

1/33 Riviera Road, Miami, QLD, 4220

 Coastal

Unit For Sale

Friday, 16 August 2024

1/33 Riviera Road, Miami, QLD, 4220

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit

Single Level Beachside Duplex

Position is what this property is all about! If you think Miami is popular now wait until you see what the future brings and you will be glad you got in early! The Miami lifestyle is second to none and is sought after by so many - you will be the envy of all your friends and family when you secure your own slice of this paradise. Ideally located just one block from the beach, and only a stones throw to the local cafes, restaurants, trendy bars, this modern, single-level duplex offers a spacious and open-plan living area, designed for comfort and style. With two bedrooms and two bathrooms, the property features contemporary finishes and a practical, no-stairs layout - ideal for easy living.

Whether you're looking to invest, downsize, or simply enjoy the laid-back beachside lifestyle, this property is a golden opportunity. Secure your future in this fantastic property, being 1 of only 2 properties set on 433m2 of prime beachside real estate.

Our instructions are clear! This property will be sold at or prior to auction, with all offers to be presented.

Featuring:

- Miami Beachside location
- Single-level, ground-floor duplex - no stairs!
- Spacious, open plan living and dining area
- Modern, tiled flooring and ceiling fans throughout
- Two bedrooms with built-in wardrobes
- Secure single lock-up garage
- A short walk to the beach, cafes, and local amenities

Located within walking distance to the highly sought-after buzzing neighbourhood of Nobby Beach on the stunning Gold Coast, this apartment is surrounded by pristine sandy beaches.

Stroll to the Nobby Beach Shopping Precinct, offering a diverse range of amenities, including boutique shops, trendy cafes, gourmet restaurants, and lively bars such as Bine and Nobbys Arc. The area's bustling atmosphere is further enhanced by the new "Oxley" development.

The highly anticipated Light Rail stage will add further convenience, with a soon-to-be-completed tram station just a short walk away, connecting you through Mermaid Beach to the northern Gold Coast and south to Burleigh, expected completion late 2025.

Rent Return: Leased until 10th July 2025 paying \$760 per week

Council Rates: \$4,342 per annum*

Water Rates: \$1,220 per annum*

Body Corporate Rates: \$63 per week*

*Approximate figures

Auction: On Site, Saturday 7th September, 11am (unless sold prior)

Auction Conditions: \$50,000 Deposit, 30 Day Settlement

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. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.