

**2203 Ephraim Island Parade, Paradise Point, QLD,
4216**

 Coastal

Unit For Sale

Thursday, 1 August 2024

2203 Ephraim Island Parade, Paradise Point, QLD, 4216

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit

Luxurious Coastal Living with Idyllic Private North-Facing Position

Discover the epitome of serene luxury in this stunning apartment located on the Northern tip of Ephraim Island. Positioned in one of the most coveted locations, with desirable North-to-water orientation, this residence offers privacy and unparalleled views of the Ephraim Island Marina, Broadwater, and Paradise Point. Positioned on the second level, enjoy the beautiful morning sunlight over the Broadwater and mesmerizing sunsets over the marina and mountains.

Don't miss out on this exceptional opportunity!

- 3 bedrooms, 2 bathrooms
- Expansive second floor 231m²* apartment
- Stunning views over the Ephraim Island Marina and sparkling Broadwater
- Coveted North-facing position
- Superb position offering peace and privacy
- Spacious kitchen featuring stone benchtops and top-of-the-line Miele appliances including a gas cooktop, microwave, and integrated dishwasher
- Generous open plan living and dining areas designed with built-in cabinetry for ample storage
- Floor-to-ceiling stacking glass sliding doors throughout for seamless indoor/outdoor living
- Spacious balcony ideal for entertaining and relaxing by the water, with a desirable aspect that allows for year-round enjoyment.
- Master suite with views to the Broadwater, mirrored built-in-robos and a generous ensuite with bath and double vanities
- Sizeable second and third bedrooms with mirrored built-in-robos, floor-to-ceiling glass sliding doors and balconies overlooking the marina
- Ducted air-conditioning throughout
- Separate laundry offering plenty of storage
- Close to the Ephraim Island Marina and main pools and gym complex
- Two car parks in secure basement garage
- Storage shed plus a triple bike rack
- Additional basement storage room included on property title
- 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, 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.

For your chance to secure this sensational apartment - call Shaun today!

Disclaimer: 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.