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MIRI MIRI

Elevated Rainforest Paradise

- Architect-designed north-facing contemporary home
- 8.5 ha
- Separate studio guest accommodation
- 6 - bay carport
- In-ground swimming pool
- Firepit
- Sparkling ocean views
- 20mins to beaches, 25 mins to airport

Private and secluded yet close to beaches, Miri Miri occupies a commanding position overlooking the Gold Coast. In a secret pocket of beautiful Tallebudgera, Miri Miri offers the lifestyle you have dreamed of.

A modern architecturally designed home with stunning views from Currumbin to North Stradbroke Island emerges from your rainforest driveway. The north-facing 3 bedroom, 2 bathroom home, is designed with Queensland lifestyle in mind. Living areas that open to the outdoors, swimming pool and firepit all embody the relaxed and outdoor life. Accompanied by sparkling ocean views by day and twinkling lights at night, this is resort living in your own home.

Miri Miri is sustainability at its best.

The environmental features incorporated into the home's design prove sustainability is no compromise to architectural beauty. North facing rooms, breezeways, polished concrete floors, louvres for cross ventilation, extensive natural lighting, exacting roof-angle design &

Price On application

 2  4  3  6  21 acres

For more information or to arrange an inspection please call Denzil Lloyd
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use of recycled timbers in cabinetry are some of the elements that make this home both spectacular and clever. The property boasts abundant water storage (150000L). A bore to underground clear mountain water ensures a reliable supply for maintaining gardens and outdoor areas.

On 8.5 hectares and at 330m above sea level, the property includes open space, rainforest, eucalypt forest, bush tracks, creeks and waterfalls. Enjoy the abundant wildlife, including koalas and wallabies. There is also plenty of room for your horse and chickens.

Nestled on the rainforest edge is the guest cottage accommodation. Satu Lagi is a completely self-contained, contemporary studio cottage, sleeping 5. It is lovingly hand-crafted from recycled and repurposed materials. In a peaceful nook of the property, Satu Lagi

is a great escape for friends and guests. It has its own fire pit and a unique open air bathroom with large cast iron bath and indulgent rain shower-head.

Enjoy both the natural and man-made crafted beauty that is Miri Miri. This is a unique property offering a desirable lifestyle opportunity. Peaceful, spectacular, and spacious, within easy reach of trendy urban beach side suburbs. A hidden retreat close to the famous Burleigh and Currumbin surf breaks, and Gold Coast International Airport. Don't miss this opportunity to make Miri Miri's enviable views, beautiful home and outstanding property your reality.

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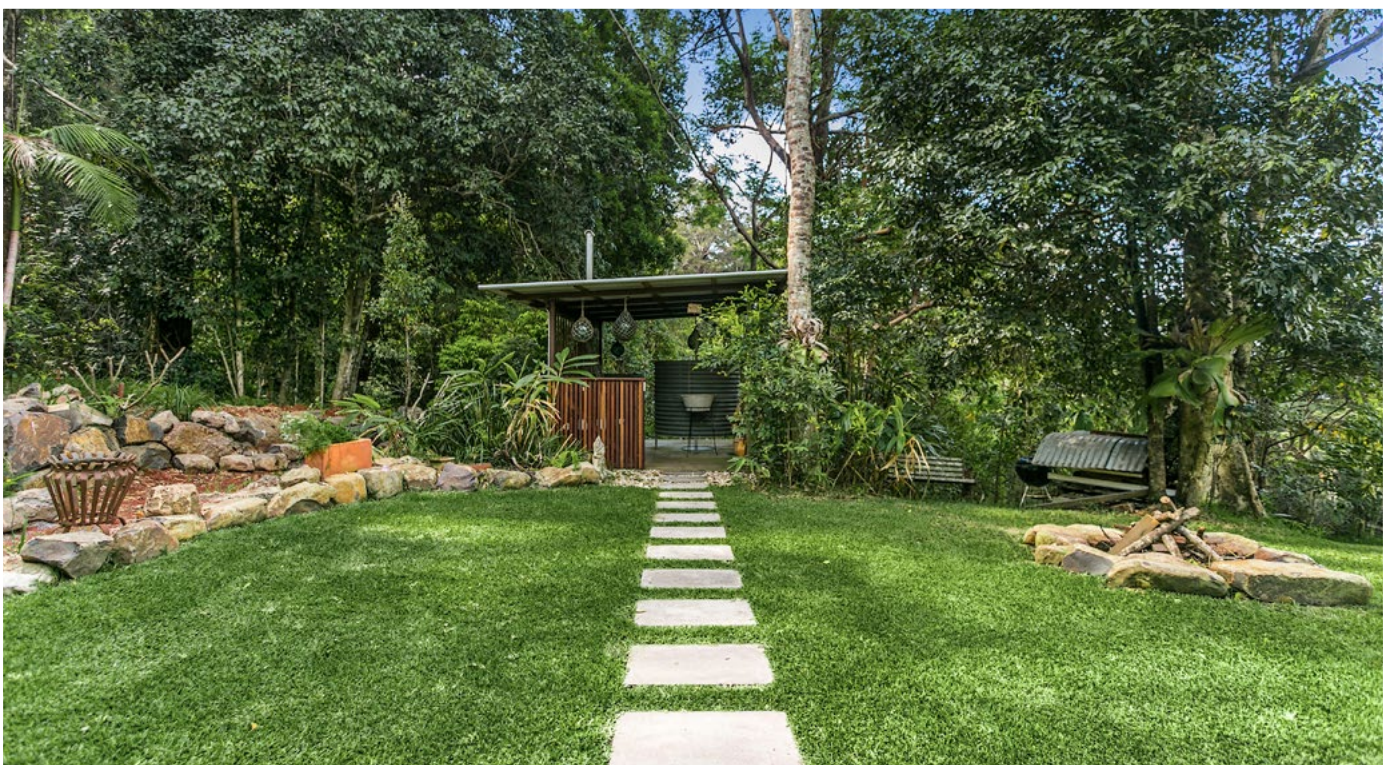






