



LACEY WEST



46 Hillcrest Parade, Miami

- 4
- 2
- 4

auktion

10am Saturday 20 February, On site

Will West 0404 227 952

wwest@laceywest.com.au



laceywest.com.au/1P2763

0755766616

office@laceywest.com.au . laceywest.com.au
5 Park Avenue, Burleigh Heads QLD 4220 . PO Box 314, Burleigh Heads Qld 4220



LACEY WEST

46 Hillcrest Parade, Miami



4 Family Home in Sought After Location

2 

Located in a highly sought-after location and spanning over two stories this character filled four-bedroom family home is the ideal lifestyle property within walking distance to stunning Miami Beach plus trendy Miami Marketta and Nobbys Arce home to some of the best restaurants.

4 

The top level of the residence features floorboards throughout and air-conditioned open plan living/dining area leading out the undercover entertaining balcony for relaxing and enjoying the cooling breezes overlooking the backyard.

Additionally, on the upper level adjoining the living area is the spacious light bright kitchen with plenty of bench and storage space, breakfast bar with drop pendant lights. Three bedrooms all with built in robes and ceiling fans. Main bathroom and separate toilet.

On the lower level the tiled air-conditioned master bedroom features built-in wardrobe and ensuite plus easy access to the spacious undercover deck with spa to relax and enjoy.

Stairs leading to the secluded backyard with lovely grassed yard the perfect for the kids to play, and at the rear of the property there is a large shed for the family to utilise.

Situated on 405m2 block of land this family home is ready to just move with potential to add value by updating some areas to add your own personal touch and style.

Walk to the beach and Pizze Park Sporting Complex and only a few minutes' drive to Pacific Fair Shopping Centre, Casino and Convention Centre.

Will West 0404 227 952 . 07 5576 6616 . wwest@laceywest.com.au



46 Hillcrest Parade, Miami

Auction	10am Saturday 20 February, On site
Details	4 bedrooms, 2 bathrooms, 4 car (Double lock up car port + 2 single lock up garages)
Land Size	405m2
Rates	\$1,231.94 per 6 months approximately
Water	\$446.02 per 3 months approximately
Property ID	1P2763

Property Highlights

- Double storey home on 405m2 block of land in highly sought-after location
- Open plan living/dining area leading out the undercover entertaining balcony
- Spacious kitchen with plenty of bench and storage space, breakfast bar
- Separate master bedroom on lower level with built-in wardrobe and ensuite
- 3 bedrooms on upper level with built in robes and ceiling fans
- Main bathroom and separate toilet also on the upper level
- Spacious lower undercover deck with spa to relax and enjoy
- Secluded backyard with lovely grassed yard the perfect for the kids to play
- Large shed at the rear of the property for the family to utilise
- Ready to just move with potential to add value by updating some areas

Location Highlights

- Walking to the beach, Miami Marketta, shops, cafes and restaurants
- Across the road from Burleigh Golf Course, walk to Pizzey Park
- Moments from public transport and schools and Pacific Fair Shopping Centre
- 10 minutes to M1 Pacific Motorway
- 5 minutes to Robina
- 20 minutes to Coolangatta Airport & Tweed
- 45 minutes to outskirts of Brisbane
- 60 minutes to Brisbane Airport

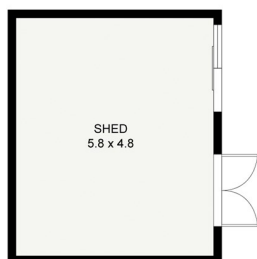
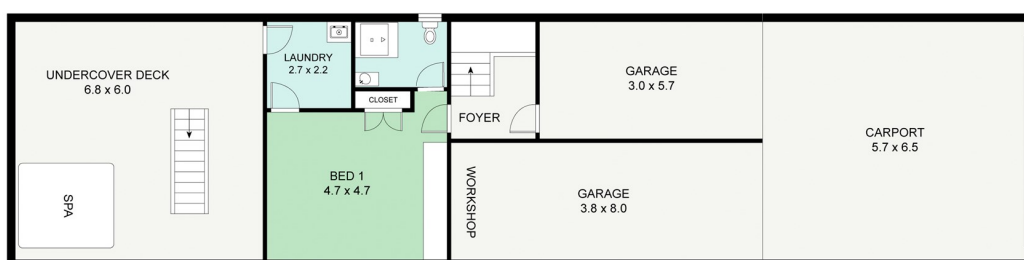


LACEY WEST

floor plan

46 Hillcrest Parade, Miami

Lower Level



Upper Level



46 Hillcrest Parade, Miami
Bed 4 | Bath 2 | Car 4

Internal Area 127m² | External 70m² | Garage 41m² | Carport 37m² | Shed 10.6m²
Total Floor Area - 285.6



Plans shown are for presentation purposes only and are not part of any lease, document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.



