

# 2/43 Sunshine Parade, Miami, Qld 4220

## Unit For Sale

Monday, 3 June 2024

2/43 Sunshine Parade, Miami, Qld 4220

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ryan Deague  
0408433828



Wayne Foster  
0473817780

## EOI Closing Mon 10/06 at 12pm

Expressions of Interest Closing Monday 10th June 2024 12:00pm This 2-bedroom renovated home presents impeccably and is well positioned with Miami and North Burleigh beaches are only moments away. Set back on the block this triplex offers privacy and will be your own private oasis with courtyard. Step inside to discover a meticulously maintained residence featuring two bedrooms with built-in robes, a modern bathroom, European-style laundry, and a galley kitchen with stone benchtop and stylish subway tiles. Flooded with natural light, featuring floating hardwood floors and elegant white shutters throughout, this home is stylish and welcoming from first glance. Move in and enjoy low maintenance living, allowing time to enjoy and best of Miami. From stunning beaches, North Burleigh headland, surf clubs, parks and a central shopping complex. Miami also sits between its two well-known neighbouring suburbs Burleigh and Nobby's, so you can easily and conveniently enjoy not just the best of Miami, but the best of the southern Gold Coast lifestyle. Ideal for savvy investors seeking to expand their portfolio or first-time buyers eager to embrace the coveted beachside lifestyle, this residence offers remarkable value and potential rental returns estimated between \$750 - \$800 per week. Moreover, with low body corporate fees (approximately \$40) and a pet-friendly complex, this property presents a rare opportunity to invest in both lifestyle and financial security.

**Key Features:-** 2 good sized bedrooms- Modern bathroom- Single undercover car space, plus an additional driveway space- Newly renovated kitchen with stone benchtops and dishwasher- Air conditioning and ceiling fans for year-round comfort- Low body corporate fees (approx. \$40)- Pet-friendly complex with a perfect courtyard for pets and children- Estimated rental potential of \$700 - \$720 per week

**Convenient Location Highlights:-** Patrolled North Burleigh Beach: Approx. 400m- Miami Surf Club and Coffee shop: Approx. 550m- Nobby Beach Surf Life Saving Club & BSKT Cafe: Approx. 750m- Multiple Local Parks: less than 500m- Miami One Shopping Centre: Approx. 300m- Nobby Beach Village: Approx. 1km- Miami High Approx. 3km- Broadbeach attractions, Pacific Fair Shopping Centre, and Gold Coast International Airport within easy reach.

**Price Disclaimer:** This property is being sold 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 only.

**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. \* denotes approximate measurements.