

**908/15-17 Cannes Avenue, Surfers Paradise, Qld
4217**

 Coastal

Apartment For Sale

Tuesday, 14 May 2024

908/15-17 Cannes Avenue, Surfers Paradise, Qld 4217

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Tolemy Stevens
0755266999

\$849,000 Neg

Luxurious As-New 2 bedroom apartment featuring stunning Skyline and Ocean 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 2 years 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 908: • Ideally situated on the 9th floor • Highly desirable "08" floor plan • Spacious 2 bedrooms, 2 bathrooms • Stunning Skyline views by day and night, Ocean glimpses • Generous, private, and protected entertaining balcony • Entertainers kitchen, stone bench, European appliances & Walk in pantry • 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 • Spacious, well separated bedrooms with built in storage • Recessed balcony to provide added privacy & protection from the elements • As-new condition, only 2 years old* • 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 908 is ideal for the owner occupier, private coastal holiday home or performing investment, either way the choice is yours with no restrictions. Currently tenanted until the 26/12/2024 paying \$850 a week, keep these great tenants who are eager to extend, or vacant possession can be provided at the end of their lease. 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 • Motivated sellers have advised this apartment must be sold and for all offers to be submitted. Exclusively listed by Tolemy Stevens of Coastal www.tolemystevens.com.au 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, inaccuracy, or misstatements that may occur. Prospective purchases should make their own enquiries to verify the information contained herein.