

FOR SALE

SOLD BY JOE HAWES - BRISBANE PROPERTY PARTNERS

BRAND-NEW LUXURY APARTMENT with **BREATHTAKING BEACH** and **BAY VIEWS**
Intelligently designed and embracing the perfect north-easterly aspect from level 6 of the impressive new "Mirada" development, this spacious and luxurious 3-bedroom residence offers contemporary and timeless style, ensuring comfort, practicality, and a blissful beachside lifestyle for years to come for the new owners.

Located directly opposite the golden sands of Suttons Beach with a commanding front-row position, this outstanding brand-new and unlive-in apartment boasts an unspoilt coastal panorama, with mesmerising views across Moreton Bay and beyond, never to be built-out. All of this on offer, and just a stroll from Redcliffe's vibrant waterfront restaurant strip. Truly a rare find.

Features:

- *Expansive open-plan living, premier north-east corner position, drenched with natural light
- *Smartly designed to capture cooling summer sea breezes and warming winter sun
- *Engineered oak floors, extra-height 2.7m ceilings, ducted air conditioning, double glazed windows
- *Living area opens to a wide east-facing balcony, BBQ gas fitting, ideal for entertaining
- *Floor-to-ceiling glass with magnificent beach and bay views, from Moreton Island to Brisbane Airport
- *Extra-large 2-pac kitchen, stone island, ample soft-close storage, pantry, luxury finishes
- *Premium appliances: oven/combi-microwave, 900mm gas cooktop, integrated dishwasher
- *Includes wine fridge, large plumbed French door fridge with ice and water
- *Divine master suite opens to balcony with views, and large double walk-in-robe
- *Gorgeous ensuite, stone vanity, double basins, mirrored cabinet, large bath and shower
- *2 generous bedrooms, both with ceiling fans and extra-large mirrored robes
- *Bedroom 3 opens to a quality 2-way bathroom, stone vanity, integrated toilet, large shower
- *Built-in tandem study bench, feature timber shelving, 3 x extra-large storage cupboards
- *Large separate laundry with more storage, bench top, clothes dryer included
- *2 x exclusive car parking spaces, plus 1 x exclusive large secure storage space

Luxury upgrades and extras:

- *Roller blinds and elegant sheer curtains throughout

3 BED | 2 BATH | 2 CAR

PRICE:

Under Offer

OPEN FOR INSPECTION:

N/A



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Apartment 263/59 Marine Parade, Redcliffe QLD 4020

Disclaimer: The floor plan is not to scale; diagrams and specifications are indicative only. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

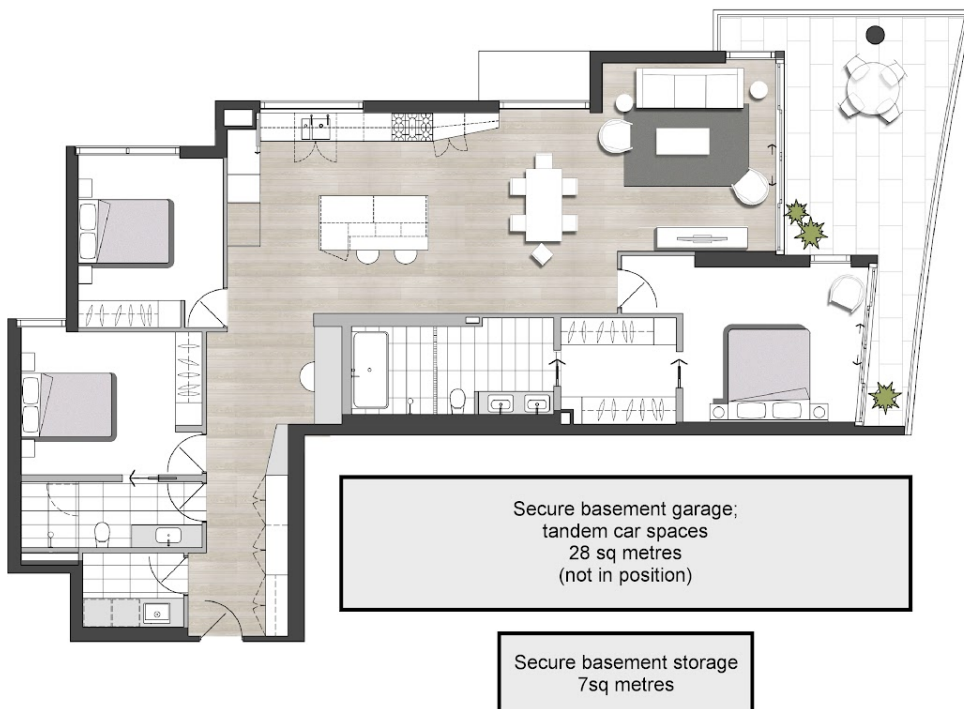
MIRADA
SUTTONS BEACH

TYPE A - MIRROR

TOWER 2
UNIT NUMBER - 213, 223, 233, 243, 253, 263, 273, 283

3  2  2  2 

INTERNAL AREA	150m ²
BALCONY	25m ²
TOTAL AREA	175m ²



DISCLAIMER: This plan was prepared prior to construction of the project and is indicative only and not intended for identification purposes. Design changes, council approval and field survey may cause the floor areas and design of the apartment to differ from those shown on this plan. For a more accurate indication of individual apartment sizes consult the draft building format plan. The location of fixtures and fittings is subject to change without notice. Furniture, study fit outs and appliances shown are indicative only and are not included in the purchase price. Colours shown are not indicative of actual apartment finishes.

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.