

93 Albion Avenue, Miami, Qld 4220

— **Coastal**

House For Sale

Monday, 4 March 2024

93 Albion Avenue, Miami, Qld 4220

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Guy Powell

0413030851

Contact Agent

Sleek, unique and completed to the highest of standards throughout with custom interiors and contemporary ambience, this Miami residence is a work of art anyone would be proud to call home. Perfectly positioned in one of Miami's most sought-after streets, this one-of-a-kind dwelling is set to be a firm frontrunner among those with youngsters, tweens and teens in tow, checking all the boxes for effortless family living within minutes of the shore and the buzz of Nobby's Beach. Meticulously crafted across two levels, the dramatic black Axon clad interior with show-stopping façade makes a striking instant impact, perfectly complementing the bespoke interiors. Entertainers who love to host will feel right at home with soaring 3.52m ceilings crowning the open plan kitchen, living and dining area. Gourmet kitchen featuring a 5.1m curved stone island bench with breakfast bench, butler's pantry, top-of-the-range Smeg appliances, feature Italian downlights, integrated wine fridge, abundance of storage and servery flowing seamlessly to the outdoor alfresco. Relax and unwind in style by the supersized sparkling swimming pool while the kids and pets play. Downstairs, spacious master suite with walk-through robe and ensuite wrapped in Italian tiles and concreted rendered walls. Generously sized guest bedroom with built-ins servicing the bathroom with bespoke Concrete Nation freestanding bathtub, Terrazzo tiles and Sussex tapware. The fusion of architecture and art continues with a second living area and study upstairs. Two additional bedrooms both with built-in robes and a third luxurious bathroom with built-in shower seating and custom joinery. An outstanding coastal location in one of the Gold Coast's hottest suburbs, this residence delivers the dream lifestyle you've been longing for. An easy stroll to Miami Beach, Miami Marketta, Burleigh Golf Course, neighbourhood cafes, parklands, Nobby's Precinct, Pizzey Park, primary and senior schools and public transport. Residences of this quality do not last long - arrange an inspection today. Property Features: • Sleek, show-stopping 312sqm home on a 405sqm block • 4 bedroom + office and rumpus room • Envious entertainer, open plan kitchen, living and dining spaces beneath a 3.52m ceiling • Designer kitchen with gas strut servery window, dual kitchen sink plus plumbed 940mm entrainment trough, 6-burner gas cooktop, electric oven, brass rangehood, 5.1m stone island, breakfast bench, wine fridge, filtered hot and cold Billi tap and walk-in pantry • Fantastic indoor/outdoor flow with living and dining areas opening to the alfresco area • Sparkling swimming pool by the arbour, low maintenance gardens • Master suite with walk-through robe and luxury ensuite with rain head shower, Terrazzo tiles, concrete rendered walls, Concrete Nation basins and Sussex tapware • Guest bathroom with bespoke Concrete Nation freestanding bathtub, Terrazzo tiles, Sussex tapware • Three additional bedrooms all with built-in robes, third bathroom with built-in shower seating and custom joinery • Second living area upstairs with barn door, spacious study with built-in desk and open shelving • Axon clad exterior, steel framed and fitted with highest rated insulation batts • Automated smart lighting system installed, with stunning bespoke lighting throughout • Ducted and zoned air-conditioning, abundance of storage throughout, wireless intercom, 5kw solar • Secure double carport with lockable storage • Custom ochre front door with keyless entry • CCTV with recorder Private Inspections Available Property Specifics: • Council Rates: \$1,551.29* half yearly • Water Rates: \$567.91* per quarter • Rental Appraisal: \$2,000* 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.