

3905/24 The Lanes Boulevard, Mermaid Waters, Qld **RayWhite.**

4218

**Sold House**

Wednesday, 4 October 2023

3905/24 The Lanes Boulevard, Mermaid Waters, Qld 4218

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 103 m2**

**Type: House**



Ty Van Der Meulen

0427445488

**\$880,000**

Step into the epitome of modern living in the heart of picturesque Mermaid Waters, where you'll discover an exceptional unit perched on the 9th floor of the newly constructed Lanes Residences, Tower 3. Offering breathtaking vistas of the Gold Coast hinterland, this residence is more than just a place to live; it's a harmonious blend of opulence, comfort, and captivating natural beauty. With two bedrooms, two bathrooms, a secure parking space, and a handy storage area, this opportunity is simply too good to pass up. As you step inside, you'll immediately be embraced by an atmosphere of elegance and tranquility. The spacious open-plan design seamlessly connects the living, dining, and kitchen areas, creating a welcoming space that's perfect for unwinding or hosting friends and family. Sunshine bathes every nook, infusing the interiors with a cozy and inviting aura. The kitchen, equipped with contemporary finishes and top-notch appliances, is a haven for culinary enthusiasts. Whether you're whipping up a quick breakfast or planning an extravagant dinner gathering, this well-appointed space is sure to ignite your culinary passions. The master bedroom is your personal sanctuary, offering ample room, a walk-in wardrobe, and a luxurious ensuite bathroom. Imagine waking up each morning to awe-inspiring views of the serene hinterland, setting a positive tone for your day. The second bedroom, equally spacious, provides comfort and versatility, making it perfect for guests or as a home office. This residence boasts a generous 103 square meters of space, ensuring that your lifestyle needs are met without any sense of confinement. Moreover, the inclusion of a storage area adds practicality and convenience, affording you extra space to store your belongings. Nestled in the heart of Mermaid Waters, arguably the most prime and central location on the Gold Coast, this unit offers an unrivaled living experience that encapsulates the very essence of Gold Coast living at its finest. It's worth mentioning that this tower is a mere six months old, having been built in early 2023, making it not only a fantastic place to call home but also an incredible investment opportunity. Internal features include:

- State-of-the-art ducted air-conditioning with individual zoning
- Spacious open-plan living with abundant natural light
- Sought-after travertine tiles throughout the kitchen, living area, bathroom, and laundry
- A contemporary kitchen with stone countertops, matte finishes, high-gloss cabinetry, and mirrored splashbacks
- Top-of-the-line Smeg European appliances, including a dishwasher, conventional oven, and induction cooktop
- The master bedroom features day-to-night block-out curtains, plush carpeting, a walk-in robe, and an ensuite
- Bathrooms showcase floating stone vanities, glass-encased rainfall showers, and floor-to-ceiling tiles
- A separate laundry room with ample cabinetry and counter space, ensuring ample storage
- Downlights, intercom, premium fixtures, and finishes, along with an abundance of space and features
- Included is one basement parking space and a storage cage with direct lift access

Premium resident amenities:

- Swimming pool
- Terrace area
- Barbecue facilities
- Lounge area
- Sauna
- Fully equipped gym

\*Please note that the property is currently tenanted. The current lease is in effect until May 2024. Enquire now for more details and seize the opportunity to call this remarkable tower your home or a wise investment choice.