

**52/160 Bardon Avenue, Miami, Qld 4220**



**Sold Villa**

Friday, 3 November 2023

52/160 Bardon Avenue, Miami, Qld 4220

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Taya Rich

0410689590

**\$622,500**

Welcome to the epitome of convenient living! Presenting a charming lowset villa nestled in the heart of Miami, this peaceful residence is a testament to tranquility and functionality. Its low-maintenance design ensures you spend less time worrying and more time enjoying life. This delightful villa offers seamless access to a myriad of shopping, dining, sporting, lifestyle, and recreation facilities, catering to your active interests. Whether you're a fitness enthusiast, a beach lover, or someone who enjoys social or outdoor activities, everything you desire is just moments away. Step inside this cozy abode, where possibilities abound. The neatly presented villa provides a solid foundation to transform it into your dream home, tailored to your tastes and preferences. Embrace the opportunity to unleash your creativity and make every corner a reflection of your personality. As you explore further, you'll discover the enchanting outdoor setting. Picture yourself relaxing in your private oasis, surrounded by lush greenery and an elevated bushland outlook. It's the perfect spot to unwind, entertain friends, and create lasting memories. With its close proximity to the beach, you can enjoy serene walks along the shore, breathtaking sunsets, and the soothing sound of the waves, all within arm's reach.

**Property Features:** Spacious open plan living area, Lovely sunroom/studio/multipurpose space, Tidy kitchen with s/steel oven, Two bedrooms each with dble built-in wardrobes, Tidy and functional bathroom with separate shower and bath, Laundry room with additional storage, Air conditioning and ceiling fans, Paved courtyard patio area with elevated tree views, Single garage, car accom, Security screens on doors and windows, Additional onsite parking for a second vehicle, Pet friendly complex with swimming pool maintained for you, Rental potential \$560 - \$610pw, Water rates approx p/a - \$1360, Council rates approx p/a - \$2400, Body corp levies approx per week \$69.30 (after the 10% disc if paid on time). Don't miss this chance to own a lowset villa in the heart of town, offering not just a home but a canvas for your dreams. Embrace the Miami lifestyle, surrounded by a thriving community, where sun, sand, and sophistication converge.

**Important Notice:** Please note the photos in the advertisement are from 2019, but they still represent the property accurately. We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate. Prospective buyers should make their own enquiries to satisfy themselves as to its accuracy. Although high standards have been used in the preparation of this document, no legal responsibility can be accepted by Re/max Robina or any loss or damage resulting from the content or the use of this information. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only.