



# FOR SALE

## PICTURE YOURSELF LIVING BEACHFRONT AT MAGICAL MIAMI. UNDER CONTRACT!

Magnificent Miami beachfront awaits you. This stunning top floor 2 bedroom, ensuited unit is presented as new throughout. Lovely open plan living with a wide North/West balcony. A must to inspect for the fastidious buyer. Renovated completely by a awesome local builder.

Features include -

- \* New remote control blinds adding privacy & enclosing the patio, perfect for entertaining. (Both external & internal blinds are electric).
- \* Stunning kitchen with loads of storage, stone bench tops, gas cooktop, dishwasher & roller door appliance cupboard.
- \* Master bedroom has a custom built, floor to ceiling walk in robe, stunning ensuite with a generous oversized shower.
- \* Both good size bedrooms have new carpet & blinds.
- \* Energy efficient LED lighting throughout.
- \* Time clock controlled hot water system.
- \* Stone bench tops throughout, including the laundry.
- \* Built in office work space with waterfall edge in kitchen.
- \* Second balcony with ocean & hinterland views off the second bedroom.
- \* Reverse cycle air conditioned living area, ceiling fans through all rooms.
- \* 9 foot ceilings.
- \* Lift to unit from basement.
- \* Secure underground carpark with storage facility.
- \* Surf equipment racks.
- \* Pool & sauna.
- \* Communal BBQ area.
- \* Fully tiled bathrooms with auto sensor lights that come on automatically.
- \* Loads of storage in all rooms.
- \* Well appointed laundry with under bench cupboards.
- \* Remote control lighting & ceiling fans.
- \* Integrated smoke alarms.
- \* New wiring & plumbing throughout, including new switchboard.
- \* 109m2 living.
- \* Secure building with intercom to unit for easy access. 20 units in total.

**2 BED | 2 BATH | 1 CAR**

**PRICE:**

Expressions of Interest

**OPEN FOR INSPECTION:**

N/A

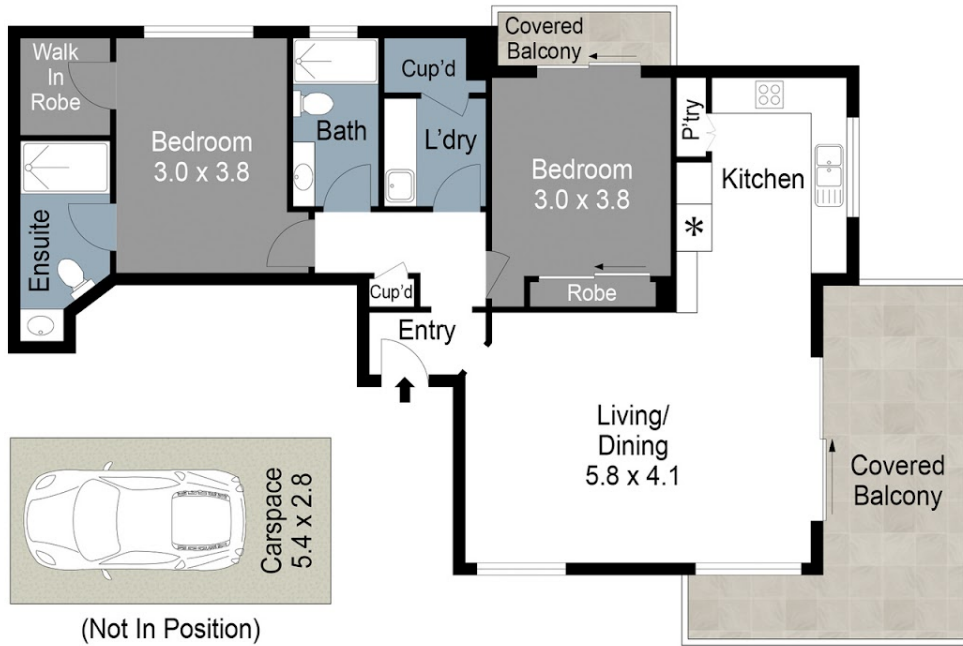


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28 Marine Parade, Miami

Internal: 83m<sup>2</sup> | External: 19m<sup>2</sup> | Carspace: 15m<sup>2</sup> | Total: 117m<sup>2</sup>

Plans shown are only indicative of layout. Dimensions are approximate.

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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.