



## FOR SALE

### FABULOUS 5TH FLOOR APARTMENT AT EPHRAIM ISLAND - WITH STUNNING WATER VIEWS !!

This luxury 3 bedroom , 2 bathroom apartment does have a very popular floor plan and includes separated living areas.  
226m2 and meticulously presented - owners are reluctant Sellers but it is time to move on to new adventures.

The cupboard space in this apartment is the one of the most generous and so downsizing from a house is not problematic as most of your treasures and household items and furniture can easily be accommodated!

The Master bedroom has lovely Broadwater views to Surfers Paradise as well as right down to Mount warning (on a clear day)  
The other 2 bedrooms are separated from the Master bedroom which provides good privacy from family and friends.

This is a north / south facing apartment with a side balcony to enjoy, also. Imagine planning your interior design and placement of furniture - a magical floor plan with a variety of options.

Two side by side car spaces and a storage shed for those rarely used items.

The recreational facilities at Ephraim island are 2nd to none - a "peaceful, private, secure Island Retreat is on offer here.

For your own private inspection , please phone Susan on 0407 285 852 and arrange a time to visit and see what is on offer!

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

**PRICE:**  
\$1,065,000

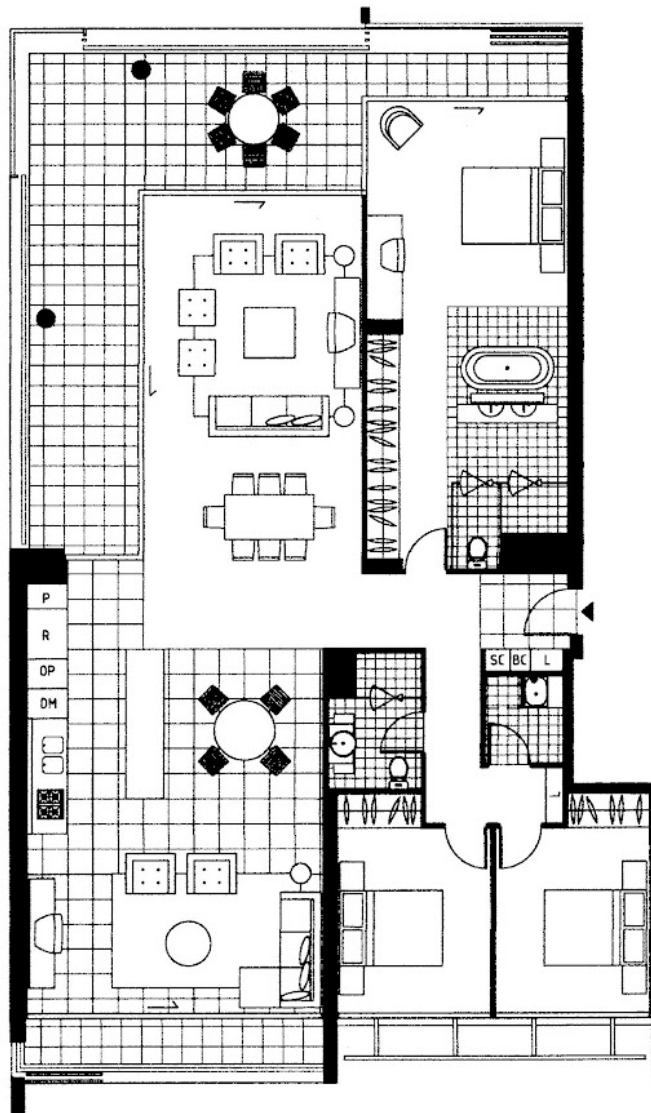
**OPEN FOR INSPECTION:**  
N/A



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# BUILDING 27 BROADWATER PRECINCT APARTMENTS

## Style B 31



### 3 BEDROOM + FAMILY

#### ROOM SIZE

|           |           |
|-----------|-----------|
| Living    | 4.5 x 4.3 |
| Dining    | 4.3 x 3.0 |
| Meals     | 3.5 x 3.1 |
| Family    | 5.8 x 3.6 |
| Bedroom 1 | 4.0 x 4.0 |
| Bedroom 2 | 3.7 x 3.0 |
| Bedroom 3 | 3.7 x 3.0 |



N

KEY PLAN

Apartment 27201 27201 27401 27501 220 m<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.