



# SOLD

## SPACIOUS LUXURY 2 BEDROOM APARTMENT WITH AMAZING WATER VIEWS AND AN AMAZING PRICETAG !!

This 7 year old apartment is located on the 4th floor of Building 31 at Ephraim Island, Paradise Point. Stunning water views and gorgeous sunsets and amazing recreational facilities to assist you in keeping fit and enjoying a relaxed lifestyle. Only 2 apartments on each floor and no immediate neighbours in view - ensuring privacy !

Apartment 31404 is priced competitively and its presentation will not disappoint the most fastidious of buyers. It is a Mirvac built building and so is very generous in size ( 173m2) and reknown for its excellent quality of fixtures and fittings. This apartment has had only one owner and they have kept it so well maintained and it still looks like a display unit.

The master bedroom does have the modern enclosed ensuite and so does have sliding doors separating it from the bedroom. There is plenty of natural light and fantastic water views and in the distance you can enjoy views of Surfers Paradise Skyscrapers and also the beautiful mountain backdrop - Mt Warning is visible on a clear day - the best of all views!!

The 2nd bedroom is located away from the master bedroom which is great for family privacy or when guests visit. It does have the main bathroom positioned right alongside - so convenient and private.

The lounge and dining areas can be positioned together or seperated - the choice is yours as the apartment is spacious and the sleek lines and modern decor certainly gives you decorating variety.

Buildings 30 and 31 were the last to be built in 2012/ 13 and so have some extra attention to the kitchen style and ensuite style that the first stage of the Ephraim Island Buildings have not included.

The carparks are conveniently located and there is a storage shed available with this apartment - wasbays nearby.

The Island Lifestyle does provide luxury and yes the Body Corporate Fees are approximately \$188 per week ( paid quarterly) but for this you have facilities second to none and your week ends are free to do whatever you choose as the grounds, buildings and gardens and pools are

2 BED | 2 BATH | 2 CAR

PRICE:  
\$720,000

OPEN FOR INSPECTION:  
N/A



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# Style R54

BUILDING 31 RESERVE PRECINCT



APARTMENT

31304, 31404

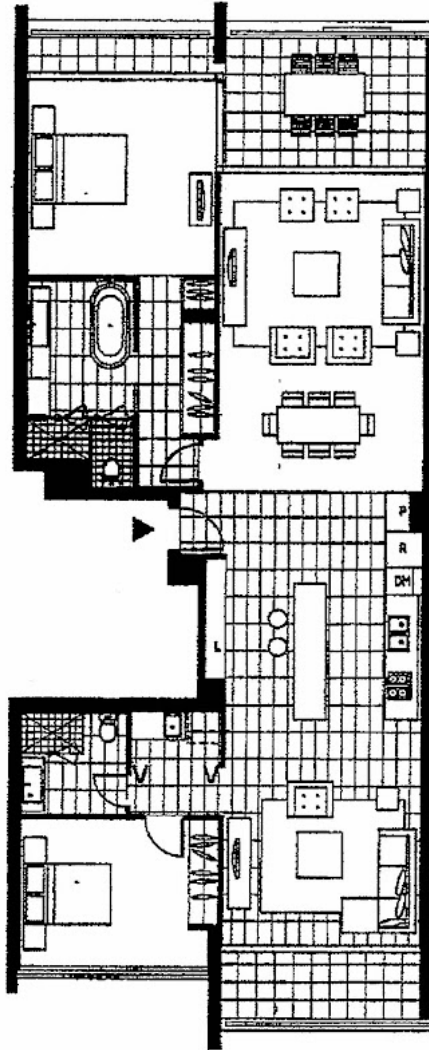
2 BEDROOM + FAMILY

AREA

Living Area (approx) 147 sqm  
Terrace Area (approx) 26 sqm  
Total Area (approx) 173 sqm

ROOM SIZE

Living	4.4 x 4.0
Dining	4.4 x 3.0
Family	4.3 x 4.0
Bedroom 1	4.0 x 4.3
Bedroom 2	3.6 x 3.2



north

KEY PLAN



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.

EPHRAIM ISLAND

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