

2104/2 Ephraim Island, Paradise Point, Qld 4216



Sold Apartment

Saturday, 12 August 2023

2104/2 Ephraim Island, Paradise Point, Qld 4216

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 237 m2

Type: Apartment



Will Daley

0401883789

\$1,812,500

I'm Under Contract with a settlement due soon. 5 buyers who enquired missed out on this home. If your home sits between 1.75 - 1.85 million in the area we would be happy to introduce your home to these live buyers. In Real Estate everyone says they have 'buyers' We can provide detailed client briefs for each of these buyers. Rare large 3 bedroom (237m²) with extra high ceilings completely protected from the south easterly winds. Extremely motivated vendor has purchased elsewhere! An opportunity not to be missed, EXTREMELY sought after aspect protected from the wind and elements with unparalleled views! What you will love about 2104 1. Light-filled, high ceilings, point position and privacy 2. A secure and gated community 3. Sub penthouse size - the perfect downsize from a house 4. Breathtaking views over the secure marina precinct Welcome to your new coastal lifestyle in this unique apartment on Ephraim Island. This apartment is larger than most 3 bedroom apartments on the Island and features 10/10 views over the marina back to Paradise Point. The point position of the waterside balcony gives you the ultimate privacy and is light filled. Once you step into the lounge and dining areas you will enjoy the flowing natural light enhanced by the 3.4-meter ceilings- these ceiling heights are normally reserved only for the penthouses. Don't miss out on this fantastic opportunity. House Downsize: this is the perfect apartment for you, it's oversized and features multiple living zones. A lock-up-and-go new Coastal lifestyle is on offer. Bring your boat with marina berths on offer. 2104 Ephraim Island Features - A Ground floor premium position - Views + privacy + security- 3 bedrooms - The master bedroom: Spacious and light-filled, facing over the Broadwater with 3-meter ceilings, a spa bath that overlooks the water, a walk-in robe that is normally only in the penthouses. - Bedrooms 2 & 3, both bedrooms are large and have garden views while having a flow out to the huge covered alfresco area - Multiple living and lounge areas - A dedicated dining area- a very rare feature for Ephraim Island 3 bedroom apartments, the dining area is elevated and takes in the views on offer....the perfect spot to host a family get together - A huge kitchen with an island bench, Miele appliances, ample storage space - 2 huge balconies - one facing the water and the second a garden facing private courtyard- 2 car spaces plus a storage shed - Great neighbors! Interstate buyers Please ask for a Facetime video inspection of 2014 Ephraim Island The Lifestyle of Ephraim Island - An exclusive Island 25 mins from Surfers Paradise, 10 mins from the Golf courses of Sanctuary Cove and Hope Island- Residents love the secure & active lifestyle, set off for a morning or sunset walk across the bridge and power walk the Esplanade- The Island has three pools, a massive gym, a sauna, and spa plus reams of guest parking and 24-hour security.- The Marina precinct has very little boat movement. Dolphins and Turtles drop in on occasion - a delight. The spotless well-kept park across at Paradise Point is 400 metres across the Broadwater and we can see the mountains and the inner Broadwater as well. This means very little boat noise as it is 6 knots only around the Marina and inner Broadwater.- Marina berths can be rented or purchased - A Michelin chef restaurant 'Jonez' - Paradise Point is a 5 min walk over the bridge and has cafes, restaurants, a supermarket, a bottle shop, a post office and boutiques. This is a magnificent property and a magnificent opportunity not to be missed! We are under clear and strict instructions to submit each and every offer! Do not miss this one. For all enquires, direct correspondence to the exclusive listing agents Will Daley & Alex Phillis of Phillis Real Estate Queensland.