



4, 9-11 Mudjimba Beach Road, Mudjimba



Life in the sunshine

A north facing ground floor unit in a small complex this close to the beach is sure to bring good things into your life. Air-conditioned open living, connecting private/fenced courtyard and two minutes walk to the dune entry and cafes. Good size rooms and end unit position means separation from neighbours and a light fresh sea air feel. Internal lock up garage is as convenient as it is secure. For the days when you don't feel like taking your car, the bus stop is out front.

- 3 bedrooms/2 bathrooms. Open plan living, covered outdoor area
- Walk in robe/ensuite to main bedroom. Integrated storage throughout
- Dishwasher recently upgraded/quality appliances to kitchen
- North facing fenced courtyard with secure gate entry to street
- Air-conditioning (heating and cooling). Ceiling fans
- Security insect screens for sea breezes day and night
- Internal lock up garage with remote controlled electric roller door
- Established landscaping. Lawn locker/shed for garden implements
- 150m to beach entry and Esplanade shops/cafes
- Walk to school/shopping centre. 10 min drive to Maroochydore CBD
- Seaside village atmosphere. Small complex of just 8 units

The convenience of the location, privacy and relaxed pace of life here is why units in

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Price	SOLD
Property Type	Residential
Property ID	2728
Floor Area	130.06 m2

Agent Details

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this complex rarely come up. Even though the courtyard is a great size, the garden can be as much or as little work as you like. The low maintenance aspects of the building keep body corporate costs low, and everyone living in the building are permanent residents. Whether you're looking to downsize, or simply want to enjoy a relaxed beachside existence this is the property you've been waiting for.

Rates and rental information

Estimated permanent rental return: \$525/week

Council rates and water charges: approx. \$3050/year (combined)

Body Corp fees: Approx \$3250/year

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