

2/90 Nobby Parade, Miami, Qld 4220

— [Property](#) Coastal

Sold Duplex/Semi-detached

Monday, 14 August 2023

2/90 Nobby Parade, Miami, Qld 4220

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 180 m2

Type:

Duplex/Semi-detached

\$1,275,000

Situated just 500m from the sand and surf, this gorgeous Miami beach house will allow you the carefree coastal lifestyle which presents for anyone looking to relocate or invest in the ever-growing market of the Gold Coast. Beautifully renovated throughout and presenting like new, this double storey residence is drenched in natural light, creating warm and inviting spaces both inside and out giving this impeccably crafted home an unmistakable sense of luxury, style, and ease of living. Arrive home to a user-friendly electric gate and garage, with the ability to lock and leave, this desirable setting, providing a safe and secure environment. Wide side access to the front door, welcomes you into a generous and thoughtful user-friendly 180sqm floor plate, presenting a modern open plan kitchen dining, and living room which transitions seamlessly outside to a private and peaceful entertainer's garden which boasts built-in seating in lush tropical gardens. Utilizing all that the downstairs space offers, provides the ability to dine and entertain with family and friends in an effortless manner. The home allows for undercover, outdoor fresh breezes and radiant sunlight to be cherished. As you walk upstairs let your feet sink into the freshly laid carpet as you find your way to an additional sitting/study area, three considerable sized bedrooms with two newly renovated bathrooms awaits. The northeast facing master suite welcomes you with sweeping balcony views, catching the fresh ocean breeze, encapsulating the beautiful coastline of Miami Beach. A large walk-in wardrobe with additional built in robes to your left and right as soon as you enter the primary suite which also boasts a generous ensuite with a stand-alone bath and family-sized shower! Maximise all bedrooms or perhaps enjoy a spacious study/playroom, whatever the requirements, this home-feel villa has versatile aspects. Located within walking distance of stunning Miami Beach, the proposed stage 3A light rail, Burleigh Golf Club, Miami Marketta, popular cafes, restaurants, and shops and close to both primary and senior schools, public transport and Miami One shopping centre, this magnificent property truly ticks all the boxes. Property Features: • Three spacious bedrooms, master suite with family sized shower and free standing bath and large vanity in ensuite • Two large fully renovated bathrooms plus separated powder room downstairs • Huge open plan kitchen with loads of cupboard space, 40mm stone bench tops, stainless steel appliances, dishwasher and ceramic cooktop • Open plan kitchen, living and dining seamlessly connecting to undercover outdoor alfresco area • Ground floor easy care tiles with upstairs boasting freshly laid carpet • Private courtyard with mature tropical gardens and built in seating • Air conditioning and ceiling fans throughout • Internal laundry • Exterior recently painted • Single lock up garage with lots of storage space and internal access • Undercover parking for one additional car • Fully fenced low maintenance and secure residence • No body corporate shared building insurance only • First time to market since 2007 and built in 2002 Property Specifics: • Council Rates: \$1,212.73* half yearly • Waters Rates: \$397.08* per quarter • Shared Insurance: \$1,170.68* per year • Rental Appraisal: \$950 - \$1,000* 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.