

Sold

13 Mudjimba Beach Road, Mudjimba



Position plus

Just five doors from the beach. As simple as that. We should also mention there's a solid home with plenty to offer in potential and lifestyle.

- Original beach house with lots of upgrades & improvements
- Refurbished kitchen, bathroom, flooring, painting and lighting
- Tiled lounge (fire place), separate dining area off kitchen
- Built in wardrobes in two of the three bedrooms. Ceiling fans
- Side access for boat/caravan. Separate single garage+carport
- Low maintenance landscaping and easy keep gardens
- What it lacks in size it more than makes up for in location
- 120m level walk to the beach coffee shops, restaurant and park
- Bus stop a few doors down and 1.4km to major shopping/services
- Solid investment, great base for future renovation, or enjoy as is
- High concentrations of dune/conservation reserves surround
- Limited scope for development means long term village atmosphere
- 25 Mins drive to Noosa and 7 Minutes drive to Sunshine Plaza
- Quality tenant in place at \$360/week until February 2015

3 1 2 607 m2

Price	SOLD
Property Type	Residential
Property ID	2316
Land Area	607 m2
Floor Area	120.77 m2

Agent Details

Tony Brown - 0411074022

Office Details

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High community values, limited development opportunities and one of the most pristine beaches anywhere in Queensland has made property at Mudjimba very

tightly held. This kind of opportunity may not come up again for a while.

Investment information:

Current rental return: \$18,720/year (\$360/week)

Approximate Rates and Water charges: Approx \$2600/year

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