

**26201 Ephraim Island, Paradise Point, Qld 4216**

 Coastal

**Sold House**

Thursday, 10 August 2023

26201 Ephraim Island, Paradise Point, Qld 4216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 243 m2**

**Type: House**

**\$1,900,000**

Auction In Rooms, Tuesday 15th August at 11am, 12 Grice Avenue, Paradise Point A fabulous corner apartment in a premium position in Ephraim Island's highly desirable Building 26 of the Broadwater Precinct. This well-maintained abode boasts an outstanding floor plan rarely available and ready for your personal touch. Three bedrooms, including a substantial master suite, along with spacious open plan living and dining plus extra family room make for easy living. The generous wrap-around terrace offers a glorious outdoor entertaining area to be enjoyed year-round. Perfectly positioned with a North-Easterly aspect, you will delight in the incredible Broadwater views. Act fast - these popular corner positions do not last!

- Coveted North-East corner on Broadwater, positioned on level 2
- Stunning uninterrupted expansive Broadwater views
- Spacious 243m<sup>2</sup>\* apartment
- Wrap-around outdoor terrace for idyllic outdoor living and entertaining
- Spacious kitchen with quality Miele appliances and great storage space
- Seamless open plan living and dining
- Additional oversized family room with Northern window and views to the Broadwater
- Abundance of natural light and space
- Floor-to-ceiling glass stacking sliding doors to take full advantage of the views and cross-breezes
- Generous master suite with ensuite including deep soaking bathtub, dual vanity and built-in robes
- Another two generously sized bedrooms with built-in robes
- Oversized second bathroom
- 2 car garaging (separate spaces for easy access) plus storage shed in secure underground carpark
- Ducted air-conditioning throughout
- Separate laundry

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. Call Shaun now to chat about this stunning apartment!

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