

# 10 Brakes Crescent, Miami, Qld 4220



## House For Sale

Tuesday, 25 June 2024

10 Brakes Crescent, Miami, Qld 4220

Bedrooms: 4

Bathrooms: 4

Parkings: 3

Area: 405 m2

Type: House



Michael Kollosche  
1300576000



Marco De Vincentiis  
1300576000

## Auction

Imagine a place where every day feels like a blissful beachside holiday; where endless ocean views unfurl along the coastline to Coolangatta, and you'll feel the sand beneath your feet in a mere 150 metres. Nestled in a privileged location – home to only a select few properties – this irreplaceable, elevated position between Miami Hill and North Burleigh represents a once-in-a-lifetime opportunity. Rising multiple levels on a tightly held street, your dream lifestyle begins here. A happy haven infused with sunshine and soul, it delivers easy living and entertaining. Cooking is a joy with a true chef's kitchen, equipped with Smeg appliances including triple ovens, while sash windows assure easy serverly access to the alfresco area. Boasting a dining pavilion and tiled pool, host guests against a stunning tapestry of city, leafy and seaside vistas. Bifold doors create a seamless indoor-outdoor flow too, connecting to the sprawling internal social domain. Thoughtfully zoned, curl up by the fireplace in the lounge, share a feast with friends in the dining area or retreat to the sun-soaked space trimmed with triple picture windows. Framing views of the North Burleigh coastline and glistening Pacific Ocean, it's the ideal perch to spot a pod of whales during migration season. A sunlit master suite also awaits on the top level, where the rhythm of the ocean will lull you to sleep. The recently renovated ensuite is a luxe addition to this space, along with a custom walk-in robe. Downstairs hosts three further bedrooms with modern ensuites and balcony access, ensuring a strong connection to the coastal setting. Two living areas also grace the middle level, including a cosy, soundproofed media room. Together, these create the ultimate living quarters for teens or guests.

**The Highlights:**

- Multi-level beach house infused with style, sunshine and endless ocean views that sweep down to Coolangatta-
- Irreplaceable elevated position nestled between Miami Hill and North Burleigh, a mere 150m from the beach-
- Warm, welcoming and impeccably presented across a 450m<sup>2</sup> floorplan, featuring timber floors, plantation shutters and UV tinted windows-
- Chef's kitchen appointed with sleek Caesarstone benches and Smeg appliances, including dual ovens, steam oven, gas and induction cooktops-
- Sash windows from kitchen to the alfresco area ensure easy entertaining-
- Sprawling open plan social domain flows outdoors, zoned to feature a lounge with electric fireplace, dining area and sunlit living space with triple picture windows, framing endless ocean views
- Spacious middle level family room plus a cosy, soundproofed media room-
- Blissful top floor master suite set against breathtaking ocean vistas, boasting a custom walk-in robe and recently renovated luxe ensuite
- Middle floor hosts three remaining bedrooms, each with ensuite and balcony access
- Expansive alfresco entertaining area boasts a dining pavilion, tiled pool and a stunning tapestry of city, leafy and seaside views
- Double and single garages plus a large, lockable storage room-
- Large laundry with ample storage-
- Dumbwaiter, ideal for transporting groceries from the ground floor to the kitchen-
- Scope to install a lift-
- 5.8kW solar panel system-
- Keyless entry-
- Ducted and split system reverse cycle air-conditioning

Perfectly positioned in a peaceful street with no-through traffic, this location lends itself to an enviable lifestyle. Check the surf conditions from the comfort of home, then stroll down the hill to North Burleigh Beach to catch your morning waves. Families will love the proximity to Ed Hardy Park, or cross the road and scale the steps to Loes Bonney Lookout for panoramic coastline views which stretch towards Surfers Paradise. From here, it's just a short walk to the colourful Miami rainbow stairs or you can meander the Oceanway paths down to Burleigh. Factor in the proximity to North Burleigh Surf Club, Miami One Shopping Centre, plus thriving local cafes, restaurants, shops and supermarkets and you have all you need to live your best life. Don't delay, contact Michael Kollosche on 04111 888 15 or Marco De Vincentiis on 0433 112 260 today.

**Outgoings:** Council Rates: \$7,228.32 per year approximately  
Rental Appraisal: \$2,500 - \$3,000 per week approximately

**Disclaimer:** This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. **Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.