



# FOR SALE

## INTERSTATE OWNERS, GREAT TENANT, DELIGHTFUL ASPECT - PROPERTY NOW ON THE MARKET

The owners loved living here but have moved, the tenant enjoys living here and both parties love the magic water views!

This is a 2 bedroom plus family room apartment and does have 2 bathrooms and 2 separate car spaces (not tandem). The balcony overlooks the Broadwater and makes you feel like you are living right on the water. The Island beach area is just to the left and so in summer there is lots of kayaks and jet-skis to watch - not to mention the sailing boats competing in the twilight and week end races.

The 2 bedrooms are positioned apart from one another so there is good family / visitor privacy achieved by this great floor plan. The 2 balconies provide different aspects - east to water and west overlooking the 3rd swimming pool.

The kitchen is the galley style with Caesar stone bench tops, gas cook top, electric oven, microwave, dishwasher (positioned at the right height) and this particular apartment has an integrated fridge/freezer.

The lounge area is carpeted as are the bedrooms and the bathrooms, kitchen and family room has tiling. The laundry is positioned behind closed cupboard doors - referred to by many as a "European style laundry".

This particular apartment does have plenty of storage. Plenty of room for linen and electrical appliances.

Another extra feature, that this apartment has different from many similar apartments is the beautiful barbecue setup with sink and barbecue and cupboards - an outdoor kitchen for entertaining family and friends.

Ephraim Island has become popular as a place to live and relax and enjoy the quiet, private Island Lifestyle with brilliant recreational facilities such as 3 swimming pools (one heated lap pool), an excellent gymnasium, the Island Well Being Spa and an onsite Restaurant - beautiful food!

The 24 hour security staff provide friendly and courteous service and are very knowledgeable

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

**PRICE:**  
\$725,000

**OPEN FOR INSPECTION:**  
N/A



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