

**282/135 Lakelands Drive, Merrimac, Qld 4226**

**Professionals**

**Apartment For Sale**

Sunday, 23 June 2024

282/135 Lakelands Drive, Merrimac, Qld 4226

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 123 m2**

**Type: Apartment**



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## Offers Above \$775,000

This furnished top floor two-bedroom apartment boasts sensational panoramic views, overlooking the renowned Lakelands golf course and waterfront area designed by Jack Nicklaus. The apartment will appeal to both owner occupiers and investors alike. Offering a spacious open plan design with natural light filtering through the large glass sliding doors and windows that bring the outdoors in. The modern kitchen has stainless steel appliances with stone benchtops and ample cupboard space. Relax and soak up the tranquillity on the oversized balcony offering the perfect outlook and place to unwind. You will feel like you are on holidays every day of the year with the state-of-the-art facilities of 'Signature Apartments' which include a stunning lap pool, gym, barbeque area and landscaped gardens.

- Located on the 8th floor of Tower 2
- Two bedroom furnished apartment
- Modern kitchen with white stone benchtops
- King size master with ensuite and walk in wardrobe
- 2nd bedroom with built in wardrobe (twin or queen)
- Separate laundry with stone bench and storage
- Secure car space in basement with storage cage

Facilities Signature Waterfront Apartments:

- Onsite Manager
- Lake with mooring
- Designer lap pool
- BBQ kitchen & entertainment area
- Gymnasium and residents room
- Pet friendly (upon application to the Body Corporate)
- Built 2009

Residents and guests of Signature Waterfront Apartments have access as guests to a very special golfing experience at Lakelands Golf Club, featuring a beautiful 18-hole course designed by world-renowned golfer Jack Nicklaus. Guests can dine at the highly-regarded Lakelands Golf Club Bistro.

Incomings/Outgoings:

- Council Rates approx. \$1290 per half year\*
- Water rates approx. \$302 per quarter\*
- Rental return approx. \$750 per week\*
- Body corporate fees approx \$166 p/w \* (subject to 20% discount \$132 p/w)
- Sinking fund \$581,000 (as at 27/02/2024)\*

Close proximity to:

- Palm Meadows Golf Course
- Carrara Shopping Centre
- Private and public schools
- Broadbeach - 10 mins
- Gold Coast Airport - 30 mins
- Robina Shopping Centre - 10 mins
- Robina Hospital - 10 mins
- Pacific Fair Shopping Centre - 10 mins
- Pindara Hospital - 11 mins
- M1 motorway - 5 mins