

Sold

2, 6 Hans Boysen Drive, Mudjimba

A cut above

If you like the idea of a low maintenance home though still want all the features of a full size house then this property offers you the best of both worlds. Very central location just 12 minutes walk to the patrolled surf beach, and roughly the same time to Centro shopping centre, local schools and clubs.

- 3 Bedrooms, 2 bathroom, oversized open living
- Stone and marble bench tops and work surfaces
- Kitchen is central to living areas ideal for entertaining
- Ensuite to main bedroom upstairs, two bedrooms downstairs
- Air-conditioning to both levels, remote internal double garage
- Connecting under roof outdoor entertainment area
- Good cupboard and storage space throughout the home
- Small complex of just two duplex units. Quiet no through road
- Self managed and no outside body corporate fees
- Other extras include fans, security screen doors and dishwasher
- 900m to patrolled beach, schools and shopping centre.
- Energy efficient features include water tank and insulation

Large room sizes, lots of openings for natural light/sea breezes, and an unusually large courtyard that provides house like space and privacy. Even though the garden offers space for a dog and plunge pool it won't tie you down. Leaving you free to travel or simply spend more time at the beach.

Investment information:

Estimated permanent rental return: \$22,360/year (\$430/week)

Body Corp Fees approx: \$850/year (insurance costs only)

 3  2  2  400 m2

Price	SOLD
Property Type	Residential
Property ID	2310
Land Area	400 m2
Floor Area	222.96 m2

Agent Details

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Approximate Rates and Water charges: \$2500/year

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