

# 1 David Court, Miami, Qld 4220



## House For Sale

Tuesday, 2 January 2024

1 David Court, Miami, Qld 4220

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Conner Malan  
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Daniel Donovan  
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## Auction

We've found the easy-breezy, family-friendly slice of paradise you've been waiting for! Awash with light and life, this single-level sanctuary is where many magic memories will be made. Host large-scale gatherings or casual brunches on the expansive alfresco area that hugs the rear of this home, or spend summers keeping cool in the refreshing pool. Kids have plenty of room to roam and play outdoors (in privacy, too), while indoors, fuss-free concrete floors flow under foot and are easy to manage. Additionally, parents will appreciate the functionality of the floorplan, placing the modern kitchen within eyesight of the lounge/dining area, backyard and pool! Tucked away in a safe, family-focused neighbourhood, this is a much-loved community where kids congregate in the cul-de-sac to play or ride bikes - just like the days of your childhood. A 700m stroll leads to the local dog park, while in 300m you can grab essentials or meet friends for coffee at Miami Village. With the sand and surf of North Burleigh Beach located only 1.5km away, this address places you amongst shops, parks, schools and restaurants delivering a carefree coastal lifestyle. Life looks good here - arrange your inspection today!

Property Specifications:

- Modern, light and bright single-level beauty, capturing cool breezes and abundant sunshine
- North-facing and occupying a 664m<sup>2</sup> block a mere 1.5km from the beach
- Functional, family-friendly floorplan with fuss-free concrete floors in main social hubs
- Stylish, centrally placed kitchen provides a viewpoint to the dining area, backyard and pool
- Spacious lounge and dining zone flows freely outdoors
- Second cosy living area
- Four bedrooms, including a sunny master suite with built-in robe and elegant ensuite
- Contemporary three-way main bathroom

Expansive, covered alfresco entertaining patio hugs the rear of the home, includes an integrated servery window/bar with the kitchen

- Private backyard with a sparkling pool and no neighbours looking in
- Front deck, overlooks a yard with cubby house
- Plenty of space to play in the front and rear yards, with no neighbours looking in
- Secure double parking

Wide street, with easy parking for visitors

- Air-conditioning and ceiling fans
- Thriving and safe family-focused community
- Cul-de-sac, where kids are encouraged outdoors to play with neighbours in the street
- 300m stroll to local Miami Village shops and eateries and 700m to the local dog park
- Walking distance to Miami One Shopping Centre, Miami Tavern, and North Burleigh SLSC

Council Rates: Approx. \$1,455.02 half yearly  
Water Rates: Approx. \$479.83 per quarter

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