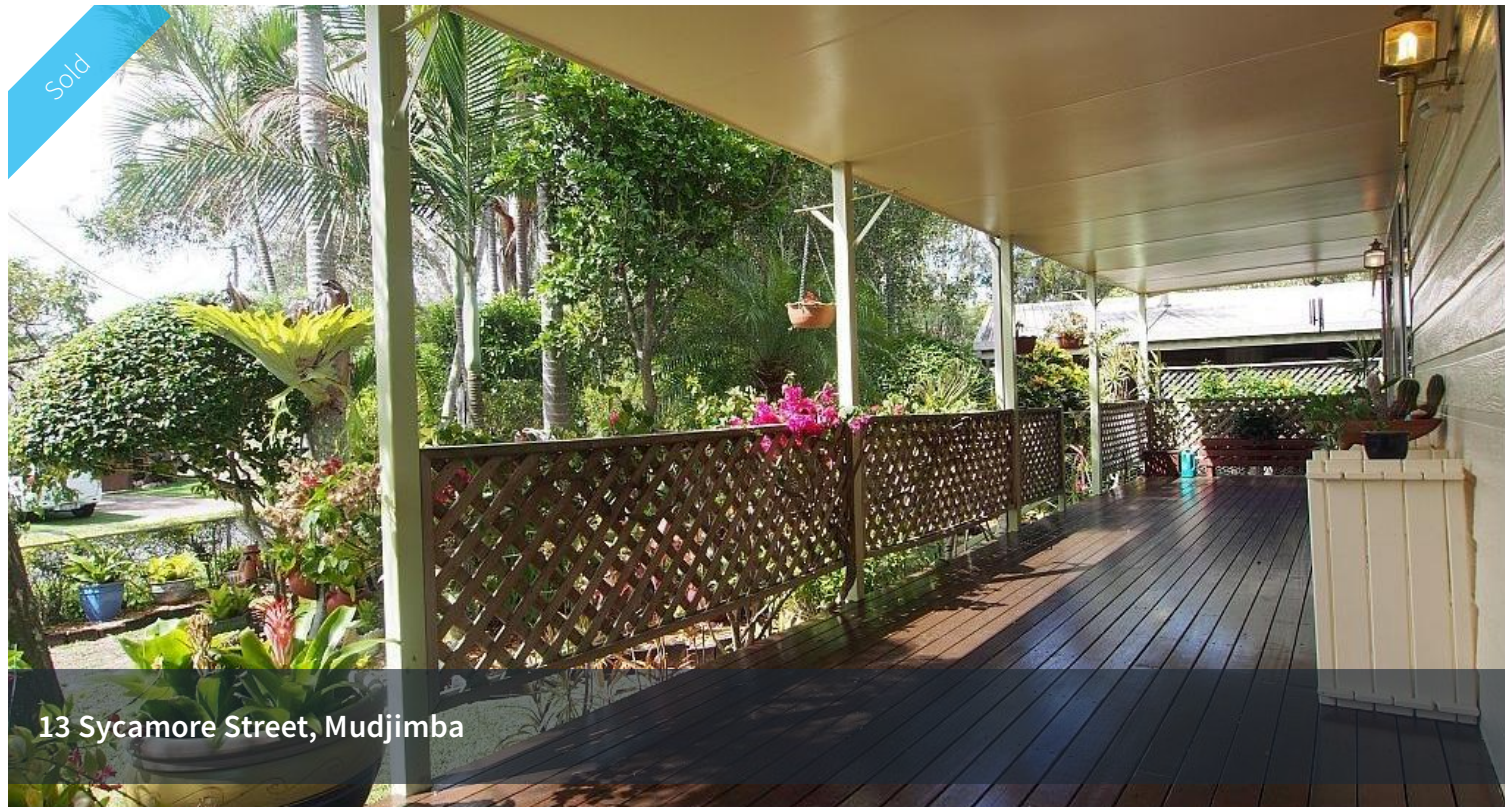


Sold



13 Sycamore Street, Mudjimba



## Original home, irreplaceable location

Every beachside community has a handful of streets where homes rarely change hands. Sycamore Street is particularly unique as it lines up directly with the sand dune beach entry. It's so close you won't even break sweat getting to the surf in the middle of summer.

- 2 bedroom beach house. Sturdy steel frame construction
- Open living off kitchen (dishwasher), recently updated bathroom
- Main bedroom is double size (was two smaller bedrooms)
- Wide North facing verandah catches the sea breeze all year
- Sunroom could be easily converted into third bedroom & office
- Entire home is air-conditioned, lots of natural light and ventilation
- Established gardens provide a green outlook from most rooms
- Single carport and 2 large garden sheds/workshops
- The Gazebo out back is a great quiet spot to read and reflect
- Economical gas instant hot water service
- 589sqm (18m frontage) plenty of building options now or in future
- Less than 200m level direct walk to the surf beach
- Unique character home with a big heart and a bright future

While the original home is modest in size it's very liveable now and offers scope to

 2  1  1  589 m<sup>2</sup>

|                      |                       |
|----------------------|-----------------------|
| <b>Price</b>         | SOLD                  |
| <b>Property Type</b> | Residential           |
| <b>Property ID</b>   | 2503                  |
| <b>Land Area</b>     | 589 m <sup>2</sup>    |
| <b>Floor Area</b>    | 111.48 m <sup>2</sup> |

### Agent Details

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modernise later. Lots of room on the 589sqm block for a future home extension, swimming pool or simply a great space for family and pets. The local Board-riders and Surf Club are strongly represented and the coastal village atmosphere here simply can't be replicated. Buying into a position like this can be a generational decision and offers a lot more than simply long term financial reward.

Investment information:

Estimated permanent rental return: \$420/w

Council rates & water Charges: Approx. \$3150/year

13 Sycamore Street Mudjimba

Tender Information:

Tenders over \$545,000 are invited. Tenders close 4pm Thursday 27 April 2017. For full terms, conditions and written Tender invitation please call Tony Brown 0411074022 or email [tony@mnsr.com.au](mailto:tony@mnsr.com.au)

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