

**31203 Ephraim Island, Paradise Point, Qld 4216**

**—** **Coastal**

**Apartment For Sale**

Tuesday, 2 April 2024

31203 Ephraim Island, Paradise Point, Qld 4216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Shaun Kaddatz

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## Auction

Auction In Rooms, Tuesday 23rd April at 11am, 12 Grice Avenue, Paradise Point Experience refined elegance in this stunning 3-bedroom apartment, featuring captivating views of the sparkling Broadwater. Meticulously renovated to exceed expectations, this exquisite residence showcases upscale timber-look flooring, an expanded and redesigned kitchen, and top-of-the-line fixtures and fittings. Revel in the luxury of multiple balconies, ideal for outdoor leisure and hosting guests. Whether it's unwinding on the waterfront balcony, grilling on the dedicated BBQ balcony adjacent to the kitchen, or enjoying serene green vistas from the Northern balcony, every corner offers a unique experience. Don't miss out on this exceptional opportunity!

- 3 bedrooms, 2 bathrooms
- Spacious floorplan of 218m<sup>2</sup>\*
- Beautiful open plan living areas with dedicated dining
- Living area showcases a custom stone floating bench with integrated fireplace
- Extra family room creates abundance of space
- Incredible remodelled kitchen with extension - featuring integrated fridge and freezer, fabulous island bench with glorious timber extension to create double-sided dining, large pantry and appliance cupboard
- Waterfront main balcony with Broadwater views features awesome bespoke wall with in-built mirror
- Dedicated BBQ balcony off kitchen also has water views, and features built-in BBQ cabinet
- Northern balcony off family room with green views
- Master suite boasts wonderful water views, built-in robes and contemporary enclosed bathroom with deep soaking bathtub
- 2 extra bedrooms with green views and built-in robes
- Chic pendant lighting and chandeliers
- Ducted air-conditioning
- All bedrooms and family room have ceiling fans
- Separate laundry
- 24 hour onsite security in gated estate with world-class facilities\*

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 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 with direct Broadwater access with no bridges. Call Shaun today about this spectacular apartment!

**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.