

**41006/24 The Lanes Boulevard, Mermaid Waters,
Qld 4218**



Apartment For Sale

Thursday, 18 April 2024

41006/24 The Lanes Boulevard, Mermaid Waters, Qld 4218

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Gypsea Youngsmith
0400167677

Auction

Exciting opportunity to secure a newly completed upgraded 3 bedroom plus multi purpose room in the highly sought-after final stage of "The Lanes Residences". This expansive three-bedroom unit boasts two living areas and is adorned with premium finishes throughout, including high ceilings, engineered timber flooring, and a designer kitchen featuring luxurious New York Marble countertops. With a generous 190sqm of living space, this residence offers full-height windows that frame breathtaking panoramic views encompassing the Broadbeach City Skyline, the ocean, Lake Unity, and the picturesque Hinterland. Conveniently situated in a central location, The Lanes Residences are just a five-minute drive from the vibrant retail and dining hubs of Broadbeach, Pacific Fair, and The Star Hotel and Casino. Surrounded by renowned surf beaches, the Q Centre shopping center, top-tier primary and secondary schools, and with direct access to the M1, this location offers unparalleled convenience. Ideal for downsizers without a compromise on space, quality, or location, this sub-penthouse presents a unique opportunity to embrace luxurious coastal living at its finest.

Property Specifications:

- Brand new 190sqm apartment in the prestigious 'The Lanes' development
- Floor-to-ceiling windows offer stunning 180-degree panoramic views of water, skyline, and mountains
- Three spacious bedrooms, all with views, plus an additional large multi-purpose room
- High-quality fit-out with upgraded finishes and fully ducted air-conditioning
- Engineered timber flooring throughout main areas, complemented by carpeted bedrooms
- Impressive high ceilings, custom cabinetry, and lighting fixtures
- New York marble benchtops, high gloss cabinetry, and mirror splashback in the kitchen
- European appliances include dishwasher, oven, induction cooktop, and integrated fridge
- Separate laundry equipped with a dryer and ample storage space
- Two car spaces available in a secure basement car park, along with two additional storage cages
- Access to residents' amenities, including a Technogym-equipped gym, resort-style pool, sauna, two outdoor BBQ terrace areas, and a resident's lounge overlooking Lake Unity.

Council Rates: Approx. \$865.42 half yearly
Rental Appraisal: Approx. \$1,500 - \$1,600 per week
Sinking Fund Balance: \$118,782.72 AS AT 19 APRIL 2024
Body Corporate: Approx \$125 per week

Disclaimer: The above information is accurate to the best of our knowledge; however, we advise that all interested parties make their own enquiries as we will not be held responsible for any variation that may apply to this information. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes