

**1302/15-17 Cannes Avenue, Surfers Paradise, Qld
4217**

— **Ray White** Coastal

Apartment For Sale

Tuesday, 14 May 2024

1302/15-17 Cannes Avenue, Surfers Paradise, Qld 4217

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 146 m2

Type: Apartment



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Contact Agent

Luxurious As-New 3 bedroom apartment featuring stunning Skyline, River and Hinterland views plus 5-star residents amenities, Welcome to Cannes Waterfront Living. Cannes' exceptional design, unsurpassed location and remarkable amenity combine perfectly in redefining what absolute waterfront living should be. A quiet, green riverfront enclave removed from the action, yet you can walk to a patrolled beach, cafes, G:link station & more in less than 5 minutes all while Nestled between Broadbeach & Surfers Paradise, Welcome to the award winning Cannes Waterford living. Only 2 years old, exclusive Residential building - no short term holiday letting permitted. Cannes Waterfront has been brought to life by the award-winning Marquee Development Partners, winner of the #1 medium density residential project in QLD & the Gold Coast in 2020 - so you can be assured of the highest standard of quality & finish. Features of 1302: • Ideally situated on the 13th floor • Highly desirable "O2" floor plan • Oversized 145m² - 3 bedrooms, 2 bathrooms • Stunning Skyline, River and hinterland views by day and night • A huge 13.4m frontage to the river • Generous, private, and protected entertaining balcony • Double sided kitchen with waterfall stone bench, European appliances & plenty of storage • Ducted air conditioning to all bedrooms & living spaces • Luxurious bathrooms with back-lit mirrors, floor to ceiling tiles & rainfall showers • Master with WIR and Bath tub in ensuite • Floor to ceiling glass that captures an abundance of natural light • Separated laundry room • Spacious, well separated bedrooms with built in storage • Recessed balcony to provide added privacy & protection from the elements • As-new condition, only 2 years old*, sold as vacant possession • 2 car spaces on title "side-by-side" plus adjoining storage cage • The building has been designed with dual-entry, from either the Cannes Avenue grand lobby, or by boat via your private pontoon on the river • Opulent double height glass lobby & premium arrival experience • Extremely cheap body corporate for what's on offer A healthy lifestyle of relaxation and rejuvenation without leaving your doorstep, with all these communal spaces available exclusively for residents, their family & friends, Cannes offers an exception range of premium facilities which include: • 25m riverfront lap pool, sun lounges and waterside deck • Residents only 45m river pontoon • Communal roof top Skydeck with lounges and BBQ's • Private dining room with large flatscreen & AV equipment to double as a boardroom • Billiards Room • Library • Sauna • Hydrotherapy shower • Spa treatment room • Yoga terrace • State of the art Gymnasium • Zen garden • Bocce court • Booking app to secure spaces for private use Apartment 1302 is ideal for the owner occupier, private coastal holiday home or performing investment, either way the choice is yours with no restrictions. Location: • Riverfront park - 1 min walk • G:link Station - 2 mins walk • Patrolled Beach - 5 mins walk • Cascade Gardens - 6 mins walk • Broadbeach cafes and restaurants - 15 mins walk/3 mins drive • Pacific Fair - 25 mins walk/5 mins drive/5 min G:link • The convention centre - 20 mins walk / 4 mins drive / 3 mins G:Link Exclusively listed by Tolemy Stevens of Coastal - Luxury Property Specialist. www.tolemystevens.com.au Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.* Please note the pictures displayed are of the same floor plan, size and view 3 floors lower, due to tenants being within 1302 we were unable to take any photography. Inspection recommended.