

6/22 Riviera Road, Miami, Qld 4220



Townhouse For Sale

Thursday, 11 July 2024

6/22 Riviera Road, Miami, Qld 4220

Bedrooms: 4

Bathrooms: 5

Parkings: 2

Area: 295 m2

Type: Townhouse



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\$2,300,000

Discover the epitome of refined beachside living in one of the Gold Coast's most coveted and lifestyle-centric locales. House 6 at Ame on Riveria, is located in an intimate enclave of just six impeccably designed residences nestled just a leisurely two-minute stroll from the pristine shores of Miami Beach - with diverse local offerings such as the lively Nobby's enclave only a short stroll away. Ame is a testament to architectural beachside living, characterised by solid form and natural materials. Subtle low-profile brick detailing, and the concrete planter boxes detail to each balcony, the development seamlessly integrates Mediterranean landscaping with modern living. Unwinding comes naturally throughout the residence, with generous 3m high-ceilings to the open plan living and dining spaces blend in a seamless fashion onto a generous terrace located on level 1. The contemporary kitchen with Natural Stone bench tops and detailed cabinetry featuring batten profile and subtle timber look highlights, island breakfast bar plus premium integrated appliances that would suit every enthusiastic cook and entertainer. The mid-level of the home with 2.7 m ceilings is a sanctuary for 3 of the 4 bedrooms. The oversized premier Master bedroom, Walk-in Robe and ensuite features fixed panel fluted glass to generous double shower with a wall niche for storage. Round, above bench His and Hers basins, custom mirror, floor to ceiling tiles with a feature wall of large gloss subway tiles complete this luxurious bathroom. Bedrooms 2 and 3 are both generous sized with ceiling fans, built-in robes sharing a main bathroom. The bathroom features a combined shower and bathtub ideal for families along with a spacious vanity, large mirror and floor to ceiling tiles. The top level of this home has some serious 'wow-factor'. With a huge private rooftop terrace doubling your living space during the warmer months and adding to the comfort and atmosphere of this impressive space, the servery provides space for the all important wine fridge and the bi-fold windows brings the outside in. Views from this enviable space afford ocean glimpses, the lush green of Nobby's Hill and the gorgeous sunset over Burleigh and the hinterland. The 4th bedroom is located at ground level behind the two-car garage and offers the option of a teenage retreat with private en-suite, guest bedroom, gym or home office depending on your needs. The adjoining laundry offers direct access to a private courtyard leading to the pool area. Secure, private and invisible from the street, this is an ideal downsizer, weekender or lock-up holiday escape of home-sized proportions. Three bedroom homes also available from \$2,100,000.

Features and Benefits- Soaring 3m ceiling heights in living areas- Impeccable solid form concrete construction (ground and level 1)- Miele appliance package; with oven, induction cooktop and integrated range- Integrated fridge/freezer- Luxurious wide plank engineered timber flooring- Elegant natural stone benchtops for a touch of sophistication- Ducted and zoned air conditioning for ultimate comfort- Ocean glimpses- Scenic views over the hinterland and surrounding suburb- Communal Pool- Close to schools and local community Body Corp approx \$6,400 p.a. Council Rates approx \$300 p.q.