

**E29/1 Great Hall Drive, Miami, Qld 4220**

 Coastal

**Apartment For Sale**

Thursday, 21 March 2024

E29/1 Great Hall Drive, Miami, Qld 4220

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Type: Apartment**



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## Offers Over \$975,000

Calling all entertainers, families or investors alike with a peaceful and private three-bedroom apartment set across two levels boasting a highly sought after position, located on top of the famous 'Magic Mountain' in the heart of Nobbys Beach. Positioned on the top floor of a 3 story walk up, this oversized apartment offers a generous and spacious layout with three covered balconies providing multiple outdoor areas to entertain, relax and unwind. Bright and breezy, the ground floor is home to a large open-plan galley kitchen, study nook, dining and living room with timber floorboards. Balconies at both ends capture the cool sea breezes and create a harmonious blend of indoor/outdoor flow. Two bedrooms and two bathrooms are set on the main floor, both bedrooms benefiting from walk-in robes and direct access to balconies, one bedroom with an ensuite. Upstairs consists of a private master bedroom presenting as an amazing parents retreat with large balcony, walk-in robe and ensuite. Situated in the Gold Coast's most exclusive beachside pocket, promoting a relaxed carefree lifestyle in a location to love among popular cafes, restaurants and bars, patrolled surfing beaches, Miami Marketta, public transport, local schools, retail shops, sporting facilities, Burleigh Golf Course, and the future light rail stage 3A development all only footsteps from your door.

**Property Features:**

- True North-East aspect (warm in winter, cool in summer)
- Three bedrooms, three bathrooms, master with walk in robe and ensuite
- Well equipped open plan galley kitchen with electric appliances and abundance of storage
- Open plan living and dining area
- Three covered balconies perfect for relaxing or entertaining
- Reverse cycle A/C and internal laundry
- Security intercom system
- One secure car park and large additional storage shed
- Full resort facilities including 3 swimming pools, multiple BBQ and entertaining areas and gymnasium
- Beautifully maintained complex with lush tropical gardens
- Easy walk to thriving Nobby Beach retail and dining precinct, Nobbys Surf Club and patrolled beaches

**Property Specifics:**

- Council Rates: \$1,223.86\* half yearly
- Water Rates: \$881.44\* per quarter
- Body Corporate: \$184.65\* per week
- Currently Rented: \$850.00 per week until 1st May 2024
- Rental Appraisal: \$1,000\* 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.