LACEY WEST

recent sales

1 115 Chainey Avenue Miami QLD 4220



3 Beds 2 Bathrooms 5 Car Spaces 799m² 125m² DOM

Year Built 1972 DOM 21

Sold Date 06-Sep-20 Distance 0.11km

First Listing Contact Agent

Last Listing Contact Agent

Sold Price \$1,100,000

2 24 Paradise Avenue Miami QLD 4220



3 Beds 1 Bathroom 1 Car Space 647m² 94m² DOM

Year Built 1975 DOM 4

Sold Date 05-Sep-20 Distance 0.15km

First Listing Contact Agent

Last Listing Contact Agent

Sold Price \$1,050,000

3 39 Paradise Avenue Miami QLD 4220



- Beds - Bathrooms - Car Spaces 610m² 126m² DOM

Year Built - DOM -

Sold Date 16-Aug-20 Distance 0.15km

First Listing -

Last Listing -

Sold Price \$995,000

4 94 Chainey Avenue Miami QLD 4220



3 Beds 1 Bathroom 2 Car Spaces 405m² 105m² DOM

Year Built 1975 DOM -

Sold Date 16-Nov-20 Distance 0.24km

First Listing -

Last Listing -

Sold Price ^{RS} \$920,000

5 88 Chainey Avenue Miami QLD 4220



4 Beds 1 Bathroom 1 Car Space 405m² 105m² DOM

Year Built - DOM 35

Sold Date 08-Jul-20 Distance 0.26km

First Listing Contact Agent

Last Listing \$875,000 ONO

Sold Price \$857,500



LACEY WEST

recent sales

6 17 Frangipani Street Miami QLD 4220



3 2 2 601m² 130m²

Year Built 1980 DOM 16

Sold Date 03-Oct-20 Distance 0.6km

First Listing Contact Agent

Last Listing Under Contract by Guy Powell

Sold Price \$1,000,000



46 Hillcrest Parade, Miami

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 36128100

Search Date: 27/01/2021 14:06

Title Reference: 12722173

Date Created: 05/02/1953

Previous Title: 11859088

REGISTERED OWNER

Dealing No: 711731606 19/06/2008

CHRISTOPHER JAMES WALKER

KRISTINA JANE O'CONNELL JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 518 REGISTERED PLAN 21903

Local Government: GOLD COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11275044 (POR 119)

2. MORTGAGE No 711731607 19/06/2008 at 09:09
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2021]

Requested By: D-ENQ INFOTRACK PTY LIMITED



Conditions of Sale – Public Auction

GST ANNOUNCEMENT AND CLARIFICATION

At auction the Auctioneer will announce in clear terms:

1. If GST is to apply or not; and
2. **One** of the following applicable GST Clauses

IF THE SELLER IS NOT REGISTERED FOR GST:

- The property is offered for sale on a GST inclusive basis – which means the knock down price is the sale price.

IF THE SELLER IS REGISTERED FOR GST:

- The property is offered for sale on a GST exclusive basis – which means the knock down price attracts GST at 10% of the selling price; or
- The property is offered for sale under the Margin Scheme – which means that the knock down bid is the sale price and GST payable by the seller is 1/11 of the margin.

