







Opulent Apartment Living

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Spectacular views are the main theme at the Water Gallery complex and Apartment 42 is no exception. Located in a prime position on the top floor of this sought-after gated community, the panorama spans a massive expanse of sparkling water and reaches from the mouth of the Twin Waters lagoon and the majestic Maroochy River all the way to the hills of Buderim.

Whereas these views draw you straight to the outdoor entertaining deck or the private rooftop terrace in other Water Gallery residences, the internal living space of Unit 42 has an irresistible attraction in itself, like the owner's quarters of a super yacht. As soon as you walk through the entrance door, you are immersed in tones of different timbers. Solid dark hardwood flooring, handcrafted oak bookshelves, solid oak kitchen cabinetry and black granite bench tops create an atmosphere of warm opulence, enhanced by a sophisticated, electronically controlled lighting system that adapts the

Price	SOLD for $1,185,000
Property Type	Residential
Property ID	166
Floor Area	268 m2

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ambience to whatever mood by a simple touch on your iPad.

Another touch of your finger opens the soft-close cabinets in the kitchen to reveal an illuminated pantry and durable stainless steel inserts in all drawers. Everything in this kitchen consists of the best European technology money can buy, from the concealed double-door Miele fridge to the five-burner induction cooktop.

Less obvious, but equally important are other upgrades. The original split system air conditioning units were replaced with a ducted system for a softer, imperceptible flow of air. Completely invisible, but highly effective is the inch-thick rubber soundproofing under the flooring that creates a feeling of walking on air without any impact sound.

Turning this apartment into a high-end luxury residence also meant subtle changes to the floorplan. Deleting the existing office allowed for a sumptuous walk-in robe with noble European Oak cabinetry. Turning one of the guest bedrooms into the new office created a generous and welcoming space for daily work or study. Cleverly tucked away behind this office is the second guest bedroom. Flooded in morning light and served by a second bathroom, it is a completely private retreat for family or friends that come to visit and share the enviable Water Gallery lifestyle.

There is a lot to enjoy in this complex with its unique over-water architecture, manicured gardens, heated lap pool and spa, BBQ entertainment area and direct kayak access to the Twin Waters lagoon. Unit 42 adds another spark to this enjoyment, making all the normal things in daily life a little bit more special.

Experience this unique apartment yourself and call Lydia for your inspection.

Here are just some of the many features:

Opulent apartment living with stunning views

Contemporary kitchen with top of the rangeMiele appliances, two illuminated glide out pantries and illuminated kitchen tap

The highest quality fixtures and fittings including stainless steel soft close draws

Stunning timber finishes throughout

New fully ducted zoned air-conditioning with metal ducts for silent operation

Remote-controlled electronic Dynalite lighting system throughout

Multiple colour LED mood lighting

Rear terrace converted to internal sunroom

Enviable walk-in robe to master bedroom with European Oak cabinetry and LED lighting

Grohe thermostatic bath tap and hand shower

Solid timber flooring with rubber soundproofing underlay

New carpet throughout

Waterproof roof hatch

Steel staircase to rooftop terrace fully encased

Electric sunblind to riverfront terrace

Commercial grade in-built safe

Two underground car park spaces with large lock-up storage and direct lift access

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