

**2107 Ephraim Island, Paradise Point, Qld 4216**

**—** **Coastal**

**Apartment For Sale**

Tuesday, 13 February 2024

2107 Ephraim Island, Paradise Point, Qld 4216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Auction

Auction In Rooms, Tuesday 5th March at 11am at Harcourts Coastal office, 12 Grice Ave, Paradise Point. Nestled within the highly desired Marina Precinct of Ephraim Island, this beautifully refurbished ground-level apartment harmoniously integrates sophisticated luxury living with a meticulously planned layout, ensuring unmatched privacy. Designed for year-round comfort, the split-level living area showcases breathtaking views, seamlessly extending to the outdoor space on the Marina side through glass sliding doors-an elegant setting for entertaining friends and family, or simply indulging in a leisurely morning coffee.

- Expansive 232m<sup>2</sup>\* ground and second floor apartment
- Sought-after and elevated loft-style home on the ground floor covering two levels
- Beautifully refurbished in every detail
- Three generously sized bedrooms all with built-in robes
- Exclusive second level king-size master suite featuring walk-in-robe, ensuite with free standing bath and a sizeable balcony
- Expansive split-level living & dining
- High ceilings throughout for an abundance of natural light
- Luxurious designer kitchen equipped with high-quality appliances including gas cooktop and spacious island bench with breakfast bar
- Exceptional outdoor spaces with electric blind ensuring an all-weather retreat on the Marina side
- Separate laundry
- Ducted air-conditioning and ceiling fans
- Two secure car spaces and a storage shed
- World class facilities plus 24 hour onsite security in gated estate\*approx.

Ephraim Island is a highly sought-after prestige gated community with world-class facilities including 24 hour security, 2 outdoor pools, an indoor pool, spa, sauna, gym, superb grounds, restaurant and day spa. It is a pet-friendly residential-only community. Just a short walk across the bridge you will find the Paradise Point Parklands, cafes, restaurants and shopping. Boating is a dream boasting direct Broadwater access and sought-after private marina facilities. For your chance to secure this sensational apartment - call Shaun today!

**Disclaimer:** This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.