

**10/40 Marine Parade, Miami, Qld 4220**

 Coastal

**Sold Apartment**

Tuesday, 19 September 2023

10/40 Marine Parade, Miami, Qld 4220

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

**\$1,650,000**

An extremely rare and highly prized third beachfront apartment, this impressive residence provides an idyllic low maintenance beach pad for executives, downsizers or families. Exceptionally bright and spacious and comfortably modern with views over the buzzing beachfront promenade to the ocean's horizon, it is set within the exclusive 'Sanderling' secure building with lift access plus a lift, half tennis court and pool on-site. Step straight across the road to the sand and surf or stroll a few minutes to Miami Surf Club or Nobby's entertainment precinct. • Move straight in and create your dream beach retreat • Extensive living and dining space with wide ocean horizon views • Easy flow to a balcony on title • Tidy open plan kitchen updated recently with dishwasher offers option to upgrade bench tops • Spacious bedrooms with built-ins, main bedroom has ensuite • Modern bathrooms, separate powder room, 129sqm on title • Multiple ceiling fans, LED downlights plus security screens • Communal half-size tennis court, tropical gardens with pool • Barbecue facility plus tables and seating under new umbrellas • Secure car space, visitor parking, low body corporate fees • Body corporate costs approx. \$218 per week with 10% discount • Sinking fund balance approx. \$231 000 as of June 2023 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. Disclaimer: 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.