

45/12 Landau Court, Miami, Qld 4220



Sold Apartment

Wednesday, 5 June 2024

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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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0433800206

\$648,000

Beautiful two-bedroom home in the sought-after Miami. With a stylish open plan design, air conditioning, and tile floors, this unit offers a comfortable and modern living space. Ideal for a small family or retirement living. You can enjoy the convenience of a spacious alfresco entertaining area and a secure backyard for outdoor activities with access to a swimming pool and a single garage.

Property Features. One of the best located properties within the complex. Newly renovated floor. Room for improvement and adding value to the property. Quiet complex in a central location. Best value for location within the city. Generous backyard for outdoor activities. Extended patio deck area for entertaining or relaxation.

Interior Highlights. Two generously sized bedrooms with built-in robes. Open plan living and dining area with new tile floors and air conditioning. Renovated kitchen with new oven. Bathroom and separate toilet. Ceiling fans throughout the property for added comfort. Separate laundry for convenience.

Investment Potential. Current rental appraisal at \$750 per week;. Approx 6% Gross Long Term Rental Yield;. Low-maintenance;. Capital Growth Rate, circa 5.5% p.a. since 1990;. Blue chip location with high demand;. Scarcity of in land around Miami;. Average unit in Miami is \$876,000;. High-end suburb.

FAQs Motivation of sale: Owner will move into retirement village; Comparable properties: Sold recently between \$650k to \$785k; Expressions of interest campaign: put your best offer until Friday, 8th of March; Complex Profile: total of 94 units, pool and community centre

Inspections: Private or face time

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