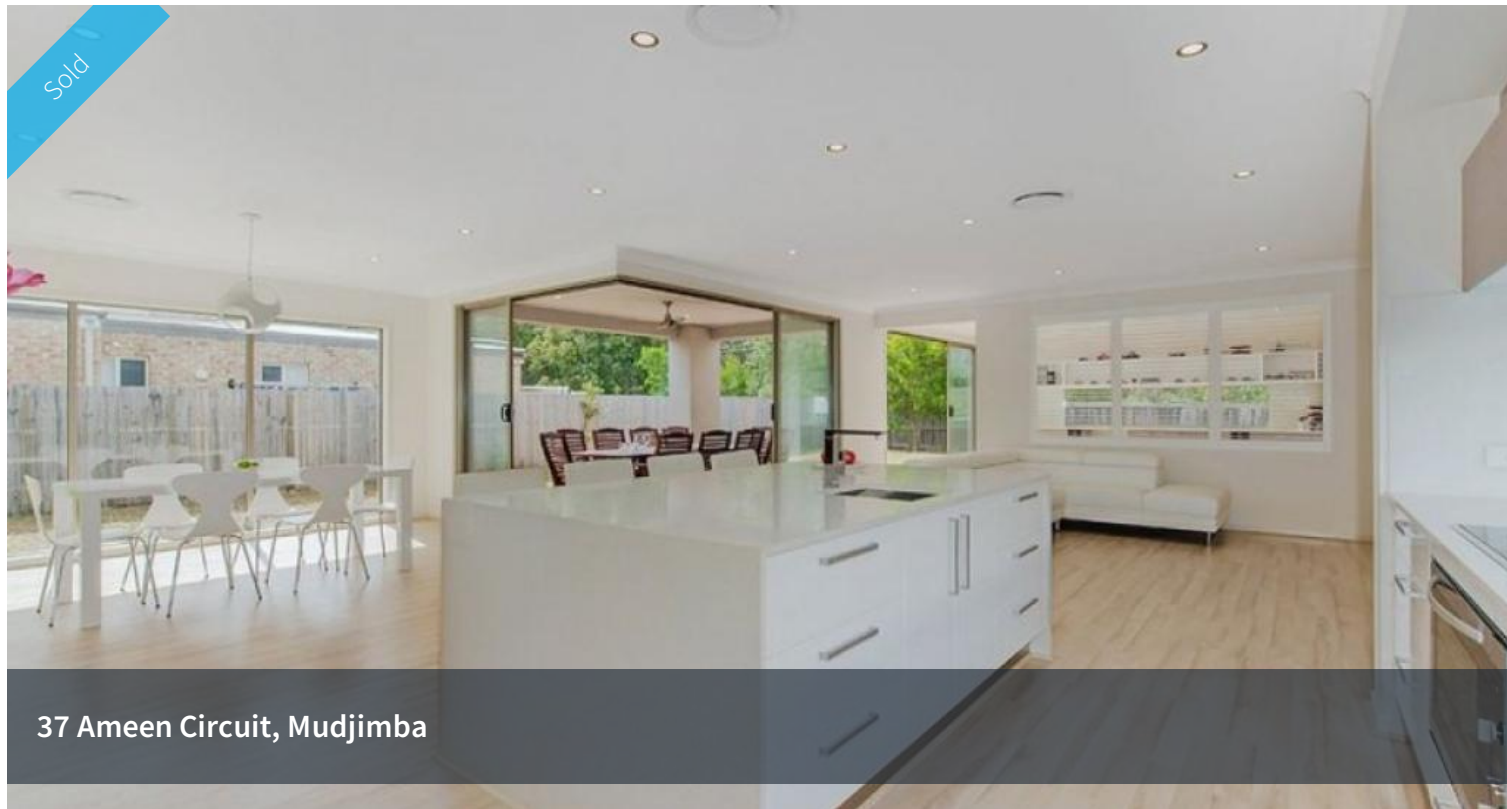
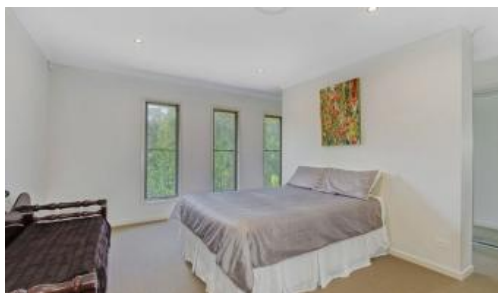


Sold



37 Ameen Circuit, Mudjimba



## Looking for something special?

Barely lived in and boasting an incredible list of customized features, this ultra modern 4 bedroom home offers lifestyle and quality that's simply hard to match.

- \* 4 Bedrooms, 3 living areas, 2.5 bathrooms
- \* Character filled designer beach house
- \* 9 foot ceilings & wide open living zones
- \* German timber floors, large connecting deck
- \* Feature solid oak canter levered staircase
- \* Stacker doors transition indoors to outside
- \* Caesar stone Chef's kitchen (butlers pantry)
- \* Walk in robes to all guest bedrooms
- \* Dressing room/dual vanity ensuite to master
- \* Powder room to service downstairs living
- \* Room for office/library top of stair landing
- \* Living & deck wired for surround sound
- \* Data and a/v wiring to all bedrooms
- \* Central controlled streaming audio/video
- \* Ergonomic fittings & features throughout
- \* Stronger footings & large deck ready for pool
- \* Security system and outdoor sensor lighting

4 2 6 707 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2366
<b>Land Area</b>	707 m2
<b>Floor Area</b>	418.05 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

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



- \* Huge 707sqm block, plenty of useable yard
- \* Remote 2 x garage with extra bay/workshop
- \* Multi-zone ducted air-conditioning (heat & cool)
- \* 1.5kw grid connected solar. 16,000L tank
- \* Solar hot water. Energy efficient lighting
- \* Other extras steel frame & fire rated design

Positioned in the Podium land release at Twin Waters means this is a central location just a few minutes drive from Maroochydore's CBD. This said the area is surrounded by dune and conservation reserve making it one of the most private and peaceful beachside locations you will find anywhere. Simply nothing else like it.

Investment Information:

Estimated permanent rental return: \$36,400/yr (\$700/w)

Rates & Water Charges: Approx \$2500/yr

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.