

# 4/2118 Gold Coast Highway, Miami, Qld 4220

## Unit For Sale

Thursday, 11 January 2024

4/2118 Gold Coast Highway, Miami, Qld 4220

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Guy Powell

0413030851

## Offers Over \$600,000

Conveniently located a short stroll from patrolled world class beaches and positioned within 'Casa Del-Torre', this two bedroom ground floor apartment presents an exciting opportunity to start enjoying everything this lifestyle location offers. Located at the rear of a boutique building of only 8 units on an 809sqm block, this apartment presents in immaculate condition and is ready for new owners to move straight in. Renovated in 2019 and filled with natural light, enjoy open plan living and dining spaces that flow to your private outdoor terrace. Spacious kitchen with an abundance of storage, two generously sized bedrooms with built-in robes and family bathroom. Situated in the Gold Coast's most exclusive beachside pocket, promoting a relaxed carefree lifestyle in a location to love among popular cafes, restaurants and bars, patrolled surfing beaches, Nobby's Precinct, public transport, local schools, sporting facilities, Burleigh Golf Course, and the future light rail stage 3A development all only footsteps from your door.

Property Features:

- 2 bedroom, 1 bathroom, 1 carpark
- Ground floor apartment
- Located within a small complex of only 8 units on an 809sqm block
- Positioned at the rear of the building
- Spacious kitchen with quality cabinetry and an abundance of storage
- Open plan living and dining spaces
- Two generous bedrooms both with built-in robes
- Communal swimming pool and entertaining area
- Low body corporate

Property Specifics:

- Council Rates: \$1,207.23\* half yearly
- Water Rates: \$415.54\* per quarter
- Body Corporate: \$66.50\* per week
- Currently Rented: \$500 per week until 31/03/2024
- Rental Appraisal: \$700 - \$750\* per week

\*Approx

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. Photos have been used from the rental advertisement and are pre tenancy.