

4701/24 The Lanes Boulevard, Mermaid Waters, Qld



4218

Apartment For Sale

Monday, 22 April 2024

4701/24 The Lanes Boulevard, Mermaid Waters, Qld 4218

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Hayley Kidson

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Auction

This near-new Level 7 apartment promises enchanting city skyline views and a desirable village lifestyle within 'The Lanes'. Positioned at the heart of 'The Lakes' masterplanned community, the precinct offers retail, dining and wellness amenities along with proximity to the beach and world-class attractions. Full-height glazing draws natural light into the apartment's sophisticated interior where neutral tones and warm, European timber floors create a soothing ambience. The highly functional floor plan hosts a central open living and dining zone, surrounded by two sizeable bedrooms and a study, which could be converted into a potential third bedroom. In the kitchen, a suite of top-tier Smeg appliances will inspire you to host lively dinner parties with friends. Ideally positioned facing east, the sunny balcony offers a breathtaking outlook that extends across the glistening lake towards the iconic cityscape. A new owner will enjoy the use of two secure basement car parks, a storage cage and communal resident amenities, including a pool, gym and sauna. Located for convenient access to patrolled beaches, vibrant conveniences and the renowned lifestyle precinct of Broadbeach, this apartment presents a unique opportunity suited to owner-occupiers or savvy investors.

The Highlights:

- Contemporary, low-maintenance apartment inside The Lanes
- East-facing with water and city skyline views
- Central locale near to patrolled beaches and key conveniences
- Sizeable balcony capturing picturesque outlook
- European timber flooring and chrome fixtures; full-height glazing
- Open living, dining and kitchen area with sliding doors to balcony
- Kitchen features Smeg appliances, including oven, cooktop, rangehood, dishwasher; integrated Fisher & Paykel fridge/freezer; double sink; bench seating
- Master bedroom has walk-in robe and ensuite with free-standing bath, dual vanity, toilet and large shower with rain and hand-held shower heads
- One additional bedroom with built-in robes
- Spacious study could be converted into a potential third bedroom
- Main bathroom has walk-in shower with rain and hand-held shower heads, single vanity and toilet
- Floor-to-ceiling tiles in bathrooms
- Laundry has Fisher & Paykel washer and dryer plus sink and storage
- Two basement car parks plus secure storage cage
- Aiphone intercom; Daikin ducted air-conditioning with ZoneTouch control panel
- Abundance of internal storage

The Lanes is located within The Lakes, a masterplanned community hosting residential, retail and commercial infrastructure in the heart of Mermaid Waters. Q Super Centre is less than 1km away for convenient shopping and dining, while the world-class retail precinct of Pacific Fair Shopping Centre is 2.5km. Surfers Paradise Golf Club is 2km away and the closest beach is less than 5km. World-class amenities, such as The Star and Gold Coast Convention and Exhibition Centre are less than 5.5km away in the heart of Broadbeach's lifestyle precinct. Proximity to major roads, including the Gold Coast Highway, facilitates easy travel north or south. Secure a low-maintenance apartment in a contemporary lifestyle precinct – contact Hayley Kidson 0412 969 898. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.