

**4085/21 Ross Street, Benowa, Qld 4217**



**Apartment For Sale**

Friday, 2 February 2024

4085/21 Ross Street, Benowa, Qld 4217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Nick Baxter

0755001600

## Offers Over \$999,0000

This gorgeous virtually new sky home is located on the eleventh floor of the highly sought after DAWN building at Vantage and must be inspected to fully appreciate just how unique it is. This rare offering in the tightly held Vantage, offers stunning views over the Royal Pines Golf Course & Hinterland and boasts facilities that have you feeling like you're permanently living within a 5 star resort. This expansive residence is finished to the highest of standards and features high ceilings, reverse cycle air conditioning and flows seamlessly onto the spacious covered balcony measuring 9.3m x 3.1m. Moveable powder coated aluminium shutters can be repositioned to maximise the spectacular outlook or to protect yourself from the elements whilst still enjoying the tranquil outdoor setting. Dawn at Vantage is a boutique residential building of only 113 apartments over 15 levels and rarely do apartments of this quality and outlook become available. Features • 2 bedrooms, 2 bathrooms + Study • Large gourmet kitchen with stone bench tops, natural gas cooking and ILVE Italian Appliances including Microwave Grill • 2 secure basement side by side car spaces • 101m<sup>2</sup> internal + 24m<sup>2</sup> balcony = Total 125m<sup>2</sup> • Large separate basement storage cage • Fully ducted and zoned air conditioning • High ceilings - 2.7 m with LED downlighting • Large format tiles to living, dining and wet areas • Extra deep oversized balcony for comfortable outdoor living • USB equipped power outlets • Abundant full height storage throughout the apartment • Generous bathrooms with twin vanity to ensuite and oversized shower Located within 5.6km of the Gold Coast University/Hospital, 4.6km to the M1 Motorway and 6.9km to the beaches of Surfers Paradise. Positioned within the Ashmore State Primary and Benowa State High School catchment Set around 2 hectares of lush tranquil parkland, Vantage is a sanctuary where you can forget the outside world. Existing facilities include a fully equipped gym, sauna, barbecue terrace and magnificent glass front pool, which will be enhanced by a private resident lounge with fire place and the addition of a new garden sanctuary. A relaxed green environment - the ultimate in parkland living. At Vantage, you are at the hub of where you want to be. Look around and you'll discover that all your favourite destinations are actually within a short walk, notably the resort facilities of famous Royal Pines Resort itself including the PGA Championship golf course, stunning restaurants, One Lifestyle health and fitness centre and the luxurious One Spa: and of course the beautiful Gold Coast Botanic Gardens, the Nerang River and Metricon Stadium - home of the Gold Coast Suns. With the new Benowa Shopping Centre which features a Coles supermarket, Liquorland, Coles Express fuel station and 14 specialty stores including cafes, restaurants and services, you're sure to have everything you need a few steps from Vantage's door. Ideally located between the Gold Coast's famous beaches and its lush hinterland, with easy access to the M1 and public transport, Vantage is the perfect modern address. Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.