

# 404/15-17 Cannes Avenue, Surfers Paradise, Qld 4217

## Apartment For Sale

Friday, 8 March 2024

404/15-17 Cannes Avenue, Surfers Paradise, Qld 4217

**Bedrooms:** 2

**Bathrooms:** 2

**Parkings:** 1

**Area:** 96 m2

**Type:** Apartment



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## As-New Riverfront 2bed+Media - Must be Sold

404/15-17 CANNES AVENUE, SURFERS PARADISE Luxurious As-New 2 bedroom + Media Room / Executive Study apartment featuring stunning Skyline, River and Hinterland views plus 5-star residents amenities, Welcome to Cannes Waterfront Living. Cannes' exceptional design, unsurpassed location and remarkable amenity combine perfectly in redefining what absolute waterfront living should be. A quiet, green riverfront enclave removed from the action, yet you can walk to a patrolled beach, cafes, G:link station & more in less than 5 minutes all while Nestled between Broadbeach & Surfers Paradise, Welcome to the award winning Cannes Waterford living. Only 18+ months old, exclusive Residential building - no short term holiday letting permitted. Cannes Waterfront has been brought to life by the award-winning Marquee Development Partners, winner of the #1 medium density residential project in QLD & the Gold Coast in 2020 - so you can be assured of the highest standard of quality & finish. Features of 404:

- Ideally situated on the 4th floor
- Highly desirable "04" floor plan
- Spacious 96m<sup>2</sup> - 2 bedrooms + Media / Study, 2 bathrooms
- Stunning Skyline, River and hinterland views by day and night
- Large frontage to the river
- Generous, private, and protected entertaining balcony
- Kitchen with stone bench, European appliances & plenty of storage
- Ducted air conditioning to all bedrooms & living spaces
- Luxurious bathrooms with back-lit mirrors, floor to ceiling tiles & rainfall showers
- Floor to ceiling glass that captures an abundance of natural light
- Separated laundry room
- Spacious, well separated bedrooms with built in storage
- Recessed balcony to provide added privacy & protection from the elements
- As-new condition, only 18+ months old\*, sold as vacant possession
- 1 car space on title

The building has been designed with dual-entry, from either the Cannes Avenue grand lobby, or by boat via your private pontoon on the river

- Opulent double height glass lobby & premium arrival experience
- Extremely cheap body corporate for what's on offer

A healthy lifestyle of relaxation and rejuvenation without leaving your doorstep, with all these communal spaces available exclusively for residents, their family & friends, Cannes offers an exception range of premium facilities which include:

- 25m riverfront lap pool, sun lounges and waterside deck
- Residents only 45m river pontoon
- Communal roof top Skydeck with lounges and BBQ's
- Private dining room with large flatscreen & AV equipment to double as a boardroom
- Billiards Room
- Library
- Sauna
- Hydrotherapy shower
- Spa treatment room
- Yoga terrace
- State of the art Gymnasium
- Zen garden
- Bocce court

Booking app to secure spaces for private use

Apartment 404 is ideal for the owner occupier, private coastal holiday home or performing investment, either way the choice is yours with no restrictions. Currently the only 2 bedroom for sale within the entire development, clearly showing the owners and astute investors are happy. Motivated sellers have instructed for all offers to be submitted as this stunning residence will be sold.

Location:

- Riverfront park - 1 min walk
- G:link Station - 2 mins walk
- Patrolled Beach - 5 mins walk
- Cascade Gardens - 6 mins walk
- Broadbeach cafes and restaurants - 15 mins walk/3 mins drive
- Pacific Fair - 25 mins walk/5 mins drive/5 min G:link
- The convention centre - 20 mins walk / 4 mins drive / 3 mins G:Link

Exclusively listed by Tolemy Stevens of Harcourts Coastal - Luxury Property Specialist. [www.tolemystevens.com.au](http://www.tolemystevens.com.au)

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