

Sold



76 Mudjimba Beach Road, Mudjimba



## Quality home, walk to beach

This property is the current owners pride and joy offering the next person a home in excellent condition and in the perfect location, just 700m walk from Mudjimba's patrolled surf beach.

- 4 Bedrooms, 2 good size living areas, 2 bathrooms
- Energy efficient air-conditioning to living areas
- Bay window off family room catches light and breezes
- Good size kitchen and plenty of storage throughout
- Low maintenance brick exterior and tile roof
- Remote 2 x garage with covered access to house
- Connecting under roof outdoor entertainment area
- Oversized main bedroom (walk in robe & ensuite)
- 2 other double rooms & 1 single (all built in robes)
- Fully fenced 617sqm block, low maintenance gardens
- Extras include dishwasher, insulation & security screens
- All blinds and window furnishings are also included
- 10Min walk to beach, not much further to shops & school
- Easy access to public transport (bus stop across the street)
- Plenty of space to stretch out and a high level of privacy

🛏 4 🚿 2 🚗 2 📏 617 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2345
<b>Land Area</b>	617 m2
<b>Floor Area</b>	204.38 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

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



The versatile floor plan means this home could suit a family, professional couple or retiree. There's still plenty of fenced yard for a future pool. At the same time the entire property is extremely low maintenance providing the freedom to enjoy everything this location has to offer.

Investment information:

Estimated permanent rental return: \$22,800/year (\$440/week)

Approximate Rates and Water charges: \$2600/year

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.