

3 Yvonne Court, Miami, Qld 4220



House For Sale

Thursday, 11 January 2024

3 Yvonne Court, Miami, Qld 4220

Bedrooms: 5

Bathrooms: 3

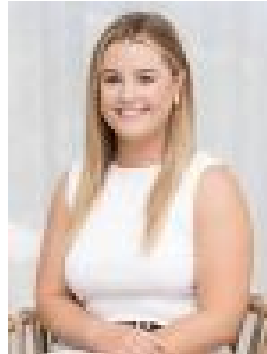
Parkings: 2

Area: 823 m2

Type: House



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Discover a rare opportunity for dual living right in the heart of Miami - a hidden gem unlike any other. Immerse yourself in the family lifestyle this residence offers, or capitalise on its lucrative investment potential. Nestled on 823m² of prime land in one of Miami's most sought-after cul-de-sacs, this property commands an elevated position with remarkable street appeal, surrounded by Miami's nature reserve. This family home boasts a clever design, providing an abundance of indoor/outdoor living space and the option for true separate dual living offering a granny flat/ separate residence. With 5 bedrooms, 3 bathrooms, a home office, and an oversized double garage with ample storage, this residence caters to both comfort and functionality. The expansive outdoor alfresco areas make this home perfect for entertaining, complemented by a gourmet kitchen featuring top-of-the-range appliances and an oversized island bench. The executive living area comes complete with a fireplace, while the light-filled dining area includes a full bar space. Downstairs, a second large kitchen with a dining bar adds to the versatility of the space. Welcoming you home from the moment you enter the property through the large secure entry with the solid sandstone staircase leading you to the seamless indoor/outdoor open plan living areas. Offering multiple grassed areas perfect for kids & entertaining set upon separate aspects and levels. All this, just a short bike ride to Miami Beach, shops, local amenities, Bond University, multiple primary & senior schools, award winning local restaurants and cafes as well as Burleigh Golf Club. Genuine sellers are not testing the market. Inspect today as this home will not last long. Properties of this magnitude & calibre do not arise often. Upstairs, the main residence comprises 3 bedrooms, 2 bathrooms, a gourmet kitchen, an oversized living and dining area, a home office, and alfresco balcony areas. The rental appraisal for this level is \$1,250 - \$1,350 per week. The downstairs area, with potential for dual living, features 2 bedrooms, 1 bathroom, a fully equipped kitchen, large living and dining areas, and private access from the main residence. The rental appraisal for this level is \$850 - \$950 per week. Combined, the property offers a rental appraisal of \$1,700 - \$1,900 per week. - Combined rental appraisal \$1,700 - \$1,900 p/w - 823m² prime elevated block position - Moments to local parks & amenities- Great location - highly sought after Miami position- Solid construction with suspended slab- Footsteps to local shops, Golf Club & park areas- Fabulous seamless indoor & outdoor entertaining areas bringing the outside in- Energy efficient LED down lighting throughout- Plenty of storage throughout as well as security intercom system- Ceiling fans throughout + split system air with flow through ventilation all year round- Low maintenance property in a highly sought after position- Golden opportunity - Inspect today as this will not last long! 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. * denotes approximate measurements