

**26 Riviera Road, Miami, Qld 4220**



**House For Sale**

Wednesday, 8 May 2024

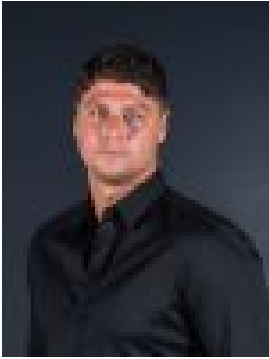
26 Riviera Road, Miami, Qld 4220

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Auction

Auction Location: On Site Be the first to enjoy blissful beachside living with a brand new tri-level villa 250m from the coastline. Flawlessly finished, engineered European Oak floors on the ground level bring warmth to the modern interiors, while square set ceilings soar 3m high, accentuating the sense of space and elegance. An open plan kitchen, living, and dining area also beckons on this level, where Bosch appliances make cooking effortless, and a striking wall of windows invites in natural light. Curl up here by the bio-ethanol fireplace in winter, and in summer, peel back the bifold doors to connect with an alfresco entertaining terrace and glistening saltwater pool. Alternatively, any time of year is perfect for enjoying the rooftop. Gazing out to the hinterland, there's no better place to host guests or capture mesmerising sunsets than here. Along with a top floor rumpus room, the villa is appointed with four spacious bedrooms. A walk-in robe awaits in the master suite, with built-in robes appointed to the remaining rooms. Two contemporary, fully tiled bathrooms service them (including a luxe master ensuite), each enhanced with Natural Oak Polytec cabinetry and brushed nickel tapware. Perfectly placed to enjoy the best of Miami, stroll to local eateries and entertainment, including Miami Marketta which hosts live music and delicious street food three nights a week. The vibrant Nobby Beach dining precinct is also within walking distance, where you can head to The Oxley for a meal or stock up on gourmet supplies. Locals also love having the acclaimed Miami to Burleigh Heads coastal walk on their doorstep – the ultimate way to start each day! Every detail in this villa has been carefully curated to offer an unparalleled low-maintenance lifestyle in an outstanding location. Move in ready, just bring yourself and your dream to live your best life! Inspect today.

**Property Specifications:**

- Brand new tri-level luxury villa approx. 250m from the Mermaid Beach coastline
- Flawlessly finished, featuring square set 3m ceilings on the ground floor, 2.7m ceiling on remaining floors
- Expansive, open plan kitchen, living and dining zone with wall of windows, inviting in abundant natural light
- Kitchen boasts reconstituted stone benches, Natural Oak Polytec cabinetry, Bosch 900mm induction cooktop, oven, microwave, integrated dishwasher and rangehood
- Living area includes built-in Natural Oak Polytec cabinetry and a bio-ethanol feature fireplace
- Top floor rumpus room opens to the rooftop terrace
- Master suite features a walk-in robe and luxe ensuite
- Both modern bathrooms (including the master ensuite) are fully tiled, with frameless or semi frameless shower screens, round LED pencil-edge mirrors, Natural Oak Polytec cabinetry and brushed nickel tapware
- Freestanding bath in main bathroom and dual brushed rain showers to ensuite
- Ground floor powder room
- Bifold doors facilitate a seamless flow between kitchen/living/dining and the alfresco entertaining terrace
- Saltwater lap pool with glass and pebble finish
- Rooftop entertaining terrace with hinterland views
- Laundry with storage
- Engineered European Oak floors on ground level, premium carpet to bedrooms and rumpus room
- Feature open staircase with Victorian Ash stained timber treads
- Double garage, with door and surrounding façade finished in Steel Line American Oak
- Exposed Aggregate Driveway
- Façade combines James Hardie Fine Texture Cladding, painted render and Colorbond roofing
- Feature front door with Delf Architectural SS Metro single pull handle
- Foyer includes louvre windows, study nook and internal garden
- LED downlights, aluminium windows, VJ panelled doors
- Heat pump hot water system
- Reverse cycle heating/cooling to all living areas and bedrooms
- Powder-coated aluminium vertical batten security gate (with video intercom)
- External feature lighting

Outstanding location, within walking distance of Miami and Nobby Beach eateries, shops and entertainment

**Disclaimer:** 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.