



# FOR SALE

## SOLD BY RHYSS FREEMAN

This sophisticated residence enjoys a coveted Miami address that is less than 300 metres to Miami Beach. Entering through the impressive facade, the home's warmth and stature is immediately evident.

The functional floor plan incorporates both intimate and large scale spaces, with the outdoor entertaining areas being a special feature that will allow you to entertain in style and privacy. Immaculately presented and featuring quality finishes and an abundance of living rooms and bedrooms, simply move in and start relaxing.

Features you will love -

- \* 18-20kW 3 phase Inverter Reverse Cycle Ducted Aircon
- \* Water tanks: 5000 litre Colourbond slimline rainwater tank feeding WC, Laundry and Garden/Pool plus 3 x 1,400 litre rainwater tanks for garden only.
- \* Solar 1.5kw Grid connect (8 regular panels and 2 extra large panels)
- \* Gas cooking
- \* 300 litre Solar hot water
- \* Central vacuum system
- \* Boat gate
- \* Touch pad lock entrance gate
- \* Crimsafe

When an opportunity like this presents itself, you've got to act fast! Location is the key factor here! - within a 5 minute stroll you'll be playing on the golden beach and bathing in the beautiful warm sea. Situated just a minutes walk to convenient shopping at Coles and Miami shops on the Gold Coast Highway, and 5 minutes drive up to Pacific Fair Shopping Centre and the Broadbeach cafe strip.

Further information -

- \* Water approx. \$1,200pa
- \* Rates approx. \$2,192pa
- \* Warranty for Plantation Home - Structural, 50 yrs and house was completed in October 2011.

5 BED | 2 BATH | 4 CAR

PRICE:

\$1,099,000

OPEN FOR INSPECTION:

N/A



**Rhys Freeman**

**0438709771**

[rhys.freeman@atrealty.com.au](mailto:rhys.freeman@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)



First Floor



Ground Floor



Site Plan

Internal 205sqm

External 31sqm

Garage 35sqm

Approx Total 271sqm

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.