

171/135 Lakelands Drive, Merrimac, Qld 4226

— **Coastal**

Apartment For Sale

Saturday, 25 November 2023

171/135 Lakelands Drive, Merrimac, Qld 4226

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 178 m2

Type: Apartment



Grant Cassandra Stephens
0402888397

Auction

AUCTION Wednesday 13th December 11:00am In-rooms, Level 1, 16 Queensland Avenue, Broadbeach (NO LONGER ON-SITE) "Signature Waterfront Apartments" in Lakelands Golf Course. Consistent feedback from buyers is that the views are way better and the apartment is bigger than they thought it would be! Beautifully updated and cleverly designed, this amazingly spacious, high floor apartment is perfect for those downsizing from a mansion or upsizing from an average sized apartment. THE ASPECT & VIEW The northern aspect lets you follow the sun until sunset, which is just amazing from here. After sunset, the shimmering city skyline emerges and entertaining your envious friends will be ever so special from your large balcony year round. The 7th floor is just the perfect height to capture everything to see. THE APARTMENT With three bedrooms, two full bathrooms, double secure parking, storage cage, separate laundry, sweeping balconies and new flooring, cabinetry and feature wallpaper throughout. A total of 178m² plus parking area (36m²). Covered entertaining balcony (39m²) overlooking the golf course, lake, marina and GC skyline with weather shutters. Master bedroom with balcony, large ensuite with bath and walk in robes. Bedrooms 2 and 3 have a large balcony to view the sunsets plus have large mirrored robes, ceiling fans and both are next to the main bathroom. Gorgeous chefs kitchen with stone splash back, 70cm Smeg oven, induction cooktop, Miele dishwasher, breakfast bar, soft close drawers and large plumbed fridge cavity. Bedroom 3 is currently used as a guest room/office or tv room. (Easy for robes to be restored). Separate laundry that is well appointed with tiled splash backs, stone bench and generous storage. New speaker system throughout + video intercom. Balconies to the east, north and west. Double, side by side secure parking plus great storage cage. THE RESORT Facilities include a residents gymnasium, beautiful resort lap pool, lovely on-site managers, Marina and of course the Jack Nicklaus designed championship golf course (fees apply to play and memberships may be available). The Marina moorings are available based on "first come - first served" basis and boats access the ocean via the Clear Island Waters loch. Lovely onsite Managers, Tim and Courtney who work tirelessly to make sure the facilities and gardens are in A1 condition. This unique offering is not going to last long and offers will be presented prior to auction. Enjoy the postcard sunset views over the Great Dividing Range over the lush landscapes of the Lakelands Golf Course every night, plus the sunrise and city lights of the Gold Coast skyline. Stroll down to the Lakelands Golf Club for an afternoon beverage lunch (the calamari is amazing) or dinner, even become a member of this beautiful Club and of course the challenging Jack Nicklaus designed championship golf course itself is yours daily to enjoy. Within 5 - 10 minutes drive: Emerald Lakes Village, Emmanuel College, All Saints Anglican School, Merrimac State School, St Michaels Catholic High School, Woolworths Shopping Centre, Q Super Shopping Centre, Heritage Bank Stadium (formerly Metricon Stadium), KDV Tennis and Golf Centre, The Pacific Motorway, Nerang Train Station, Carrara Markets and adjacent Cocos Medical Centre and shopping. THE AUCTION: 5-10% Deposit (payable 2 business days from auction) Settlement terms 30-60 days Private Auction - registered bidders only to attend OUTGOINGS: Body Corporate Fees: \$195 approx per week (after discount) Council Rates: \$1,318.52 approx per half year Water Rates: \$322.33 approx per quarter Rental appraisal: \$1100 - \$1200 approx per week Within 10-15 minutes drive: Broadbeach (Pacific Fair, Kurrawa Beach, Star Casino, Convention Centre), Robina Town Centre, Robina Hospital. 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. 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.