

**10/113 Landsborough Avenue, Scarborough, Qld
4020**



Apartment For Sale

Sunday, 31 March 2024

10/113 Landsborough Avenue, Scarborough, Qld 4020

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 195 m2

Type: Apartment



Clinton Viertel
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Madonna Jenkins
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For Sale

Exceptional, beachfront luxury is all yours for the taking with this superlative opportunity to reside in a position that can't be beaten! Emanating all the luxury and views expected of its privileged coastal position, there is an unbeatable Moreton Bay view serving lifestyle excellence on a platter! Capturing immediate attention, intelligent design brings the sparkling views into every aspect of this luxurious apartment. Open-plan lounge and dining stretches on tiled flooring; built-in cabinetry designed for effortless entertaining with floor to ceiling glass bringing brilliant natural light. Embracing connection and orientated to capture the glorious views, the kitchen has been designed with timeless modern demands in mind; plentiful storage within refined joinery, gourmet appliances, stone-topped benches and large centre island with waterfall ends included. It's easy to be beckoned outdoors with a superb indoor/outdoor flow guiding you to a large, covered balcony; an enticing alfresco extension of the interior living space. You get the best of every sea breeze, sunrise and gleaming horizon view as a backdrop to any entertaining or relaxing you desire. Three built-in bedrooms offer accommodation for families or guests; a rear bedroom enjoying the perks of a private balcony. Wake up to the shimmering blue sea with the master enjoying direct alfresco access alongside a large walk-in robe and luxurious ensuite; floor to ceiling tiling, high-end fixtures, large glass shower and freestanding bath invoking resort-styled relaxation. An additional full sized bathroom matches in quality and sophistication. Additional features include a separate internal laundry, lift access, building security, intercom and secure side by side vehicle storage. A coveted complex in the heart of Scarborough, you'll also enjoy premier resident facilities including resort-styled in-ground swimming pool, spa, BBQ facilities and lush, landscaped surrounds. Delivering the ultimate in liveability, enjoy a central position allowing easy access to a myriad of boutiques and cafes - all within walking distance along meandering pathways. Kilometres of walking and biking tracks stretch along the foreshore whilst all necessary services are nearby including schools, shops and transport.

Outgoings: Strata Admin: \$1048.80 pq Strata Sinking: \$753.92 pq Water: \$350 pq Rates: \$469.80 pq - ? Premier apartment in coveted waterfront locale - ? Unrivalled extensive horizon views taking in Moreton Bay - ? Open-plan lounge and dining on tiled floors with bespoke cabinetry - ? Designer kitchen including sleek cabinetry, gourmet appliances and extensive stone - ? Large covered alfresco entertaining with easterly aspect and horizon outlook - ? Three built-in bedrooms; with Bedroom 2 featuring a balcony - ? Deluxe master with alfresco access, water views, walk-in robe and luxurious ensuite - ? Second full sized bathroom/internal laundry/ducted air-conditioning/secure vehicle storage and storage cage - ? Lift access and premier resident facilities including resort style in-ground pool, spa and BBQ zones - ? Walk to cafe and dining precincts plus local shops and services