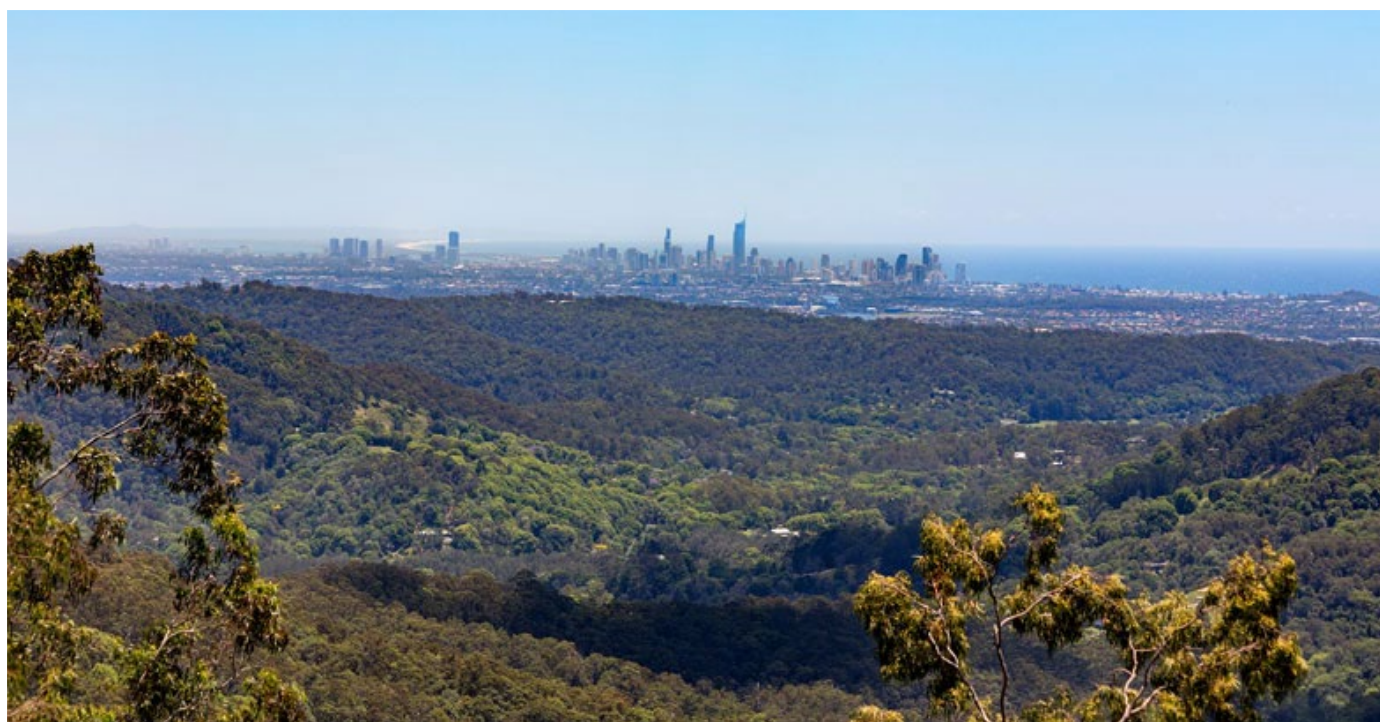












PROPERTY FACT SHEET

Aspect:	Northerly
Views:	Across the valley to ocean views - stretching from Currumbin to Point Lookout. Includes Surfers Paradise, Burleigh and Palm Beach
Height above sea level:	330 mtr
Coordinates:	28° 11'24.21" S 153° 23'38.29" E
Construction:	Colin Loel Architects. Errol Murfet Builder. Concrete slab.
House Size:	TBC
Guest House:	Studio guest cottage. Sleeps 5
Year Built:	2010
Sheds:	12m x 7m shed
Pool:	Yes
Easements:	TBC
Water Supply:	150,000 litres of water storage. 11m bore to clear underground supply
Power:	Standalone. 6kW PV. 48v battery storage. 9 kva diesel generator
Sewer / Septic:	Onsite WTS - Biolytix
Council Rates:	\$1,600 pa
Near Schools:	St Andrews Lutheran College & Tallebudgera State School
Nearest University:	Southern Cross University Gold Coast, Bond University & Southern Cross

756 TREES ROAD, TALLEBUDGERA VALLEY, QLD, 4228



Boundary is approximate area only

LOCATION MAP



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