CONDITIONS OF SALE BY PUBLIC AUCTION FOR REAL PROPERTY

1. The highest approved Bidder will be the Buyer subject to:
 - a. the reserve price, if any; and
 - b. the Seller's approval.
2. A cooling off period does not apply.
3. Finance clause has been deleted from the Contract of Sale.
4. Building, Pest Inspection and Pool Safety clauses have been deleted from the Contract of Sale.
5. All Bidders must be registered. The Auctioneer may register a person as a Bidder only if the person has provided his/her name and address and satisfactory evidence of his/her identity.
6. Bids will only be accepted from registered Bidders.
7. Bidders must use the numbered identifier provided by the Auctioneer to make a bid during the auction.
8. The Seller may bid, either personally or by a representative. If the Seller or their representative bids for the property the Auctioneer must announce to all other Bidders that the bid is made on behalf of the Seller.
9. The Bidder warrants their ability to enter and complete the Contract of Sale in accordance with its terms.
10. Any person bidding on behalf of another person must provide the Auctioneer with a copy of their written authority before the auction; otherwise the Bidder will be taken to be acting on their own behalf.
11. The Auctioneer has the discretion to refuse to accept any bid from any person. A bid will be taken to be accepted and irrevocable unless the Auctioneer, immediately after it is made, refuses it.
12. The decision of the Auctioneer is final in all matters relating to the auction and no Bidder has any right of recourse against the Auctioneer or the Seller.
13. Without affecting condition 12, if there is any dispute over a bid, the Auctioneer may:
 - a. re-open the bidding and resubmit the property for sale starting with the highest bid previously accepted; or
 - b. determine the dispute in any other way the Auctioneer considers appropriate in his/her absolute discretion.
14. Immediately on the fall of the hammer, the Bidder of the highest bid accepted must sign, as Buyer, the Contract of Sale in the form displayed or circulated with these Conditions of Sale and pay the deposit to the nominated Deposit Holder.
15. The deposit payable under the Contract of Sale is 10% of the successful bid or any other percentage or figure nominated in the Contract of Sale.
16. The Seller and the Buyer agree to sign all documents and do everything else necessary to transfer the property to the Buyer. The Seller and the Buyer each appoint the Auctioneer their agent to sign the Contract of Sale on their behalf. This appointment is non-revocable.
17. If the Buyer does not pay the deposit, at the Seller's option:
 - a. the result of the auction will be treated as invalid and the property may be resubmitted to public auction at the risk and expense of that Buyer; or
 - b. the Seller may affirm the Contract of Sale and pursue their legal and other remedies against the Buyer as they see fit.
18. Insert Special Conditions (if any):



LACEY WEST

happy to help
make it happen for you



Will West

Residential Sales & Marketing Specialist

He will make it happen for you.

If you are seeking a real estate professional who has been there, done that, smashed numerous sales records and is recognised as one of the area's best agents, then local legend Will West would have to be your first choice.

Will has more than 10 years local industry experience earning him a longstanding relationship network the envy of anyone in the industry. Will has an unrivalled knowledge at a street level, which brings an outstanding level of expertise and professionalism to the Central Gold Coast real estate market.

Will understands that stellar results are not reached by chance, but that they are the culmination of a high-end strategy towards sales and marketing, that are intelligently created and implemented to perfection. This strategy, punctuated by his trademark energy, enthusiasm and integrity, are the elements that form the backbone of Will's proven approach.

Embracing the changing world of technology, Will uses his specialised marketing techniques to find the buyer that is just right for the property, while keeping you informed of any progress along the way. Clients like Will's wealth of experience, positive energy, professionalism and his excellent follow up.

Will is at the top of his game, so when you list a property with the Will West Team you benefit from his confidence, maturity and finely tuned negotiation skills that will produce a premium result for you. If you are considering selling, start a conversation with Will and find out why your property is worth more when you choose Will to sell your property on the Central Gold Coast.



**City:
Gold Coast -
Tweed Heads
QLD**



**Agent of the Year
Suburb: Burleigh Heads
QLD**

0404 227 952
wwest@laceywest.com.au

07 5576 6616

F 07 5535 0050 | E office@laceywest.com.au
A 5 Park Avenue, Burleigh Heads QLD 4220 | P PO Box 314, Burleigh Heads QLD 4220

laceywest.com.au



LACEY WEST

5 PARK AVENUE


REAL ESTATE
RESIDENTIAL
COMMERCIAL
55766616

If you have any questions, please feel free to contact us any time 7 days a week.

0755766616

07 5535 0050 . office@laceywest.com.au . laceywest.com.au
5 Park Avenue, Burleigh Heads QLD 4220 . PO Box 314, Burleigh Heads Qld 4220