

Sold



10 Sundew Street, Mudjimba



## Original duplex, ultimate beachside location

Built by the same family who own it now, this duplex pair is one of a few remaining original homes dating back to when the area was first subdivided in the late 1950's. Positioned in a quiet side street just 13 homes from the beach entry. Solid hardwood frame and fibro/cement rendered exterior have seen this property safely through decades of coastal weather events.

- :: Northerly aspect and approximately 250m to the surf beach
- :: Both units offer 2 bedrooms, 1 bathroom and open living area
- :: Full length verandah. Plenty of room to build garages/carports
- :: Hardwood frame, rendered exterior, zinc-alum & fibro roof
- :: Still plenty of space on the 607sqm block for future development
- :: Small lean-to and separate garden shed/work shop at rear
- :: Wide side access. Low maintenance landscaping & gardens
- :: Perfect holiday home for two families or use for full time living
- :: One of the most private and convenient locations in Mudjimba
- :: Ideal buy and hold, or develop into modern day beach houses
- :: Land use of duplex/flats is recognised by the local council
- :: Lots of options here. First time offered to market in 60 years

The 607sqm block is arguably in one of the best locations you could hope for. Far

4 2 1 607 m2

Price	SOLD
Property Type	Residential
Property ID	2732
Land Area	607 m2
Floor Area	148.64 m2

### Agent Details

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enough back to ensure total peace and privacy, yet close enough so the beach and everything the esplanade has to offer is just a few minutes walk. Given the strength of ownership in this area it could be sometime before another opportunity like this one arises.

Investment information:

Rates & water costs: Approx \$3,850/year

Estimated Rental return: \$640/week

Tender Information: Tenders over \$550,000 are invited. Tenders close 5pm Thursday 11 August 2016.

For full terms, conditions and written Tender invitation please call Tony Brown 0411074022 or email [tony@mnsr.com.au](mailto:tony@mnsr.com.au)

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