

Sold



2, 139 Mudjimba Beach Road, Mudjimba



## Ticks all the boxes....even when there's lots of boxes

What if you could have a full size home, without the maintenance headaches and still have total control over your own property? This over sized duplex offers this and more. Not to mention it's 15 minutes walk to one of the Sunshine Coast's most pristine beaches, and 5 minutes walk to the village centre, school and shops. First quality finishes over both levels and that feeling of open space that only this kind of design delivers.

- High ceilings and connecting indoor/outdoor living areas
- Double thickness stone counter tops to kitchen and all wet areas
- Bosch dishwasher & gas cook top. Lots of room for the chef and their guests
- Up-spec fixtures throughout. Generous integrated storage over both levels
- Open living spaces accommodate a range of possible furniture layouts
- Adjustable blinds and fan to outdoor area for year round comfort
- Walk in robe and ensuite to master bedroom. Entire home air-conditioned
- Separate office large enough for a home business or dedicated student
- Internal/electric door 2x garage. Drive through access to fenced garden
- Instant gas hot water system is super efficient and keeps bills to a minimum
- 7.5 x 3.5m garden shed (also air-conditioned) is the perfect home workshop
- Power and lighting to shed plus lean to covered storage for bulky items
- Walk to nearby restaurants, shops, school and the patrolled beach

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2512
<b>Land Area</b>	300 m2
<b>Floor Area</b>	222.96 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

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- Public transport literally a few doors up the street. 10 min drive to the CBD
- House like size and privacy with all the low maintenance aspects of a unit
- Only two homes on the lot means no outside body corp and greater control

The large floor space indoors as well as plenty of room to move outside is what gives this property its house like feel. Includes a purpose built home office, designer fittings, as well drive through side access for a boat or van, and a garden shed big enough to satisfy the most demanding of home workshop/storage needs. All this makes this property as comfortable as it is flexible. Why put this kind of lifestyle off any longer? Time to reconnect with your sea spirit.

Investment information:

Estimated permanent rental return: \$550/w

Council rates & water Charges: Approx. \$2950/year

No outside Body Corporate Fees: \$3000/year for building & contents insurance cover

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