

4305/24 The Lanes Boulevard, Mermaid Waters, Qld



4218

## Apartment For Sale

Thursday, 13 June 2024

4305/24 The Lanes Boulevard, Mermaid Waters, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Chantal Damiani  
0407206763



Karl Grossman  
0413723288

**\$1,100,000**

A truly exceptional living experience, where every detail is carefully considered and thoughtfully designed. Quality. Space. Comfort. Relaxation. Convenience. Perfect for lifestyle buyers or investors seeking a prestigious address, you will discover Apartment 5, located in Tower 4, on Level 3 offers a generous open plan design with full-height windows showcasing views of the Gold Coast hinterland. Imagine relaxing on the private balcony with your favourite drink, watching the sunset, and enjoying the company of a good friend. Featuring:- 2 bedrooms and 2 bathrooms, including a master bedroom with ensuite and walk-in robe- An open-plan living area designed for comfort, accentuated by high ceilings that enhance the sense of space- Oversized balcony with hinterland views, perfect for entertaining - Impressive kitchen with stone benchtops, glossy cabinets, mirror splash back, and equipped with stainless steel European appliances including a dishwasher, oven, and induction cooktop- Premium quality large format tiles and plush carpeting throughout, complemented by custom-designed stone vanities in the ensuite and bathroom- Fully ducted air-conditioning and double glazed windows for optimal comfort year round- Secure underground parking and a storage unit allocated to the title- Lift access- Experienced on-site manager- Enjoy the facilities including a state-of-the-art gym with TechnoGym equipment and sauna- Refreshing resort-style pool- BBQ areas provide the perfect setting for outdoor gatherings- Currently tenanted until September 2024. Expected rental return \$1,000 per week- Body corporate fees approximately \$98.92 per week- Rates approximately \$2,400pa - Water approximately \$1,400pa- Option to purchase the property fully furnished - Construction completed in 2022 Situated in the heart of 'The Lanes', a master-planned community spread across 42ha, 'The Lanes' precinct consists of four residential towers, providing residents with lakeside boardwalks, a communal green area, and a retail village featuring cafes, restaurants, and world-class amenities once completed. Mermaid Waters' central location offers easy access to pristine beaches, vibrant shopping precincts, and a number of dining options. Whether indulging in retail therapy at Pacific Fair or unwinding on Broadbeach's picturesque shores, this location offers the perfect balance of convenience and relaxation. Located moments from the Q Super Centre and Surfers Paradise Golf Club, Bond University, Robina Town Centre, Gold Coast Hospital at Robina, and the M1 (Pacific Motorway), this residence offers accessibility to a plethora of amenities and attractions. 4305 'The Lanes' is available to purchase now, but not for long. Rare re-sale opportunity due to the seller purchasing elsewhere. Bona fide purchasers should inspect urgently! Disclaimer: 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.