



45 Mudjimba Beach Road, Mudjimba



## Quintessential Mudjimba beach house

Located less than 10 minutes walk from Mudjimba's pristine shoreline and a little further to schools and local shopping makes this the ideal location for anyone interested in a laidback beachside lifestyle. Even though this property does require some timber repair, a carpenter or handy person will soon have it cured and you will be left with one of the grooviest beach houses in the area.

- :: Good size open living areas, large connecting decks front & rear
- :: Spa bath ensuite to main bedroom, good size family/guest bedrooms
- :: North facing aspect ideal to catch winter sun and summer breezes
- :: Bathrooms and kitchen updated around 11 years ago
- :: 450m to Mudjimba's patrolled surf beach. 1.3km to shopping & school
- :: Separate studio could be media/music room, large office or granny flat
- :: 1.5Kw grid connected Solar PV for lower electricity bills
- :: This home blends perfectly with it's sleepy beach village surroundings
- :: Opportunity to add value to a unique home in a sought after location

3 2 2 607 m2

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|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 2603        |
| <b>Land Area</b>     | 607 m2      |
| <b>Floor Area</b>    | 260.12 m2   |

### Agent Details

Tony Brown - 0411074022

### Office Details

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No shortage of floor space and plenty of indoor and outdoor living options means this home offers comfortable living all year round. The aspect and close proximity to the beach means an abundance of natural light and sea breezes. Make your mark on

this one off property and never look back!

Investment information:

Rates & Water: Approx \$2,950/year

Estimated Rental Income: \$500/week

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