

**24 Albion Avenue, Miami, Qld 4220**



**Sold House**

Saturday, 12 August 2023

24 Albion Avenue, Miami, Qld 4220

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 506 m2**

**Type: House**



Aaron Worrad

**\$1,500,000**

Welcome to 24 Albion Avenue, Miami 4220, a superb investment opportunity in the heart of one of Gold Coast's most sought-after suburbs. This property offers a current use as a duplex (over and under) with both lots tenanted on periodic tenancies, ensuring immediate rental income for savvy investors or quick vacancy if required. Property Features:

- Prime Location: Situated in the highly desirable Miami 4220, this property enjoys the benefits of a vibrant and family-friendly neighbourhood with quick and easy access to schools, parks, shopping centres, and just a stone's throw away from the beautiful beaches of Miami and North Burleigh.
- Large Block: The block spans a generous 506sqm, providing ample space and offering the potential to redevelop or renovate into a spacious and modern family home.
- Endless Opportunities: Whether you are an investor looking for excellent rental returns, a family seeking a spacious residence, or a developer with an eye for potential, this property caters to all. The choice is yours!
- Existing Tenancies: The property is currently occupied with tenants in each lot on periodic tenancies, providing immediate cash flow for the new owner.
- Land Banking Potential: With the ever-growing demand for property in Miami, this investment can serve as a secure land banking option with the potential for significant future appreciation. \$700 per week for the down stairs lot \$800 per week for the top level lot

Suburb Bio: Miami is a picturesque coastal suburb known for its stunning beaches, relaxed lifestyle, and vibrant community atmosphere. Enjoy the best of both worlds, where you can indulge in seaside activities, explore local cafes and restaurants, and still easily access major amenities and transportation hubs. Miami is highly sought-after for its family-friendly environment, excellent schools, and thriving arts and culture scene. Don't miss this incredible opportunity to secure a versatile property in one of Miami's most coveted locations. Whether you're a discerning investor, a growing family, or a developer with vision, 24 Albion Avenue is a gem waiting to be uncovered. For all enquiries or inspections please contact Aaron Worrada on 0402 368 070 or [aaron@worradaproperty.com](mailto:aaron@worradaproperty.com).

Disclaimers: This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. The internal photos taken are not of the advertised property and are typical photos of a similar property.