

7/119-123 Sunshine Parade, Miami Qld 4220

Relevant Information as at SEPTEMBER 2025: -

- **VILLAS MIAMI** comprises 12 apartments over 3 levels, on 1205m2 level allotment
- **500m stroll to golden beaches at Miami, walking/cycling paths, cafes and restaurants**
- Quality built rendered block building with metal roof - originally completed 2005
- Private gated complex with tropical pool, intercom entry and underground carpark
- Unit 7 comprises 2 bedrooms, 2 bathrooms, 2 car space (tandem) + 3m2 storage cage
- First level unit, Air Cond open plan living/dining/kitchen opens to North facing balcony
- Kitchen features new stone benches and splashback, new appliances
- Main bedroom with A/C, ensuite and walk-through robe also opens to balcony
- Main bathroom with new shower recess, Euro-style laundry
- Freshly painted with new LED lighting throughout
- Quiet and peaceful complex with a mix of units rented or owner-occupied
- Recently painted building exterior
- **Rental** – Current market rental @ **\$875 - \$930*/week** – **very high demand in this location**
- **Rental Increase?** – not leased within the last 12 months
- **Body Corporate Fees** – Approximately **\$103*/week** including Building & Public Liability insurance and Sinking Fund contributions
- **Sinking Fund** – balance **\$31,850 as at SEPTEMBER 2025 (12 units)**
- **GCCC Rates** - **\$2210pa*** (invoiced 6 monthly)
- **Water Rates** – **Approx \$1470pa*** (approx. \$370/quarterly invoice, usage may vary)
- School catchment - Miami State School 1.7km*; MIAMI SHS 650m*
- Burleigh SPS 2.1km; Marymount College 3.75km
- GC Light Rail – Hythe St Station 200m (completion 2026)*
- **FOR SALE – Offers Invited**

To be sold with vacant possession or we can arrange for qualified tenants to commence lease on settlement.

Please call **Dennis McDermott** on **0418 900886** or email dennis.mc@mcdermottresidential.com.au to discuss or submit a Letter of Offer (**see over**).

Disclaimer: All information contained herein is gathered from sources we believe to be reliable, however McDermott Residential and its employees do not warrant and cannot guarantee its accuracy and accept no responsibility for errors and omissions. Interested parties are encouraged to rely on their own enquiries and research before making any decisions in relation to this property.

McDermott Residential - LETTER OF OFFER

BUYERS: Please complete all details and return to agent by email or SMS.

Property Address: 7/119-123 Sunshine Pde, Miami Qld 4220

FULL NAME/S of Buyer/s or Entity making purchase (as you want listed on ownership Title):

First Middle Last _____

First Middle Last _____

ADDRESS: _____

PHONE NUMBER: _____

EMAIL: _____

OUR SOLICITOR'S DETAILS:

NAME: _____

CONTACT: _____

ADDRESS: _____

PHONE NUMBERS: _____

EMAIL: _____

CONTRACT SCHEDULE:

OUR OFFER: \$ _____

INITIAL DEPOSIT: \$ _____ payable 24 hours from ACCEPTANCE

BALANCE DEPOSIT: \$ _____ or 10% payable on UNCONDITIONAL or ____/____/____

FINANCE: _____ days from Contract Date OR ____/____/____

BUILDING & PEST: _____ days from Contract Date OR ____/____/____

SETTLEMENT: _____ days from Contract Date OR ____/____/____

INCLUSIONS: Dishwasher, _____

SPECIAL CONDITIONS: _____

**** The Buyer/s acknowledge that this document is non-binding and does not formalise an offer and acceptance.**

McDermott Residential will prepare a formal REIQ QLS approved Contract of Sale and Body Corporate Disclosure Statement, to be signed by both parties, once an offer is agreed and accepted in principle by the Seller.