



Miami, 4 Alec Avenue

SOLD BY SONYA MAHON

3 1 0

For Sale
Please Call

View
ljhooker.com.au/1UFKF47

Contact
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If it's location and block size that's important, this is the property to look at.

Knock-down and redevelop or live in for the time being and redevelop down the track (subject to council approval, of course).

Currently, an open plan 3 bedroom, one bathroom upstairs with a massive storage area underneath.

Ride your bike to the beach or walk to the light rail currently under construction. With a choice of stations providing direct access to popular shopping and tourist destinations. Leave the car at home and head out to the vibrant night life of Miami and Nobby Beach with some of the finest cafes, bars and restaurants and stroll home.

With schools and exceptional sporting facilities for the kids, everyone's a winner!

LJ Hooker

LJ Hooker Southern Gold Coast
(07) 5534 4033

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

This is a rare opportunity to secure a great location for your future.

Act fast, Auction Saturday 24th May.

What a sensational location:

- Nobby Beach & Miami Beach — 4-6 minute bike ride, approx. 10min walk
- Nobby Beach Light Rail - 3-minute bike ride, approx. 10min walk or less
- Miami High School — 2-min bike ride, approx. 6 minute walk
- Miami State School — 3-min bike ride, approx. 10min walk
- Miami Aquatic Centre — 2 min bike ride, approx. 6 minute walk
- Pizzy Park Sporting Complex — 2 minute bike ride, approx 5 minute walk
- Burleigh Bears Leagues Club — 2 minute bike ride, approx. 5 minute walk
- Miami Marketta - 3 minute bike ride, approx. 6 min walk

'The Pizzezy Park sports precinct is a premium sport, active recreation and lifestyle precinct that is highly used and valued by the community'. City of Gold Coast

Disclaimer:

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More About this Property

Property ID	1UFKF47
Property Type	House
Land Area	505 m2

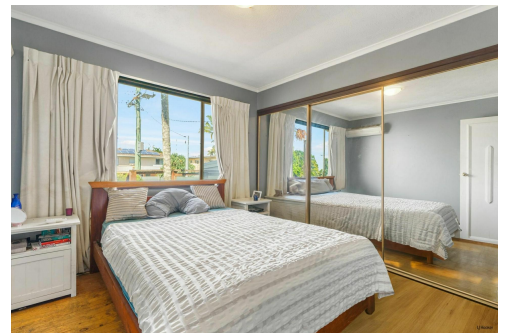
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4 ALEC AVENUE
Miami

Internal Area	155m ²
External, Patio, Decks	204m ²
Total Area	359m ²
Land Area	506m ²

	3
	1
	Off-street

BIANCO STUDIO *Social Lab*

Whilst every effort has been undertaken for 100% accuracy, Plans should not be relied on solely. All images/finishes are for illustrative purposes only and are intended to depict the general layout only. No plans/site plans represented are to scale. Areas have been rounded off where appropriate. Area calculations are based on third party calculations. Unauthorized use or modification of this plan is strictly prohibited without the explicit consent of Bianco Design Co.

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Ground Floor Plan



First Floor Plan



Site Plan

Alec Avenue

- Legend
1. Driveway
 2. Covered Patio
 3. Entrance Balcony
 4. Residence
 5. Balcony