

7406 Ephraim Island, Paradise Point, Qld 4216

Sold Apartment

Tuesday, 19 March 2024

7406 Ephraim Island, Paradise Point, Qld 4216

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Shaun Kaddatz
0414461676

\$1,700,000

Auction In Rooms, Tuesday 23th April at 11am, 12 Grice Ave, Paradise Point. When size matters! A corner position with a desirable North-East aspect - you will find this generous 253m²* apartment has so much to offer. Delight in the generous light-filled open-plan living spaces and enjoy the over-sized main balcony which is perfect for entertaining and relaxing year-round. From this position on level 4, you will enjoy sparkling water views down the inlet and out to the Broadwater. Beautifully finished with neutral tones and stone wall features!

- Water views over Ephraim Island's inlet precinct and out to the Broadwater
- North-East corner position - this aspect invites year-round outdoor living
- Huge 253m²* apartment
- Spacious floor plan with over-sized living spaces
- New timber-look flooring in lounge room and new carpets throughout
- Fabulous expansive balcony overlooking the inlet waterway and out to the Broadwater and to Sovereign Islands beyond
- Contemporary kitchen with quality Miele appliances, including coffee machine, microwave, gas cooktop and provision for a plumbed fridge
- Large open plan living area leading out to main balcony
- Floor to ceiling stacker doors allow an abundance of natural light and sea breezes
- Dedicated dining area adjacent to kitchen
- An additional generous-sized tiled family room with balcony, looking over the Ephraim Island parklands
- Three generous size bedrooms, all with built-in robes
- King-size master suite with floor to ceiling windows and balcony access
- Large modern ensuite, with oversized shower and double vanity with full-width mirrored cabinet
- High ceilings, quality fixtures and ducted air conditioning throughout
- Separate laundry
- Two car side-by-side secure basement car parking + storage shed
- Just one minute walk to sandy beach on Ephraim* 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.