



2, 4 Hans Boysen Drive, Mudjimba



## Surfs up!

Like the idea of being close enough to hit the beach before work, and don't want to be chained down to maintenance? Then this free-standing duplex offers you all the space, privacy and freedom you could hope for this close to the water. Behind the fence and established gardens is a full size, stand alone beach house that will cater for the quiet days at home just as well as entertaining family and friends by the pool.

- 3 bedroom/2 bathroom free standing duplex/villa (one of only two)
- No joining walls, surrounded by established landscaping for total privacy
- Air-conditioned open living & connecting covered outdoor entertainment area
- Oversized main bedroom/master suite upstairs. Guest/family rooms downstairs
- Large windows & sliding doors maximise natural light and sea breezes
- Separate 2x garage (electric door) and plenty of storage throughout the home
- Well appointed kitchen and open lounge/dining looks onto the pool & garden
- Separate shade house/gazebo adjacent pool. Low maintenance indoors and out
- Energy efficient lighting & 5Kw solar means power bills are almost non-existent
- 1km to beach & esplanade cafes. Same distance to shopping centre & school

3 
 2 
 2 
 450 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1677
<b>Land Area</b>	450 m2
<b>Floor Area</b>	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



Offering a location that's hard to beat along with the kind of everyday lifestyle that matches the best of beachside holidays, makes this property something that's worth reaching for. If you've been toying with the idea of a sea change this could be the

best move you've ever made.

Investment information:

Estimated rental return: \$600pw

Council Rates & water charges (approx. combined): \$2950/year

Body Corp: \$1150/year (building/public liability insurance) Self-managed BC

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