



14 Sundew St, Mudjimba



Position and lifestyle

The combination of location along with the design elements included in the build make this home a stand out opportunity for anyone seeking a relaxed coastal lifestyle. Three minutes walk has you on the esplanade where you can hit the patrolled surf beach, soak up the island vista from the viewing platform or meet friends at a cafe. If the choice is to stay at home and relax, you'll find no better sanctuary and a true escape from the strains the pace of today.

- 4 bedrooms, 3 bathrooms (2 ensuite), 2 car garage, fenced 607sqm block
- Separate and casual indoor zones connect to designer outdoor living spaces
- Oversized master suite incorporates the ultimate fitted robe & dressing room
- Good size guest/family rooms. Large stone kitchen with plenty of storage
- High efficiency fans and cross ventilation design for year round comfort
- Large windows provide an abundance of natural light and air-flow
- Two covered outdoor areas. Kabana includes integrated outdoor bar area
- 1.8m architectural block fence provides total privacy to pool/outdoor living
- Most of the home has a view over the pool and outdoor entertainment area
- Storage throughout including a dedicated workshop/store room
- Built in wardrobes to 3 of the four bedrooms. Fully fenced 607sqm block
- Internal 2 x garage is drive through for boat/trailer. Low maintenance gardens
- 6.5kw solar PV reduces carbon footprint and keeps power bills to a minimum

4 bedrooms, 3 bathrooms, 2 car garage, 607 m2

Price	SOLD
Property Type	Residential
Property ID	2540
Land Area	607 m2
Floor Area	287.99 m2

Agent Details

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- Energy bill history approx \$20/month summer & \$80/month winter
- \$2,000 mobile phone/data booster installed (Telstra) ideal for home business
- Easy walk to beach and cafes and one of the best pizza places on the coast
- 3 min drive to schools/major shops. Quick 10 minute commute to CBD
- This area is very tightly held. Chance to secure a position like no other

The size of the master suite and its position within the house means good separation and plenty of room for family or long term guests. Separate and open living areas will satisfy the needs of any occasion and the extensive outdoor spaces have to be seen to be fully appreciated. Any way you look at it, this is a one-off home in what could well be one of the best beachside locations you'll find anywhere.

Investment information:

Rates & water charges: Approx. \$3150/year

Permanent rental estimate: \$700/week

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