

1/30 Redondo Avenue, Miami, Qld 4220



Villa For Sale

Tuesday, 2 January 2024

1/30 Redondo Avenue, Miami, Qld 4220

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 177 m2

Type: Villa



Daniel Donovan
0431649784



Conner Malan
0419706296

Auction

Nobody does carefree beachside living like Miami, and there's nowhere better to embrace it than this modern tri-level villa. Tucked away within a boutique complex - and the only residence with a private driveway and entrance - ocean breezes cool each floor, while a full ground-level renovation reveals fresh, functional and light-filled interiors. Designed to celebrate an indoor-outdoor lifestyle, an airy, brand-new kitchen and dining zone spills onto an alfresco courtyard. Host guests or relax here amongst the established tropical plants or take advantage of the bespoke built-in seating indoors which offers cosy comfort and clever storage. When it's time for a surf check, head to the top floor, where the spacious master suite soaks up sea breezes and views, and fall asleep at night to the rhythmic sound of the waves. One of three bedrooms, it's complemented with an ensuite with spa pump - a refreshing indulgence after an active day. Located in a tightly-held hotspot, this is your ticket to an epic lifestyle. In minutes, you'll find yourself on the sands of Miami Beach, where you can watch the sunrise with an early morning run, stroll or surf, grabbing a coffee from Piccolo Espresso afterwards. Locals also love embracing the picturesque scenery that the Miami Boardwalk provides, connecting you north to Nobbys or south to Burleigh - a great way to spend a Sunday afternoon with the kids! Shops, schools, coastal parks and even Burleigh Golf Club are accessible on foot, plus leave the car at home and stroll to vibrant Miami Marketta or The Henchman for dinner or drinks. Alternatively, it's just under 5km to Broadbeach where entertainment, including Pacific Fair and Star Casino beckon. Ready to secure a blissful beachside retreat? You'll need to act fast! Arrange your inspection today.

Property Specifications:

- Modern tri-level villa in a tightly held pocket, approx. 100m from the beach
- East-facing, cooled by ocean breezes on each level, yet protected from the harsh afternoon sun
- Boutique complex of three and the only one with a private driveway and entrance
- Position within the complex affording additional peace and privacy
- Clever architecturally full ground-level renovation (inside and out) reveals fresh, functional and light-filled living, with a seamless indoor-outdoor flow with a peaceful coastal atmosphere
- Brand new modern coastal kitchen with Bosch appliances (including integrated dishwasher), Caesarstone benches and custom Germancraft VJ cabinetry
- Bifold doors and bifold windows open up to the courtyard, connecting inside and out
- Custom cabinetry throughout the ground level, including cosy built-in seating areas and lots of storage
- Dining zone enhanced with bespoke banquet-style seating
- Large living area basks in natural light from the south and the east, with balcony catching sea breezes
- Spacious top-floor master suite with built-in robes and ensuite, captures ocean breezes and views
- Two additional bedrooms with built-in robes
- Generously sized main bathroom on first floor plus a ground-floor powder room
- Resourceful floor plan, with potential for the second level to be optimised for guests, or for family living depending on needs
- Alfresco courtyard with an electric awning, built-in BBQ and privacy from mature tropical plants
- Outdoor shower
- Thoughtfully renovated with long term living in mind, every detail has been scrutinised to ensure a functional and beautiful home designed to wear well over time
- Tandem carport
- Ceiling fans in all bedrooms
- This location lands you in heart of Miami community, with community childcare at the end of the street and primary and secondary schools within walking distance
- Miami Boardwalk on your doorstep, connecting you north to Nobbys, or south to Burleigh
- Walk to Piccolo Espresso (400m), The Henchman (600m), Miami Marketta, Miami One Shopping Centre and Miami High (800m) and Burleigh Golf Club (1km)
- 2km to Pizzey Park and under 5km to Broadbeach, featuring Pacific Fair and Star Casino

Council Rates: Approx. \$2650 per annum
Water Rates: Approx. \$450 per quarter
Rental Appraisal: Approx. \$1,250- \$1,300 per week
Body Corporate: Approx. \$83.33 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