

**602/15-17 Cannes Avenue, Surfers Paradise, Qld  
4217**

 Coastal

**Apartment For Sale**

Tuesday, 26 December 2023

602/15-17 Cannes Avenue, Surfers Paradise, Qld 4217

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 146 m2**

**Type: Apartment**



Tolemy Stevens  
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**\$1,775,000 Neg**

602/15-17 CANNES AVENUE, SURFERS PARADISE Luxurious As-New 3 bedroom 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 602: • Ideally situated on the 6th floor • Highly desirable "02" floor plan • Oversized 145m<sup>2</sup> - 3 bedrooms, 2 bathrooms • Stunning Skyline, River and hinterland views by day and night • A huge 13.4m frontage to the river • Generous, private, and protected entertaining balcony • Double sided kitchen with waterfall 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 • 2 car spaces on title + storage cage • 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 602 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 3 bedroom available for sale within the entire development, clearly showing the owners and astute investors are happy. Motivated interstate 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) 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. Please Note: The apartment shown is not 602, it's the identical "02" 3 bedroom floor plan and apartment however on a similar floor.