

31105 Ephraim Island, Paradise Point, Qld 4216

— **Coastal**

Apartment For Sale

Tuesday, 2 April 2024

31105 Ephraim Island, Paradise Point, Qld 4216

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Shaun Kaddatz

0414461676

Auction

Auction In Rooms, Tuesday 23rd April at 11am, 12 Grice Avenue, Paradise Point This very special apartment is a rare find! The generous two bedroom abode boasts an extra family room plus separate study. Add to this the highly sought-after ground floor position with the advantage of elevated endless views of the sparkling Broadwater. The massive waterfront terrace is perfect for entertaining with plenty of room for family and friends. Enjoy the ultimate waterfront lifestyle in this private, beautifully styled luxury home. • 2 bedrooms, 2 bathrooms • Separate study • Extra family room • Sought-after ground floor position • Elevated and uninterrupted views over the Broadwater • Massive waterfront terrace is perfect for entertaining with plenty of room for outdoor dining and living • Light-filled open-plan living • Stacking glass sliding doors allow you to take full advantage of the sensational views • Sensational views over the Broadwater that seem to go forever • Contemporary finishes in the newest building on Ephraim Island are complemented by superb styling • Striking kitchen with Miele appliances, gas cooktop and stone benchtops • Separate laundry • Master suite boasts ensuite with bath, double vanities and built-in robes • Two car parking (side by side) in basement garage with storage 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. 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.