

2/75 Sunshine Parade, Miami, Qld 4220



Villa For Sale

Tuesday, 25 June 2024

2/75 Sunshine Parade, Miami, Qld 4220

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 230 m2

Type: Villa



James Roberts
1300576000



Troy Dowker
1300576000

Auction

Anchored in a prized pocket, this architect-designed villa promises a low-maintenance coastal lifestyle just a short walk from golden sand and rolling surf. Spanning two spacious levels, the free-standing home offers the ultimate in family comfort, while its timeless, updated design effortlessly complements the trendy locale. High timber fencing and strategic garden landscaping ensure the property's privacy is maintained. The stylish interior has been finished with engineered oak flooring, custom joinery, black fixtures and sheer window dressings, which all play out beneath lofty ceilings. A state-of-the-art kitchen, equipped with quality appliances and a large butler's pantry, makes entertaining a delight. It adjoins the bright and open living and dining zone, which spills out onto a sunny courtyard with built-in bench seating. Meanwhile, the top floor is a haven for rest and relaxation. The elegant and oversized master bedroom boasts vaulted ceilings, a large walk-in wardrobe and a stylish ensuite, while three further bedrooms are appointed with spacious built-in robes. The home also offers the convenience of a secure double carport, where you can leave the cars and set out on foot to explore the patrolled beaches, eclectic eateries and boutique stores that lie on your doorstep.

Highlights:-
Architect-designed, two-level villa in sought-after pocket of Miami- Located less than 1km from Miami and North Burleigh beaches; convenient access to Miami One Shopping Centre and popular James Street- Fully fenced courtyard with decking, built-in bench seating and landscaped gardens- Contemporary interior featuring high ceilings, engineered oak flooring, handmade joinery, black fixtures and sheer window dressings- Open living and dining area flowing to courtyard- State-of-the-art kitchen with oven, gas cooktop, sink, dishwasher, island bench with storage and seating, marble benchtops and butler's pantry- Spacious master bedroom features walk-in and built-in robes plus an ensuite with walk-in shower, dual vanity and toilet- Three additional large bedrooms with built-in robes- Study with built-in desk and storage- Main bathroom with large bath, walk-in shower, single vanity and separate toilet- Powder room- Laundry with storage and built-in hanging rail- Abundance of internal storage- Ducted air-conditioning- Secure double carport with storage

Outgoings: Water Rates: \$1,064.12 per annum approximately (excluding usage) Council Rates: \$2,648.88 per annum approximately Body Corporate Rates: \$49 per week approximately

This premier location offers a relaxed coastal lifestyle in proximity to popular conveniences and two patrolled beaches. North Burleigh Surf Life Saving Club is less than 1km away, while Burleigh's lifestyle precinct is 2.5km away for eclectic dining, boutique stores and vibrant nightlife options. Miami One Shopping Centre is 450m away and the world-class retail precinct of Pacific Fair Shopping Centre is less than 7km. Direct access to the Gold Coast Oceanway invites you to walk or cycle north to explore the amenities of Broadbeach and beyond. The Gold Coast Highway is nearby for convenient local travel, while Gold Coast Airport is within 14km for trips further afield. This contemporary villa is your ticket to a carefree coastal lifestyle – contact James Roberts 0432 839 485 or Troy Dowker 0409 057 087.

Disclaimer: 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. **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.