



# SOLD

**ENJOY THE TWILIGHT SAILING RACES AND A LUXURY LIFESTYLE AT EPHRAIM ISLAND ! PREPARE AHEAD AND EARN SOME INCOME WHILST SELLING YOUR OWN HOME.**

This is definitely for the Buyer who is planning ahead for a future Lifestyle of Luxury, easy care living, security and one with sensational views. This 3 bedroom apartment is 227m<sup>2</sup> in size and is a corner position on the 4th level of Building 27 and so there is a fabulous panorama of various size boats and watercraft to view everyday.

It is presently tenanted by a very happy tenant who has signed up for his 2nd year of tenancy - you will have time ( approximately 11 months ) to prepare for a change of lifestyle and location if you wish to become an owner occupier of this lovely apartment. Or perhaps you may need a tenat for a few more years - the choice is yours.

The floor plan will highlight an optional room to be used for a study or media room or perhaps a library area or Home Office as it can be closed off from the main lounge room and open plan kitchen/dining areas. This living area enjoys all the water views as there are plenty of large picture windows for you take in the various water views each day.

All bedrooms have built in wardrobes and the Master Bedroom is separate from the other 2 bedrooms.

The Master bedroom does have its own balcony which overlooks the Park area and swimming pool but with a backdrop of the mountains of the Hinterland. At night this view is spectacular as the gardeners do an amazing job of maintaining the grounds in perfect landscaped style with nightlights sprinkled around to create "magic".

The 2 other family bedrooms are generous in size and will fit queen size beds in also and these are located next to the main bathroom and laundry. Such an easy floorplan for simple living and style. Privacy between Master bedroom and these two bedrooms is guaranteed.

This apartment is designed by Mirvac and so has plenty of storage cupboards throughout this apartment - a whole wall of cupboards in the hallways. If you are downsizing from the family home for the first time then this will not be difficult as it may have even more storage than in your home.

In the basement you have 2 carspaces and a storage shed to utilize. The best part is that

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

**PRICE:**  
\$1,225,000

**OPEN FOR INSPECTION:**  
N/A



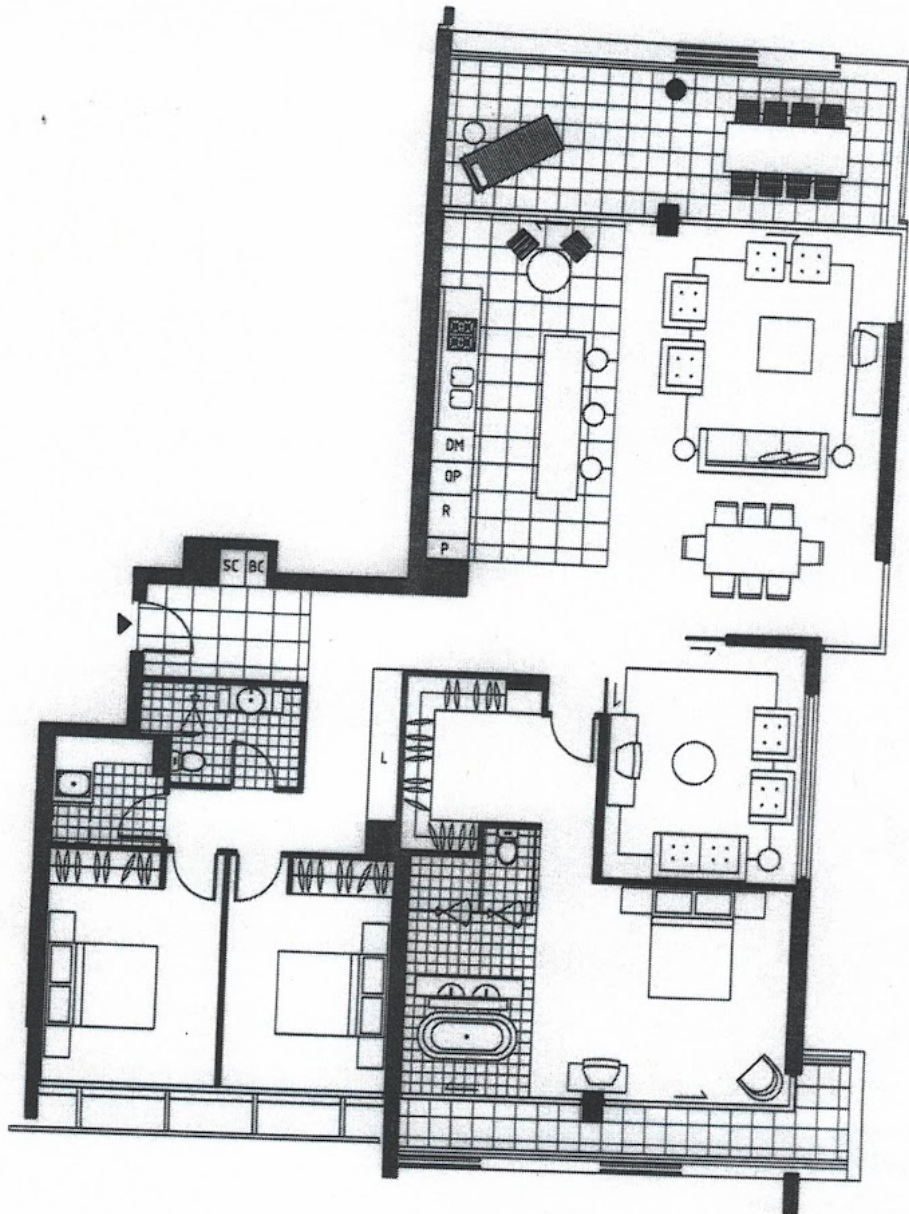
**Susan Crook**  
**0407285852**

susancrook@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



# BUILDING 27 BROADWATER PRECINCT APARTMENTS Style B35



3 BEDROOM + FAMILY  
ROOM SIZE

Living 4.9 x 4.5  
Dining 4.5 x 3.0

Bedroom 2 3.6 x 3.2  
Bedroom 3 3.6 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.

N KEY PLAN

Susan Crook

0407285852

susancrook@atrealty.com.au

www.atrealty.com.au

Apartment 27205, 27305, 27405, 27505

