

**3/4 Kratzmann Avenue, Miami, Qld 4220**



**Unit For Sale**

Friday, 15 March 2024

3/4 Kratzmann Avenue, Miami, Qld 4220

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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## **Auction On Site, Friday 5 April 2024 at 12pm**

This treasured full-floor apartment presents a highly exclusive opportunity in a boutique beachfront building of only eight residences. Promising a premier coastal lifestyle, the home is positioned opposite a patrolled stretch of sand and surf, with vibrant shopping and dining precincts only a short stroll away. The complex is highly private and secure, with the elevator opening directly into the apartment for enhanced ease of access. Timber floors, plantation shutters and lofty ceilings elevate the appeal of the low-maintenance yet luxurious interior. Located on the third floor, the apartment takes in elevated ocean views, while allowing you to remain in touch with the area's vibrant lifestyle. Enjoy the panoramas from a main, east-facing balcony, where louvred doors protect the space on windy days. The balcony integrates seamlessly with an open living, dining and well-appointed kitchen zone, where extensive glazing frames ocean views, while you cook, dine or lounge on the couch or built-in day bed. All three of the home's sizeable bedrooms have been treated to new wool carpets, for added comfort. The master benefits from an ensuite and private balcony with a beach view, as well as access to a shared balcony that looks out to the hinterland. The apartment comes with two side-by-side basement car parks and a secure storage room. The building features a communal heated pool and barbecue facilities which are immaculately maintained by the original caretaker.

**The Highlights:**

- Full-floor apartment available for the first time in 20 years-
- Exclusive, well-maintained beachfront building comprising eight full-floor apartments-
- Proximity to patrolled surf and lifestyle precincts of Burleigh and Nobby Beach-
- Communal heated pool and BBQ facilities; original caretaker still looking after building-
- Generous beach-facing balcony with louvred doors for protection from sea breezes-
- Timber flooring and doors, plantation shutters, electric blinds, new wool carpets; recently repainted-
- Open living, dining and kitchen area has ocean outlook and balcony access; built-in day bed with beach view and storage-
- Kitchen features four-burner gas cooktop, rangehood, oven, Miele integrated dishwasher, double sink with InSinkErator and breakfast bench-
- Master bedroom has walk-in robe, private balcony with ocean view and ensuite with floor-to-ceiling tiles, dual vanity, toilet and shower-
- Two guest bedrooms with built-in robes-
- Master and one guest bedroom have access to a shared balcony with hinterland views-
- Main bathroom features single vanity, private toilet and private shower room-
- European laundry with sink and storage-
- Two secure, side-by-side car parks plus a storage room-
- Ferman intercom; Fujitsu ducted air-conditioning system

Occupying a coveted beachfront position surrounded by vibrant amenities, this boutique building offers residents a premier coastal lifestyle. It sits directly across the road from North Burleigh Surf Life Saving Club, the Gold Coast Oceanway and a patrolled stretch of sand and surf. Popular cafes are within an easy stroll, as is Miami One Shopping Centre. Within 2.2km are the eclectic retail, dining and nightlife precincts of James Street in Burleigh Heads and The Oxley in Nobby Beach. Convenient travel north or south is facilitated by the nearby Gold Coast Highway, and under construction Gold Coast Light Rail.

Secure an exclusive opportunity for a coveted beachfront lifestyle – contact Gareth Denning 0410 300 121 and Paul Harrison 0418 358 145.

**Disclaimer:** 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.

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