

264/135 Lakelands Drive, Merrimac, Qld 4226

REPUBLIC^R

Unit For Sale

Wednesday, 17 January 2024

264/135 Lakelands Drive, Merrimac, Qld 4226

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



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NEW TO MARKET

Welcome to unit 264 at Signature Waterfront Apartments where convenience meets luxury. This stunning 2-bedroom, 2-bathroom apartment nestled along the serene Lake is not one to be missed. Embrace a worry-free lifestyle in our secure complex, where security is seamlessly integrated into every aspect of living. Step inside and experience a blend of modern luxury and natural beauty, providing an unparalleled living. You are greeted by an open-concept design that seamlessly integrates the living, dining, and kitchen areas onto a large covered balcony offering breathtaking panoramic views of Clear Island Lake, hinterland and Lakelands Golf Club from every angle. The interior boasts high-end finishes, including large floor to ceiling glass windows that flood the space with natural light. The master bedroom is a sanctuary of comfort, with its spacious layout, private en-suite bathroom and walk in robe. The second bedroom is equally inviting, providing versatility for guests or a home office space. Both bedrooms offer equally stunning views. Property Features: - Bright and inviting open living and dining area - Spacious, covered balcony - 2 x generous bedrooms with stunning views - Air-Conditioned lounge & Master Bedroom - Modern kitchen appliances includes convection oven, Hob, rangehood and new Westinghouse Dishwasher - New wall-floor blinds, stylish flooring and fresh repaint throughout - Ceiling fans throughout - Secure parking - Personal storage cage - Mariner hire available with no cost (current) The apartment can be sold fully furnished subject to further conversation. The Numbers: Body Corporate approx: \$2500 per 4 months Water Rates: Subject to usage - Individually metered Council Rates: approx \$1,900 per half year (investment) Investment Highlights: Set and forget this little gem as it will always be easily rented in this position. The professional and highly experienced onsite management team predict permanent rental rates for this property at \$700 per week. Residents and guests of Signature Waterfront Apartments have access to a very special golfing experience at Lakelands Golf Club, featuring a beautiful 18-hole course designed by world-renowned golfer Jack Nicklaus. Guests can also enjoy a bite to eat at the highly-regarded Lakelands Golf Club Bistro, open 7 days a week. Location: This property is not just a home; it's a lifestyle – a retreat where you can escape the hustle and bustle and immerse yourself in the beauty of lakeside living. Have a look on Google Maps and you will see just how central you are here: - 5 minutes to local grocery store & Carrara Markets - 5 minutes to M1 - 8 minutes to Worongary Town Centre - 10 minutes to Pacific Fair Shopping Centre, Broadbeach - 12 minutes to Surfers Paradise Beach