

**1701/2 The Lanes Boulevard, Mermaid Waters, Qld
4218**



Apartment For Sale

Wednesday, 12 June 2024

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Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 121 m2

Type: Apartment



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\$1,229,000

Welcome to this stunning 2-bedroom plus multi-purpose room (MPR) luxury apartment, that offers breathtaking views over Lake Unity. • Sought after 121sqm apartment in the prestigious 'The Lanes Residences'• Floor-to-ceiling windows offer stunning 180-degree panoramic views of water, skyline and mountains• Two spacious bedrooms, all with views, plus an additional large multi-purpose room• Stunning ensuite with floor to ceiling tiles & freestanding bath• Abundance of storage throughout• High-quality fit-out with upgraded finishes and fully ducted air-conditioning• Impressive high ceilings, custom cabinetry, and lighting fixtures• Stone benchtops, high gloss cabinetry and mirror splashback in the kitchen• European appliances include integrated dishwasher, 2 ovens, induction cooktop and integrated French door fridge/freezer• Separate laundry equipped with a dryer and ample storage space• Two car spaces available in a secure basement car park, plus storage cage• Access to residents' amenities, including a Technogym-equipped gym, resort-style pool, sauna, two outdoor BBQ terrace areas and a resident's lounge overlooking Lake UnityFloor to ceiling double glazed windows overlook the serene lake, allowing you to enjoy the picturesque views and natural light throughout the day. Beyond the lake are the undulating hills of the Gold Coast Hinterland, picking up the unique topography of Mt. Warning, the first place on mainland Australia to receive the sun's rays each day. Cast your eyes to the East and you see the beachfront high-rises of Burleigh Heads and sunset creates astonishing orange hues that reflect off the calm water.An exceptional floorplan, both bedrooms overlook the glistening lake, while the main has a walk-in robe, with striking black shelves leading to the huge ensuite bathroom. Floor to ceiling stone look tiles compliment the smoked glass frameless screens, with both rain-head and hand-held showers in polished nickel, double vanity and freestanding bath. The second bedroom is complimented by the family bathroom and adjoining multi-purpose room, which can be closed off with full height bi-folding doors or left open to compliment the living areas. Floor to ceiling double sliding doors lead to the large lakefront balcony with glass balustrade.The galley style kitchen comes with quality Smeg appliances consisting of double ovens from the Black Linea range including Multifunction Oven and Combi Speed Microwave Oven complimented by the large induction cooktop. Both the dishwasher and French door fridge/freezer are fully integrated. The full height cupboards, once again have striking black in-lays, as do the abundance of storage cupboards throughout the apartment.. The huge island bench, with stunning stone waterfall edge, has a double bowl sink and sleek polished nickel tapware.Parking is a breeze with two car spaces on the first basement level B1 near the lift lobby. Adjacent to your parking is your large, exclusive use storage cage. The basement is accessed by double auto gates which, along with nightly security patrols and daytime onsite manager gives you an added level of surety.Living at The Lanes Residences is a lifestyle experience. As part of 'The Lakes' 42 hectare master planned community those that reside in the East Village have access to a quality gymnasium with commercial-grade Techno Gym equipment, cedar lined sauna, pool, residents' lounge and dual BBQ facilities. The elevated pedestrian boardwalk will allow you to stroll (or jog, ride, scooter) around the lake and be connected via footbridge to Q Super Centre for your everyday shopping or to utilise the cafes and coffee houses. High-end world class shopping and dining experiences are available just a short distance away at Pacific Fair and a few minutes further are the golden sands of the outstanding beaches of the central Gold Coast.