



FOR SALE

STUNNING WATER AND HINTERLAND VIEWS - ALL THE WAY TO SURFERS PARADISE!! SOLD

This fabulous and spacious end apartment is in the Reserve Precinct at Ephraim Island - enjoy the excellent facilities, beautiful gardens and quietness of Island Living.

The apartment is approximately 214m2 and enjoys a large L shaped balcony facing towards the Broadwater and a very warm and sunny rear balcony overlooking the gardens and to the north. Plenty of natural light to enjoy.

There are 2 separate living areas so furnishing this home will not be a chore as there is plenty of scope with the wide living areas and generous size bedrooms.

This apartment presents nicely and has been enjoyed by a selected few who all enjoyed living here. There is an integrated fridge/ freezer and good quality kitchen appliances - eg. electric oven, gas cook top, range hood, microwave. The modern pull pantry gives good visual storage when opened. Plenty of bench space on the middle cupboard setup - some residents are delighting in making changes to their homes so come see for yourself and let the interior decorator within , emerge , if required.

The master bedroom does have the best position and so you can certainly enjoy hinterland as well as Broadwater vistas from your bed - such a beautiful outlook! On a clear day you can even see Mount Warning in the backdrop.

The 2nd and 3rd bedrooms are separate from the master so privacy is enjoyed. The main bathroom does have a huge shower area as well as spacious dressing area. There should be no complaints from family or visitors. privacy is

The carpet is a modern grey colour so many lookers have appreciated the colour although some have thought about changing - all these exciting options of decorating could be yours!

All apartments at Ephraim Island do come with a Storage shed - approximately 2metres and this apartment does have side by side car spaces positioned right opposite the lift well.

A luxury lifestyle is on offer here at Ephraim and it has 24 hour guard staff to ensure your security and privacy is as you require - exceptional guard staff and wonderful facilities such as

3 BED | 2 BATH | 2 CAR

PRICE:

Offers Above \$1,000,000

OPEN FOR INSPECTION:

N/A



Susan Crook

0407285852

susancrook@atrealty.com.au

www.atrealty.com.au