. A light and bright bedroom as there are plenty of floor to ceiling glass doors to allow for the natural light to enter both this bedroom and the 2nd bedroom/ office area. The 2nd bedroom is positioned near to both the main bathroom and laundry so you and your visitors can enjoy privacy from one another.

The Ephraim style of kitchen gives plenty of drawer space as well as cupboards and the bench top is made of Caesar stone and it is positioned in such a way that you will certainly enjoy the

2 BED | 2 BATH | 0 CAR

PRICE:
\$749,000

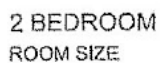
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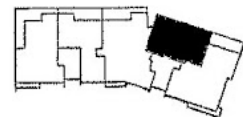
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Style B 3 4



Living	4.4 x 4.1
Dining	4.1 x 3.0
Bedroom 1	4.0 x 3.7
Bedroom 2	3.5 x 3.0



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.

Note: The plans show our current design only and are subject to change as follows: a) Floorplan colours are not indicative of actual apartment finishes. b) Areas shown are inclusive of verandah(s), courtyard(s) and terrace(s). c) The size of an apartment or part of an apartment may change by up to 5%. d) The location of fixtures and fittings may be changed (but the new location must not adversely affect the use or functionality of the apartment). e) Windows may vary in location and size. f) All dimensions shown are measured to the front of robes. g) Area exclusive of car park. h) Furniture not included.



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