



21 Mudjimba Beach Road, Mudjimba



## Beachside lifestyle with development upside

\*Call/email us to arrange a private walk through inspection of this property.

The short walking distance to a patrolled beach puts this property a highly sought after location. Add the mixed housing/medium density zoning and it becomes a stand out opportunity. Enjoy a laid back beachside lifestyle now and at the same time secure your future with the promise of what could be done with this site down the track.

- Easy/level 240m walk to the beach and cafes on the Esplanade
- 3 bedroom/1 bathroom house + sleep out/studio
- Open living and connecting covered outdoor area
- High/raked ceilings add space/light. Air-conditioning
- Modernised kitchen and bathroom, completely redecorated
- Roof updated to zinc-alum, energy efficient 1.5kw in solar panels
- Foyer can double as a study or office. Under-roof outdoor storage
- Sleep out makes an excellent play room or music/art studio
- Small house footprint means much of the 607sqm is still open land
- Medium density/future redevelopment options (duplex/triplex site)
- Subdivision also possible. 2 x 300sqm blocks (code assessable)

3 bedrooms 1 bathroom 1 carport 607 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1667
<b>Land Area</b>	607 m2
<b>Floor Area</b>	120.77 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

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- North facing, plenty of room outdoors for family and pets
- Kick back at home with the sound of the surf in the background
- Walk to shopping centre, schools, child care and medical services
- 7 mins drive to Maroochydore CBD/local high schools (bus service)
- Updates indoors and out means the house is ready to move into
- Dune and conservation surrounds this suburb. No other location like it

The renovations to this original beach house means modern appliances, fittings, finishes and everything you need to enjoy a comfortable lifestyle. This said the character of the home is still very much intact offering the kind of style and feel that only an original beach house can offer. Ready to move into, air-bnb or simply land bank this prime development site for the future.

Did you know all our documentation is available online?

This includes the ability to sign contracts without printing or scanning (click/tap to sign)

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