

## FOR SALE

"HAMPTON LIVING AT ITS FINEST: GRAB YOUR KEY TO A COVETED 3-BEDROOM NORTH-FACING VILLA - MINUTES AWAY FROM THE BEACH!"

Welcome to The Pocket, the epitome of luxury coastal living in the heart of Miami Gold Coast! Prepare to be captivated by this exquisite 3-bedroom Hamptons-style villa, perfectly situated within walking distance to schools, shops, restaurants, and the stunning beach.

Step inside this architectural masterpiece and be greeted by a sense of grandeur and sophistication. The open plan living area, adorned with luxury finishes and bathed in natural light, creates a seamless flow between the living, dining, and kitchen spaces. Indulge in culinary delights with top-of-the-line SMEg appliances, perfect for creating gourmet meals in style.

With three spacious bedrooms, including a dedicated study, there is ample space for both relaxation and productivity. The master suite offers a tranquil retreat, complete with a private ensuite bathroom and a walk-in wardrobe. Two additional well-appointed bedrooms ensure comfort for the entire family or guests.

The villa boasts not one but two living areas, providing versatility and privacy. Unwind in the main living space while the kids enjoy their own separate retreat, ensuring everyone can find their perfect haven.

Step outside onto your private sun deck and be greeted by the sparkling pool, beckoning you to embrace the idyllic coastal lifestyle. Facing north, you'll bask in year-round sunshine, creating the perfect ambiance for outdoor entertaining or peaceful relaxation.

Convenience is key with a double garage providing secure parking for your vehicles and additional storage space. Embrace the coastal lifestyle with the beach just a short stroll away, where you can soak up the sun, feel the sand between your toes, and enjoy the refreshing ocean breeze.

Features include:

3 spacious bedrooms

3 BED | 3 BATH | 2 CAR

PRICE:

Priced to sell at 1,650,000

OPEN FOR INSPECTION:

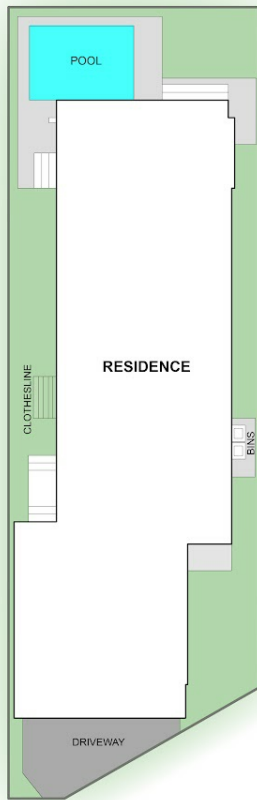
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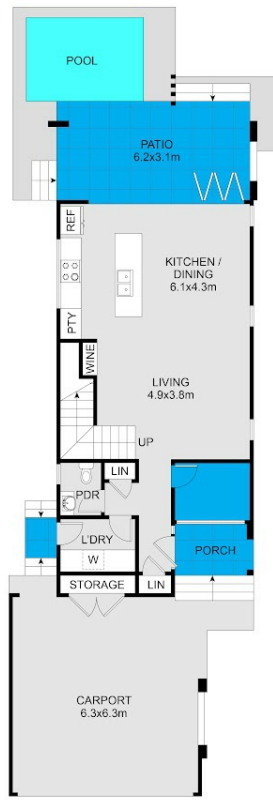
**Luella Engelen**

**0474779450**

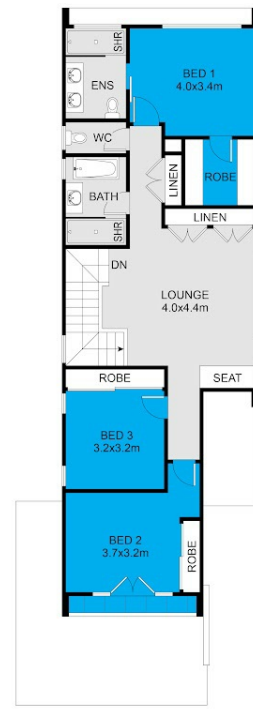
luella@mandate2.com.au



SITE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

1/15 Kallay Street, Miami, QLD, 4218

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.