

2/5 Albion Avenue, Miami, Qld 4220

— **Coastal**

Villa For Sale

Friday, 3 May 2024

2/5 Albion Avenue, Miami, Qld 4220

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Villa



Guy Powell
0413030851

Auction

Auction In Rooms, Wednesday 29th May at 11:00am. Level 1, 16 Queensland Avenue, Broadbeach. Presenting as new and perfectly positioned 500m from world class beaches, this 3-bedroom, 2.5 bathroom, low maintenance home presents a rare opportunity to embrace all that this lifestyle location has to offer. Architecturally designed and one of just three residences in a boutique complex, whether you're seeking a low maintenance yet luxurious lock-and-leave residence or a modern beach house that's made for entertaining, this property is designed to complement the desire for an unrivalled lifestyle. The functional floor plan is designed with relaxed easy living in mind. Chef's kitchen with stone bench tops, induction cook top, European Smeg appliances and an abundance of storage, including an oversized double garage. Open plan living and dining spaces flow to the East facing covered terrace offering seamless indoor/outdoor flow and providing the perfect place to entertain all year round. Upstairs; second living room or home office space. Oversized master suite with walk-in robe and stylish ensuite. Two additional generously sized bedrooms both with built-in robes and ceiling fans. Large modern family bathroom with bathtub and separate toilet and extra sink. Powder room downstairs for convenience. Offering a harmonious feel with sundrenched spaces and high ceilings throughout, this is the perfect yet private residence in the heart of Miami. A short stroll or bike ride to Miami Beach, Miami Marketta, Burleigh Golf Club, neighbourhood cafes, parklands, Nobby's Precinct, primary and senior schools, and public transport. Property Features: • 3-bedroom, 2.5 bathroom, 2 car garage • Near-new build • One of only three residences in luxury, boutique complex • Security gated boutique complex • Chefs kitchen with induction cooktop, stone island bench, Smeg appliances, plenty of storage • Open plan living and dining spaces with high ceilings • Large covered alfresco perfect for year-round entertaining • Separate upstairs living room or parents retreat • Light filled master suite with walk-in robe and modern ensuite • Two additional oversized bedrooms with built-in robes • Family bathroom with bathtub, separate toilet and extra sink • Double lock up garage with storage space, internal access • Ducted air conditioning throughout • Security alarm system • Solar lighting • Separately metered water and electricity • Directly opposite Ernie Tebb Park • Less than 500m to world class beaches, shopping and cafes Property Specifics: • Council Rates: \$1,806.51* half yearly • Water Rates: \$530.90* per quarter • Shared Insurance: \$1,628.33* yearly • Rental Appraisal: \$1,200 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. 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.