

2/94 Sunshine Parade, Miami, QLD, 4220

Sold Semi-detached

Wednesday, 21 June 2023



2/94 Sunshine Parade, Miami, QLD, 4220

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Semi-detached



Sam Westaway

Sold By The Sam Westaway Team

The Miami Lifestyle Awaits! A Spacious Two Storey Duplex Under 400m to the Beach.

Welcome to 2/94 Sunshine Parade, Miami. Positioned just 400 metres from Miami Beach, you will enjoy sunrise beach walks and an incredible beachside lifestyle from this magnificent duplex!

Presenting a golden opportunity for young families, renovators and investors alike, the light filled dual level layout has been updated to include a range of everyday creature comforts while allowing room to add value in the future. Thoughtfully designed, the living is laid out across the lower level with the three generously sized bedrooms reserved for the top floor. The oversized peninsula style kitchen sits at the entertaining heart of the home with modern stainless-steel appliances, a large pantry and an abundance of storage; tied together with a spacious open plan living/dining and a large outdoor patio, creates the perfect space for unwinding and entertaining guests year-round.

Embracing the barefoot lifestyle, relax in an enviable location where your daily needs are packaged together within genuine walking distance. Walk over to the beach for an early morning surf, stroll down the boardwalk with an award-winning coffee in hand or pop down to one of the many bustling dining options for dinner. You'll seldom find a more enviable location!

PROPERTY SPECIFICATIONS:

- Spacious duplex just 400 metres from the beach
- Light filled open plan living/dining flowing through to a large paved courtyard
- Peninsula style kitchen with modern stainless-steel appliances, large pantry and an abundance of storage
- Oversized master suite with walk-in wardrobe and ensuite
- Two remaining bedrooms with built-in wardrobes
- Generous family bathroom with bath and shower
- Large paved courtyard
- Separate downstairs powder room
- Fully fenced secure entry with intercom system
- Spacious separate laundry with upstairs chute
- Single automatic lock-up garage
- Abundance of storage space throughout the home
- New timberlook flooring, carpet and ceiling fans
- Total Land Share: 405m² approx.
- Rental Return: \$870 per week
- Lease Expires: 5/7/2023
- Rental Appraisal: \$900-\$950 per week
- Council Rates: \$3,146 pa approx.
- Building Insurance: \$29.90 per week approx.
- Year Built: 2005 approx.

Enviously positioned just moments from the surf and golden sands of Miami Beach, the promise of early morning swims and relaxed sunset strolls eagerly await you. The allure of the sand between your toes is complimented by a convenient range of local cafes, breweries, shopping, dining and schools at your doorstep, making your own two feet your preferred daily mode of transportation. Truly offering something for everyone, should you need to jump in the car, you'll find some of the best of what the Gold Coast has to offer with the ever-popular dining and nightlife precincts of Nobby Beach and Burleigh Heads' James Street just minutes up the road.

We look forward to welcoming you home to 2/94 Sunshine Parade.

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