



2, 21 Mudjimba Esplanade, Mudjimba



## Front row at the best show in town

Esplanade position looking straight through the dune reserve to the beach makes this an extremely tough act to follow. The unique attributes of Mudjimba as a sleepy beachside community surrounded by conservation reserve and endless peace and privacy are brought to life here. Add the fact this multi level 3 bedroom apartment is one of the largest on the beachfront means this is a genuine opportunity to secure something special.

- 3 full height levels (including parking foyer)
- Middle level living, kitchen & huge deck
- Top floor 3 bedrooms, bathrooms & balcony
- High ceilings, stone benches & timber floors
- Walk in robe and ensuite to main bedroom
- Extra width in unit makes rooms oversized
- Lots of furnishing options, integrated storage
- Air-conditioning, fans & constant sea breeze
- Feeling of space and light in every room
- Rooftop viewing platform, extensive views
- End unit in a complex of just five units
- Built above local shops and cafes & bar
- Private covered parking for two vehicles

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2667

### Agent Details

Tony Brown - 0411074022

### Office Details

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



Cross the road to the park, beach entry and patrolled surf. Shops and the local vibrant coffee scene are literally a trip to the bottom of the stairs. Large open spaces, sliding glass doors to connecting outdoor living. Almost city like convenience blended with the laid back attitude of a luxury holiday by the sea.

Investment information:

Estimated permanent rental return: \$500/pw \$26,000/yr

Rates & Water: Approx. \$2850/year

Body Corporate: \$5390/year

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