

**804/5 Nyrang Avenue, Palm Beach, Qld 4221**



**Apartment For Sale**

Thursday, 4 April 2024

804/5 Nyrang Avenue, Palm Beach, Qld 4221

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 143 m2**

**Type: Apartment**



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## Auction

Let your dream coastal lifestyle become your enviable reality at "Northshore". A brand-new luxury mid-rise building just 120m from patrolled beaches, this northeast-facing 8th floor apartment spoils you with an exquisite outlook from every room. A magnificent tapestry that contrasts the deep blue of the Pacific Ocean against the Burleigh Heads National Park bushland, it extends across to embrace Tallebudgera Creek. Neutral coastal interiors and premium finishes complement the 143m<sup>2</sup> floorplan, while peace and privacy are enhanced with only one common wall in the entry hallway. Full-height glass invites sunshine, sea breezes and sensational views into the open-plan kitchen, living, and dining zone. Featuring 40mm stone benchtops, superior Smeg appliances and a seamless connection to the alfresco balcony, entertaining is made easy here. Host guests against a never-to-be-built-out coastal backdrop stretching from Coolangatta to Stradbroke Island. Alternatively, relax and soak up the natural beauty of the meandering creek, bushland and parks. Three spacious bedrooms take advantage of the mesmerising views too, ensuring an ever-present connection to beaches, bushland and parklands. A large walk-in robe and modern ensuite add a touch of luxury to the master suite, with a modern bathroom, laundry, abundant storage and two car spaces rounding out the offering. Residents of North Shore also enjoy unparalleled amenities, from the 20m infinity-edge pool with its floating sunbeds to the European-style sauna, Zen garden, state-of-the-art gym, meeting rooms, private lounge and even a 11-seat cinema. Dual entrances to the building offer the ultimate convenience, whether arriving by car or on foot.

**The Highlights:**

- Brand new 8th floor apartment in "Northshore", mid-rise boutique complex 120m from patrolled beaches
- Enviable north-east aspect and never-to-be-built-out views embracing the Pacific Ocean, Tallebudgera Creek and Burleigh National Park
- Brought to life by award-winning BDA Architecture and Marquee Developments
- Neutral-coloured coastal interiors pair with premium finishes across a 143m<sup>2</sup> floorplan
- Heightened peace and privacy, with only one common wall adjoining entry hallway
- Full-height glass frames the open plan kitchen, living and dining zone, inviting in sunshine, sea breezes and sensational views
- Entertainer's kitchen with 40mm stone benchtops, integrated French door fridge/freezer, LED feature lighting plus Smeg oven, combination microwave/oven, integrated dishwasher, 900mm induction cooktop and range
- Kitchen, living and dining zone designed to seamlessly connect with the wraparound alfresco balcony
- Spacious master suite with a large walk in-robe and luxurious ensuite featuring a dedicated wet area with back-to-wall bath and shower, double vanity and toilet
- Two bedrooms with built-in robes and picture windows that invite in enviable vistas; one with direct balcony access
- Modern main bathroom
- Wraparound entertaining terrace embraces coastal views from Coolangatta to Stradbroke Island, also overlooks Tallebudgera Creek, Burleigh National Park, SLSC and parklands
- Abundant storage throughout, including an elegant entry alcove
- Laundry with dryer
- Two side by side car parks on level two with full-length storage at the rear
- Ducted and zoned air-conditioning
- Video intercom
- 20m infinity-edge pool with floating sunbeds, poolside cabanas, spa, European-style sauna, Zen garden, resident's lounge, private dining, state-of-the-art-gym, 11-seat cinema, BBQ areas, outdoor showers and work from home facilities
- Building cleverly configured with dual entrances, providing convenient access whether driving or on foot

Perched in a prime Palm Beach hotspot, it's easy to see why this location and lifestyle is so coveted. In two minutes, stroll to the Surf Club for a seaside meal, the Talle Coffee Shack for your morning caffeine fix, or feel the sand beneath your toes at patrolled beaches. Alternatively, swap the waves for the still waters of the pristine Tallebudgera estuary perfect for SUP'ing, boating, fishing or more. The picturesque Palm Beach Oceanway walk is also on your doorstep, along with sporting amenities, playgrounds and parks. You can even walk to Palm Beach village-style cafes, restaurants and shops, with lock-and-leave travellers sure to appreciate being under 10km from the Gold Coast Airport. Embrace a low maintenance, yet luxury lifestyle in a superior coastal apartment. Contact Troy Dowker on 0409 057 087 today.

**Disclaimer:** This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. **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.