



4302/24 The Lanes Boulevard Mermaid Waters, QLD

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## Opulent Waterfront Living at The Lanes Residences

Experience the perfect blend of opulence and elegance at 'The Lanes Residences West Village,' where sophistication meets the stunning beauty of the Gold Coast. Perched on the prestigious third floor with a rare North/East aspect, this exquisite waterfront home invites you into a lifestyle of luxurious indulgence.

Sweeping across the building's full width, this residence offers mesmerizing views, from the serene lake at sunrise to glorious mountain sunsets. Each room, encased in floor-to-ceiling windows, is bathed in abundant natural light during the day, while nightfall transforms the vistas into a breathtaking cityscape masterpiece.

Features include:

- Situated in a coveted corner position with an exclusive North/East aspect
- Pristine second bathroom and an additional powder room for added convenience
- Private second living/media room or optional 4th bedroom, perfect for relaxing while enjoying stunning mountain vistas

Price:

Contact Agent



**Robyn Fox**

0447 223 799

**4302/24 The Lanes Boulevard**  
**MERMAID WATERS QLD**

**STONE**



INTERNAL 176m<sup>2</sup>  
 EXTERNAL 14m<sup>2</sup>  
 TOTAL AREA 190m<sup>2</sup>

0m 4m



WEST VILLAGE KEY PLAN



01 ENTRY 02 LIVING 03 DINING 04 KITCHEN 05 PANTRY 06 BATHROOM 07 LAUNDRY 08 LINEN 09 BEDROOM 10 WALK-IN ROBE  
 11 ENSUITE 12 MULTI PURPOSE 13 POWDER ROOM 14 BALCONY

Indicative floor plan and artist impression only. Refer to the floor plans contained in the contract of sale for the actual floor plan as variations may apply. All floor areas measured to the centre of external walls and central line of party walls. All external areas (patios and balconies) are included in the area calculations. External architectural features shown are indicative only. All measurements have been taken in the preparation of these floor plans. To the best of our knowledge, no relevant information has been omitted. However, Sutherland Group Limited and its appointed agents decline all liability should any information or numbers contained herein differ from the contract of sale or the actual construction development. Images are illustrative only and all information is correct at the time of printing. © Sutherland Group Limited. All rights reserved.