

**2303/2 The Lanes Boulevard, Mermaid Waters, Qld
4218**



Apartment For Sale

Wednesday, 6 December 2023

2303/2 The Lanes Boulevard, Mermaid Waters, Qld 4218

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Ty Van Der Meulen
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Contact Agent

Welcome to 2303/2 The Lanes Boulevard, Mermaid Waters. This sophisticated 2-bedroom, 1 bathroom, 1 car space apartment offers an exclusive opportunity for luxurious living, boasting captivating views of the Gold Coast skyline and hinterland. Upon entry, a well-thought-out floor plan unveils itself, featuring an open-plan living area seamlessly connected to the well-appointed kitchen. This design creates a generously proportioned and inviting space, perfect for relaxation and entertainment. The kitchen boasts modern finishes, top-tier appliances, and ample storage, complemented by a large stone benchtop, inspiring liveability, and serving as an ideal focal point for entertaining guests. The bedrooms serve as serene retreats, with the main bedroom capturing the essence of tranquillity, showcasing panoramic views of the Gold Coast skyline each morning. The meticulously designed bathroom includes premium fixtures and an indulgent feel, featuring a luxurious shower with rainfall shower head. Additional enhancements encompass dimmable lighting in the main living area, along with high-quality sheer curtains throughout the residence, coupled with block-out curtains in both bedrooms. These provide not only privacy but also functional flexibility. Highlighted features of this residence include a designated car space conveniently paired with a large storage cage, located close to the carpark lift on Basement 2 for utmost convenience. Internal features encompass: -A well-lit, spacious open-plan living and dining area -A private balcony perfect for outdoor entertainment -Ducted air-conditioning with individually zoned controls -Ample storage in this well designed apartment -Coveted travertine tiles throughout the kitchen, main living, bathroom, and laundry -A contemporary kitchen featuring stone benchtops, matte finishes, high-gloss cabinetry, and mirrored splashbacks -Premium Smeg European appliances, including a dishwasher, conventional oven, and induction cooktop -Thoughtfully designed bedrooms with block-out curtains, plush carpeting and built-in robes, with floor to ceiling mirrored sliding doors -A meticulously appointed bathroom with floating stone vanity, glass-encased rainfall shower, and floor-to-ceiling tiles -An independent laundry cupboard with ample cabinetry and bench space for seamless storage -The property includes a basement car space and storage cage. Residents can relish in premium amenities: -A large outdoor pool -Terrace area -Barbecue facilities -Lounge area -Sauna -A fully equipped gym This modern 2-bedroom, 1-bathroom apartment with a car space, North West Corner of Tower 2 at The Lanes in Mermaid Waters offers a distinctive opportunity for refined living with enchanting views of the Gold Coast skyline. Perfect for those seeking a sophisticated residence, whether as first-time buyers, downsizers or investors. 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. * Denotes approximate measurements.