

**505/15-17 Cannes Avenue, Surfers Paradise, Qld
4217**



Apartment For Sale

Wednesday, 15 May 2024

505/15-17 Cannes Avenue, Surfers Paradise, Qld 4217

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 106 m2

Type: Apartment



John Mayer
0418363347



Nicole Mayer
0406686658

Auction

Inspired by the French-Riviera, this exceptional two-bedroom plus Multi Purpose Room (MPR), two-bathroom, fifth floor, apartment boasts an unparalleled location together with stunning sunset views across the Nerang River and out to the Gold Coast Hinterland. Perfect for owner occupiers, as a holiday home or investment, this property, sitting within the award-winning Cannes luxury, residential development, redefines waterfront living. With modern, high-end appliances, luxury finishes, stone benchtops, neutral colours, large format tiles, carpeted bedrooms, and ducted air-conditioning throughout, this apartment supports a relaxing, affluent lifestyle within walking distance of patrolled surf beaches, the light rail, pedestrian walkways and leafy, riverfront parkland. With the addition of a multi-purpose room, this home offers an enviable work-from-home option or dedicated media room. Designed with the entertainer in mind, the kitchen with butler's pantry and combined living-dining, extends out to a large, covered, private balcony overlooking the river and shared 25m lap pool and sundeck below. Also enjoying other highly coveted, five-star amenities, including a 45m river pontoon, rooftop Skydeck, private dining room, Billiards room, library, sauna, spa treatment room with Himalayan salt wall, gymnasium and Bocce Court, this property, designed in response to the unique natural landscape that surrounds it, delivers residents unsurpassed, coastal living. Just minutes from the ever-popular Surfers Paradise surf beach, boutique shopping, exquisite dining and a range of entertainment and sporting venues, this apartment invites those seeking exceptional, waterfront living. Contact us today to secure this stunning property in the magnificent Cannes residential building, Surfers Paradise.

Features include:

- Two-bedrooms, plus Multi Purpose Room (media/study)
- Main bedroom with ensuite and WIR
- Second bathroom
- Separate laundry
- Galley style kitchen with butler's pantry and breakfast bar
- Combined living and dining room
- Ducted air-conditioning
- Covered balcony
- Fifth floor apartment
- Secure, undercover parking for one vehicle

Cannes premium facilities include:

- Shared 25m riverfront lap pool and waterside sundeck
- 45m river pontoon
- Shared rooftop Skydeck with lounges and BBQ facilities
- Private dining room
- Billiards room
- Library
- Sauna
- Spa treatment room with Himalayan salt wall
- Gymnasium
- Bocce Court
- Low body corporate fees

Location:

- 2-minute walk or 120m to Neddy Harper Park on the Nerang River
- 4-minute walk or 260m to Florida Gardens light rail station (G:link)
- 9-minute walk or 600m to the patrolled surf beach
- 15-minute walk or 1km to Broadbeach café and dining precinct
- 4-minute drive or 2km to Surfers Paradise State School (Catchment 2024)
- 4-minute drive or 2km to The Star Casino
- 5-minute drive or 2.3km to Pacific Fair shopping, dining, and entertainment
- 7-minute drive or 3.7km to the Gold Coast Turf Club (Racecourse)
- 7-minute drive or 4.6km to Pindara Private Hospital
- 8-minute drive or 4.6km to Southport Golf Club