

1/7 Chainey Avenue, Miami, Qld 4220

 Coastal

Duplex/Semi-detached For Sale

Saturday, 29 June 2024

1/7 Chainey Avenue, Miami, Qld 4220

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Duplex/Semi-detached



Guy Powell

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Offers Over \$1,250,000

This is an extremely rare opportunity to secure a four-bedroom duplex in the heart of Miami perfectly positioned less than 650m from world class beaches and occupying sixty percent of a prime 405sqm block. Presenting in immaculate condition and totally detached, this highly desirable property captures an abundance of natural light and allows the lucky new owner to personalise and add their own touch or seize a savvy investment opportunity to simply land bank and hold for the future. Generous in size and spanning across two levels with dual living potential. The upper level offers open plan living and dining spaces with a well-equipped kitchen and extensive balcony, perfect for entertaining friends and family all year round. Three well-proportioned bedrooms including a master suite with built-in robes, ensuite, air conditioning and access to the East facing balcony. Two additional bedrooms both with built-ins and ceiling fans and serviced by the large family bathroom with bathtub and combined laundry. Downstairs; a self-contained one-bedroom studio with a separate lockable entrance, making it the perfect opportunity for an additional income or guest/teenage suite. Complete with its own kitchen, laundry, bathroom, covered patio and exclusive courtyard. Single lock up garage and driveway parking. Offering a harmonious feel with sundrenched spaces and dual living potential, this is the perfect yet private residence in the heart of Miami. A short stroll or bike ride to Miami Beach, Miami Marketta, Burleigh Golf Club, neighbourhood cafes, parklands, Nobby's Precinct, primary and senior schools and public transport. Property Features: • 4-bedroom, 3-bathroom duplex with dual living potential • Totally detached, occupying sixty percent of a 405sqm block less than 650m to Miami Beach • Sundrenched living, dining and kitchen on the upper level • Large, covered balcony perfect for year-round entertaining • Master suite with ensuite, built-in robes and private balcony • Two additional generously sized bedrooms with built-in robes and ceiling fans • Family bathroom with bathtub and combined laundry • Self-contained studio with separate lockable entrance • Downstairs studio with kitchen, laundry, bathroom, bedroom with built-ins, living room and covered patio • Single lock up garage and driveway parking • Air-conditioning in the upstairs living and master bedroom • Less than 650m to world class beaches, shopping and cafes Property Specifics: • Council Rates: \$1,503.71* per half year • Water Rates: \$548.05* per quarter • Shared Insurance: \$1,986.10* yearly • Rental Appraisal: \$1,100 - \$1,200* 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.