

# 1/22 Brakes Crescent, Miami, Qld 4220



## Unit For Sale

Saturday, 4 May 2024

1/22 Brakes Crescent, Miami, Qld 4220

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 154 m2**

**Type: Unit**



Barbara Posch  
0439974554

## Auction

Elevated Duplex with Ocean Views Discover the allure of this elevated duplex nestled in this prestigious residential pocket of Miami. Perched high on a hilltop, this residence with its magical ocean views makes every day feel like a perpetual holiday. Just moments away from the beach, with a panorama of the ocean and a park opposite, this property offers an idyllic coastal lifestyle. The residence has recently been fully renovated with no expense spared and comprises a luminous and spacious open-plan living & dining area seamlessly flowing onto a large undercover outdoor space with retractable awnings - perfect for entertaining and capturing the refreshing summer breezes. A Venetian recessed feature wall is the centrepiece of the lounge area and offers an ideal backdrop for your artwork. The contemporary brand new Hafele designer kitchen provides ample cupboard and counter space with stone benchtops and leads to a separate brand new laundry for added convenience. Featuring two well-proportioned bedrooms, both with ensuite and equipped with built-in wardrobes with the master bedroom enhanced with air conditioning. The main bathroom has undergone a complete renovation in a stunning contemporary design with rainshower and features a separate toilet. The single lock-up garage, previously utilized as a self-contained studio, offers versatility and ample room to park a small car. Additional off-street parking is available for a second vehicle. There is also a vast sub floor area that can be utilised for storage if required. A tidy garden area at the rear of the property offers an ideal playground for children or small pets. Convenience is at your doorstep with shops, the beach, and parks within walking distance. The property is well-connected to transportation and is in close proximity to local schools, supermarkets, and amenities. Positioned perfectly between Miami Hill and North Burleigh Surf Club, the beach is just a leisurely stroll from your front door. This exclusive area provides a relaxed lifestyle with easily accessible conveniences. Only minutes to Burleigh Golf Course, Burleigh cafes and restaurants, shopping, dining & more. Don't miss the opportunity to secure this property, which not only offers a fantastic coastal lifestyle but also holds future development potential. Without a doubt, this is one of the most coveted locations on the Coast. This property will appeal to Investors and owner occupiers alike.

**Property Features:**

- Elevated modern 2-bed, 2-bath duplex
- Self-contained studio /teenage retreat with bathroom & kitchen
- Spacious and airy living and dining area with sunroom
- Two queen-sized bedrooms, master with air conditioning
- Brand new gourmet Hafele designer kitchen with ample cupboard space and featuring the latest SMEG appliances
- Spacious outdoor entertaining area with district and ocean views featuring retractable awnings
- Single lock-up garage with additional off-street parking
- Short stroll to the beach, shops, cafe's and parks
- Prime location with future development potential

This property is being sold by auction therefore due to QLD legislation a price guide cannot be provided. This website may have filtered the property into a price bracket for website functionality purposes only.

**DISCLAIMER:** Lucy Cole Prestige Properties and its agents in preparing this marketing have used our best endeavours to ensure the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may inadvertently occur. Prospective purchasers should make their own enquiries and due diligence to verify the information contained herein.