



1, 103 Mudjimba Beach Road, Mudjimba



## Walk to beach townhouse

Approximately 1km from Mudjimba's patrolled surf beach and boasting a top to bottom make over this end unit in a small complex of four offers more than most.

- 3 bedrooms, 1.5 bathrooms, internal garage
- Stone work surfaces to designer kitchen
- Updated bathroom, entire unit redecorated
- New flooring and lighting to both levels
- Open living connects to outdoor area
- Good size rooms and wide upstairs balcony
- Air-conditioning & ceiling fans. Built in robes
- Dog friendly park & playground opposite
- 10min walk to surf beach, shops & school
- Large fenced courtyard (pets on application)
- Small complex of 4 units (3 owner/occupied)
- The beach life without breaking the bank

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2703
<b>Floor Area</b>	139.35 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

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Being an end unit means only one immediate neighbour and the oversize fenced courtyard is ideal for family and pets. Northerly aspect also means breezes in summer and the sun in winter. Shops, schools and services are just as close as the beach making this location as convenient as it gets. An enviable lifestyle within easy

reach.

Investment information:

Estimated permanent rental return: \$380/week

Rates & Water: Approx. \$2950/year

Body Corp. Fees: Approx. \$2560/year

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