

Sold



28 Conebush Street, Mudjimba



## Beachside Oasis

Less than 10 minutes walk from the beach, this home offers the quintessential coastal lifestyle Mudjimba is renowned for. The large block and well positioned house is ready to move in to, develop or have as a savvy investment.

Lying in bed at night, here you can listen to the waves roll in reminding you of your proximity to the one of the Sunshine Coast's most picturesque beaches. Wake up in the morning and enjoy a run on the beach, a coffee at the local cafe and breakfast in your own private oasis. Surrounded by established trees and opposite Mudjimba's nature reserve, you'll have the best of both worlds. The leafy corner block, with only one immediate neighbour, offers a private, almost rain forest feel.

The house, with its north-east aspect, takes advantage of the Sunshine Coast weather all year-round. The kitchen-living area opening onto a large garden offers room for expansion or simply a perfect play area for family and pets. The open plan of this low maintenance home and it's paved alfresco area make for great entertaining.

Whether you're looking to enjoy the Mudjimba lifestyle or a solid investment, this beachside property has something for everyone.

3 1 1 673 m2

Price	SOLD
Property Type	Residential
Property ID	1663
Land Area	673 m2
Floor Area	167.22 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

Maroochy North Shore Realty  
644 David Low Way Pacific Paradise,  
QLD, 4564 Australia  
07 5448 7700



Key features:

3 bedroom, 1 bathroom, 2 toilets

Under 10 minutes walk to patrolled surf beach, cafes & restaurants

Generous 673sqm allotment provides room to move & options for the future

Single lock up garage with sealed parking in front

Room for a shed, pool or a second dwelling (subject to approvals)

Corner block allows for possible side access for a boat or caravan

Tiled open living off kitchen

Large paved outdoor area

Updates throughout including kitchen/bathroom/ flooring/painting

Built in wardrobes

Large windows/glass doors make the most of natural light and sea breezes

Private setting with only one immediate neighbour & surrounded by greenery

Restaurants, cafes and shops, including Coles, within 1.5km

Handy to public transport and only a short drive to the CBD/Sunshine Plaza

An opportunity to become a part of the friendly Mudjimba community or a great investment

Income and rates information:

Estimated permanent rental return: \$580/week

Council rates & water charges: approx. \$3150/year

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