

# 1/14 Peter Parade, Miami, Qld 4220

## Villa For Sale

Thursday, 25 January 2024

1/14 Peter Parade, Miami, Qld 4220

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: Villa**



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## Offers Over \$1,600,000

Embrace contemporary, laidback living in the desirable coastal pocket of Miami at 1/14 Peter Parade - a first-to-market opportunity that embodies the effortless lifestyle this tightly-held suburb is renowned for while putting residents in easy reach of vibrant dining, coffee, retail and sporting hubs - like Nobby's Beach, Miami Marketta and Pizze Park. Presenting as-new with a coveted east-facing position, this stylish four-bedroom duplex was recently completed and offers a modern take on dual living - with two separate gourmet kitchens and living spaces inviting its new owners to capitalise on a dual-income investment, an Airbnb venture, or simply enjoy the freedom of space and choice. Featuring state-of-the-art Ariston appliances and bespoke timber joinery in muted coastal tones, the chef-style kitchens make for an impactful statement when entertaining guests. Capturing fresh breezes and offering an abundance of natural light as a result of soaring upstairs ceilings and voids, each floor has been thoughtfully designed to be self-contained. A functional floor plan delivers a downstairs master bedroom and bathroom, with three additional bedrooms on the first floor each with a walk-in wardrobe. A luxurious master ensuite and main bathroom take on a hotel-like quality, with sensor and feature lighting paired with marble-style tiles and open shelving creating stylish spaces. Alfresco dining and relaxed outdoor living can be enjoyed in multiple settings; fire up the barbecue for an afternoon on the lower timber deck, or watch the sun rise above iconic Magic Mountain and Miami headland from your first floor terrace. Property Features: • Near-new east-facing duplex completed in 2020 in sought-after Miami neighbourhood, ideally positioned within walking distance to Nobby's Beach cafe and dining precinct, Pizze Park sporting hub, Miami State Primary and High School, grassy parklands and convenience stores • Dual-living option with separate kitchens located both upstairs and downstairs • Four bedrooms (one downstairs, three upstairs). All upstairs bedrooms with walk-in robes, ceiling fans and ducted air-conditioning. Upstairs master bedroom with luxurious ensuite. Feature wall sconces and VJ bed-head paneling in both master bedrooms • Bathrooms designed with high-level finishes, ranging from marble-style tiles to sensor lighting, custom joinery with soft-close feature, and back-lit mirrors and niche • Ground floor gourmet kitchen with striking island bench featuring strip lighting, contemporary pendant and bespoke timber joinery, continued into walk-in pantry • Designer Ariston appliances in both kitchens, including electric cooktops and stainless steel ovens • Built-in office space / desk conveniently positioned next to kitchen and within main living area • Well-sized laundry with top, bottom and full height joinery • Full slider screen doors connect living to timber alfresco deck on ground floor; built-in sink and space for bar fridge and barbecue; outdoor fan and privacy shutters • Artificial turf and established plants create private backyard oasis • Expansive east-facing upstairs deck with views towards Magic Mountain and Miami • Oversized ceilings with light-filled voids • Timber-style flooring throughout • Roller-blinds in all bedrooms and living areas • Smart home system controls home security and ducted air-conditioning • 6.5kw solar system • External design features comprise vertical cladding and aluminium battens, complemented by crisp, coastal colour palette • Double car garage with epoxy flooring and hanging storage options • Security alarm, lockable side gate with intercom • Spacious, concealed storage room accessible from garage • Family-friendly neighbourhood with outstanding array of restaurants, coffee shops, services and local attractions within walking distance. Property Specifics: • Council Rates: \$1,388.05\* half yearly • Water Rates: \$848.40\* per quarter • Shared Insurance: \$2,777.84\* yearly • Currently Rented: \$1,300 per week until 29th May 2024 • Rental Appraisal: \$1,300 - \$1,400\* per week\* Approx Location: • Waterway Village (IGA, bottle shop, chemist, bakery, pizza, coffee) - 500m • Burleigh Bears Leagues Club - 600m • Miami Aquatic Centre and Pizze Park - 650m • Miami Marketta - 750m • Miami State Primary School - 850m • Nobby Beach restaurants, cafes and shopping - 1.1km • Miami State High School - 1.1km • Miami Beach - 1.2km • Pacific Fair Shopping Centre - 3km 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.