

3403 Ephraim Island, Paradise Point, Qld 4216

— **Coastal**

Unit For Sale

Tuesday, 2 April 2024

3403 Ephraim Island, Paradise Point, Qld 4216

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Shaun Kaddatz

0414461676

Auction

Auction In Rooms, Tuesday 23rd April at 11am, 12 Grice Avenue, Paradise Point Don't miss the opportunity to possess this stunning fourth-floor apartment situated in the Marina Precinct, featuring a bright and sunny aspect with views over the Inlet and Broadwater! Enjoy the charm of the spacious open-plan living, dining, and kitchen areas with a bonus outdoor sunroom, in a coveted location that promises to inspire. Rarely do opportunities arise to acquire apartments in this special position so close to the Ephraim facilities and marina, and they are highly sought after. Act now to secure this remarkable residence before it's too late!

- Expansive fourth floor 172m²* apartment
- 2 bedrooms, 2 bathrooms
- Spacious kitchen with stone bench tops and high-end quality Miele appliances including gas cooktop, microwave, oven and integrated dishwasher
- Light-filled dining space adjacent to the kitchen, offering delightful water vistas, ideal for casual dining moments
- Generous open plan living and dining areas with timber-look flooring
- Floor-to-ceiling stacking glass sliding doors for seamless indoor/outdoor living
- Partially enclosed sunroom positioned beside the living space, boasting glass walls for ample natural light
- Master suite with views of Paradise Point, Marina and the Inlet, mirrored built-in robes and a generous ensuite with bath, double vanities and fabulous storage
- Sizeable second bedroom with built-in-robe, ceiling fan and balcony access
- Separate laundry
- Brand new ducted air-conditioning throughout
- Two car parks in secure basement garage with storage shed
- 24 hour security in gated island 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, day spa and superb grounds. 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 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.