



FOR SALE

THE PERFECT CORNER POSITION AT EPHRAIM ISLAND - NORTH EAST ASPECT , 5TH LEVEL AND WOW , WHAT A VIEW!

This is an opportunity for those who not only want the sought after northern aspect but size and presentation too.

The owner has added so much extra value to this property and has been living here since 2006. Although she is selling at a loss from what she paid she can move forward and enjoy a new lifestyle closer to family. Her loss will be your Opportunity - act fast!!

The apartment is 229m2 and has 3 bedrooms, 2 bathrooms and a family room. The balcony is user friendly all year round as it has glass sliding doors on all sides for weather protection - sit out on your balcony at any time and enjoy the flotilla of watercraft going by - such an interesting and exciting aspect.

This home is beautifully maintained and presented and has many extra features that many others do not provide.

Special Features of this property are :

- * Fully enclosed patio - weather proof
- * Electric blinds in the Living areas and Main Bedroom
- * New En suite vanity - will please most buyers
- * Bath placement in En suite in an acceptable location
- * New Carpet and well cared for internal wall painting
- * Extra kitchen storage , utilities cupboard, bar area and glass display area,
- * Built in Desk / study set up - matching decor of the kitchen family area
- * All bedrooms have built in wardrobes and all are a good size
- * A welcoming sized entrance hallway
- * Separate laundry and extra cupboards in entrance and at the end of hallway
- * L shaped balcony plus an extra balcony to the west - enjoy the mountain views
- * Close to the pool and barbecue park area and the small beach area
- * Auto electric shutters on the 2nd and 3rd bedrooms
- * 4 Ceiling fans

3 BED | 2 BATH | 0 CAR

PRICE:
\$1,210,000

OPEN FOR INSPECTION:
N/A



Susan Crook

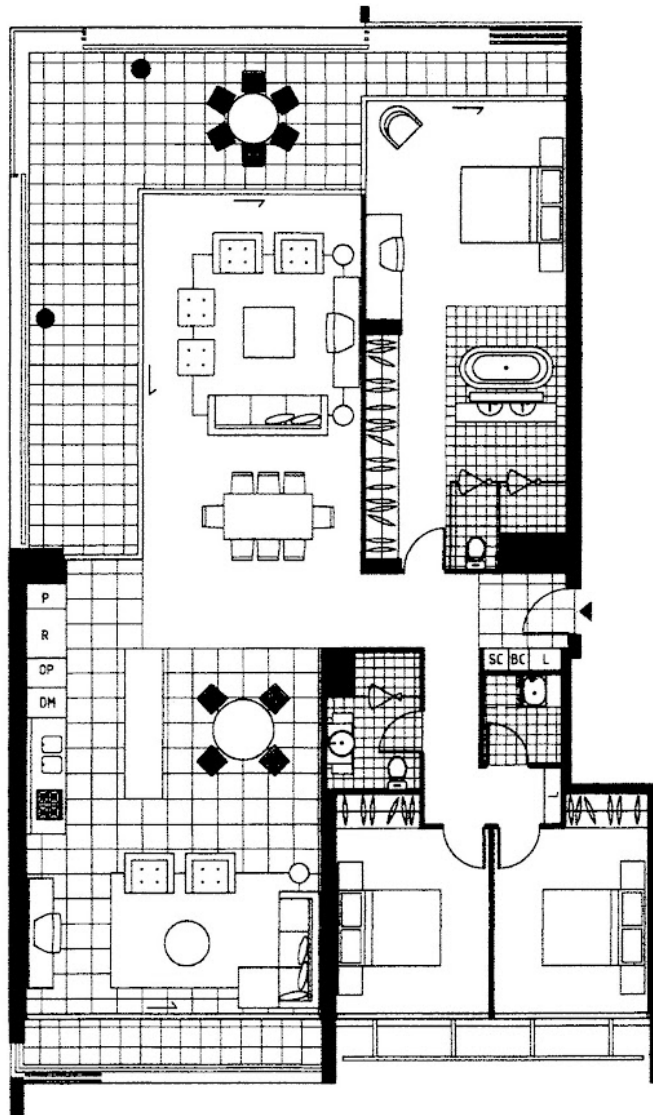
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BUILDING 27 BROADWATER PRECINCT APARTMENTS

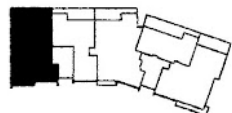
Style B 31



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

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.

MIRVAC