

**74/7 Redondo Ave Redondo Ave, Miami, Qld 4220**



**Sold Apartment**

Friday, 3 November 2023

74/7 Redondo Ave Redondo Ave, Miami, Qld 4220

**Bedrooms: 2**

**Bathrooms: 2**

**Type: Apartment**



Brook Clementson



Darrin Couper  
0418753450

**\$710,000**

A rare opportunity to secure a light filled, middle floor 2 bedroom, 2 bathroom unit that is north facing with pool views. Genuine owner is regrettably selling so here is your chance to acquire an excellent 2 bedroom, 2 bathroom beach-side property. This property will suit an owner occupier or investor, permanently rent out or even holiday let the unit out and come and stay during the year. Grande Florida Resort has its own private walkway to the beach. This resort is a blue chip location & is only 100 metres to the beach. Enjoy swimming in 2 of the best lagoon style pools on the Gold Coast. Property Information; - Lease End Date: 31st January 2024- Body Corporate Fees: \$101 per week approx.- Sinking Fund Balance: \$720,987.20 as of May 2023- Council Rates: \$1,800 per annum approx (owner occupied) - Water Rates: \$1,600 per annum approx. Property Features include;- 2 Bedrooms- 2 Bathrooms- Bedrooms East Facing - Ocean Views- Fully Renovated- Air Conditioned- Fans- Pool Facing Balcony- Underground secure car-park, easy access to unit. Resort Features;- 2 award winning lagoon style pools (1 heated)- Children's paddling pools with sandy beaches- 6 BBQ areas with outdoor entertainment settings around the pools- Under cover security parking- Direct beach access- Games room- Tennis Courts across the road (Miami tennis) Grande Florida Resort has its own private walkway to the beach. Enjoy swimming in 2 of the best lagoon style pools on the Gold Coast. This building is in a blue chip location & only 100 metres to the beach. The next stage for the G Link transport system will run right past the front entrance of the complex on its way to Burleigh heads. About Miami Beach; More southern on the glorious Gold Coast is uncrowded Miami Beach - just metres away from the Grande Florida Beachside family Resort Gold Coast. Miami Beach is patrolled by surf lifesavers and has flagged swimming areas. With clean, spacious, white sandy beaches; the great Gold Coast surf and perfect picnic and barbecue areas; a kid's playground with a beach view to entertain the little ones - it's no wonder Miami Beach is the favourite choice for Gold Coast family holidays. Queensland Real Estate COVID Safe Industry Plan Before entering the premises for the inspection; please DO NOT enter if; 1. You are unwell. 2. Has been in close contact with a known active case of COVID-19. 3. Has COVID-19 symptoms. 4. Has travelled overseas in the previous 14 days. 5. Has been to a declared COVID-19 hotspot in the previous 14 days. 6. Has been directed to quarantine in their home. 7. Has been tested positive for COVID-19 in the last 14 days. 8. Visitors must remain at least 1.5 metres away from other groups, where possible. 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.