

# 405/2007 Gold Coast Highway, Miami, Qld 4220



## Sold Studio

Tuesday, 21 November 2023

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**Bathrooms: 1**

**Parkings: 1**

**Area: 41 m2**

**Type: Studio**



Fiona Nichols

## Contact agent

This freehold studio apartment with a basement car park, is located in the Outrigger Resort Miami and offers a fantastic opportunity for an entry-level investor or first-home buyer due to its prime location. This property will represent exceptional buying for a savvy buyer. Here's a breakdown of the key features and selling points: Location, just one street from; - North Burleigh Beach and Surf Club - arguably some of the finest beaches on the Gold Coast - Coles, Aldi, Miami Medical Centre, Bottle Shop, Gyms, Bakery, the list goes on - Abundance of coffee, cafes and general dining options - Beach walks and bike rides along the promenade to Burleigh Headland, James Street lifestyle precinct, boutique breweries, restaurants and bars

**Property Features:** -Immaculate studio apartment bathed in natural light, with an Easterly aspect -Glimpses of North Burleigh Beach -Overlooks solar-heated swimming pool and spa -BBQ area and adjoining highly-rated Gold Coast restaurant and beer garden -Secure basement car park -Coin-operated laundry

**Investment Potential:** -Currently rented at \$480 per week until Jan 8th -Potential for a steady income stream for investors -Low-maintenance resort-style living -24-hour public transport access at the front of the complex, noting the opportunity the tramline will add once construction is completed

**Interior Highlights:** -Open-plan design for a spacious feel-Modern finishes and neutral colour scheme for personalization. -Well-equipped kitchenette with microwave and fridge. -Comfortable sofa/bed, TV, and air conditioning in the living area. -All furniture included, inventory list provided to enquiring parties -Stylish and modern bathroom. -Private balcony for enjoying morning coffee or sunshine

**General Information:** -First-home buyers can appreciate the convenience and low maintenance. -Power usage included in body corporate fees -Wonderful onsite management team -Building secured by FOB access security system -Body corporate fees (including power) are circa; \$1690 per quarter -Council rates are circa; \$500 per quarter -Water (subject to use) is circa; \$300 per quarter

Inspections are via appointment. Please register your interest to have a private inspection arranged for you. 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.