

**2/113 Nobby Parade, Miami, Qld 4220**

 Coastal

**Duplex/Semi-detached For Sale**

Friday, 16 February 2024

2/113 Nobby Parade, Miami, Qld 4220

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Type: Duplex/Semi-detached**



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## Offers Over \$1,650,000

Leave all your worries at the door as soon as you step inside this Asian inspired architecturally designed duplex, feeling relaxed and inspired offering a unique blend of coastal elegance and modern minimalism. Situated in a highly sought after enclave of Miami and only a short 500m stroll from the sand and surf, your carefree lifestyle begins at 2/113 Nobby Parade, Miami. Fall asleep to the sounds of the ocean at night, with three bedrooms, three bathrooms, and three dedicated parking spaces, this property redefines luxurious beachside living. Built in 2018 and sprawling across two generous levels the large open plan living area with high 2.5m - 3m raked ceilings basks in natural sunlight, providing the perfect space for welcoming family and friends. Whether it's around the dining table or spilling out to the entertaining deck through large stacking doors creates a harmonious indoor/outdoor flow, that traditional fashioned hospitality combines with the comforts of a modern lifestyle. The kitchen, a chef's dream, boasts state-of-the-art appliances, ample counter space, and lacquered cabinetry, making entertaining a joy. The ground floor accommodates a blend of indoor/outdoor living. Large, oversized bedroom with ensuite captures the morning light and cool coastal breezes with louvre windows throughout. A private Bali inspired Zen Garden, comprising of eco decking, a freestanding Indonesian stone bathtub and outdoor shower with exposed copper pipes creating an inviting space to relax and unwind. Secure off-street parking for 3 vehicles, with built in storage and external blinds keeping out any unwanted weather. All this is only minutes from the booming Miami and Nobby Beach dining precinct, Miami's golden beaches, Miami Marketta, Miami One Shopping Centre, public transport, local schools, shops, sporting facilities, Burleigh Golf Course and the future light rail development. Act quickly to secure this golden opportunity as this stunning property will not last!

**Property Features:**

- Architecturally designed Asian inspired low maintenance duplex
- 3 bedrooms, 3 bathrooms, 3 carparks
- Ground floor bedroom and bathroom flow seamlessly to outdoor Zen Garden
- Option to turn ground floor bedroom into self-contained flat with established plumbing if desired
- Gourmet open plan kitchen
- Blanco gas cooktop, rangehood and dishwasher
- Stone Island Benchtop with extensive built in cabinetry
- Split System Air-conditioning
- Designed Lighting for task and mood
- Security System
- High Raking Ceilings ranging from 2.5m - 3m in height capturing an abundance of natural light

**Property Specifics:**

- Council Rates: \$1,321.41\* half yearly
- Water Rates: \$522.75\* per quarter
- Shared Insurance: \$1,632.32\* per year
- Rental Appraisal: \$1,400\* per week

\*Approx

**Disclaimer:** 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, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.