

162 Sunshine Parade, Miami, Qld 4220



Sold House

Wednesday, 7 February 2024

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Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 405 m2

Type: House



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\$2,840,000

Brush the sand off your feet and step into your own private resort where modern Coastal style is infused with Palm Spring vibes. From the moment you enter this light filled new home, you will feel a sense of expanse. Complete with features such as open plan indoor/outdoor living and functional spaces (including home/office or guest quarters), ducted air conditioning, high ceilings, timber floors, wool carpet upstairs, sheer curtains and shutters, custom designed cabinetry and brushed brass accents throughout; this home ticks all the boxes. An open-plan kitchen, living and dining zone flows onto a covered alfresco area overlooking the pool and professionally landscaped yard. Located walking distance to the beach, famous Gold Coast cafes and the trendy Nobbys precinct, this home is all about location, design and style.

Designed with flawless functionality in mind, the lower level of this flexible floorplan features a gourmet kitchen which flows through to a butler's pantry and laundry (an ideal design for families). The expansive indoor living area with soaring 3 metre ceilings includes a designer Escea gas fireplace and built in cabinetry. Stacker doors open up to a large covered outdoor entertaining area. An outdoor kitchen promises effortless entertaining featuring integrated BBQ, sink, and bar fridge in cupboard. Relax and soak up the sun by the pool, a perfect place to enjoy all this property has to offer. There is an additional flexible space downstairs which can be used as an optional media room, home office, guest quarters or fifth bedroom - fitted with TV/data points and offering separate external entrance and ensuite. Upstairs there is an additional generous sized living area, bathroom, separate toilet and four bedrooms including a magnificent master suite complete with a spacious walk-in wardrobe and open ensuite with freestanding bath. Located in an enviable neighbourhood, an easy stroll to the iconic Miami Beach, one of the Gold Coast's patrolled swimming beaches. Leave the car at home and walk to the local cafes and restaurants that Miami and Nobby Beach are famous for and take advantage of the proximity to Burleigh, Broadbeach and other surrounding Gold Coast beachside areas. All the hard work has been done. You can basically just move in, kick your shoes off and enjoy the relaxed Coastal lifestyle you deserve with the peace of mind knowing that this is a 2023 new build still covered by builders warranty.

Property Specifications:

- Brand new build completed March 2023, offering nearly 6 years builders' warranty
- Gourmet kitchen with Smeg appliances and butler's pantry leading onto laundry with plenty of storage and hanging space
- Outdoor alfresco entertainment area with outdoor kitchen for effortless entertaining, featuring Weber FamilyQ integrated BBQ, sink, and bar fridge in cupboard
- Fully landscaped with low maintenance lawn, plants, and foliage and inground pool
- Bedrooms featuring built-in wardrobes, master bedroom with large walk-in wardrobe and luxurious ensuite
- Optional fifth bedroom flexible as a media room or office, complete with TV/data points and offering separate external entrance and guest room with ensuite
- Laundry with appliance tower and integrated Robinhood Ironing Centre
- Store room for surfboards/bikes/tools/general purpose storage (approx. 25 cubic metres)
- ABI brushed brass tapware, basins, freestanding baths and fittings throughout
- A combination of sheer curtains and plantation shutters throughout
- Timber floorboards ground floor
- Natural wool carpet throughout level one
- Ducted air-conditioning throughout
- Security system complete with video intercom controlled conveniently by phone app
- An easy stroll to the iconic Miami Beach, one of the Gold Coast's iconic patrolled swimming beaches
- 13.3kW solar system on roof. Electric vehicle (EV) car charging point provision in carport (charger to be fitted as required)

Council Rates: Approx. \$1,594.13 half yearly
Rental Appraisal: \$2,000 - \$2,200 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