



21 Kawanna Street, Mudjimba



Ultimate position, unlimited potential

Situated two houses from the surf with the beach access literally across the street means this location offers the very best of coastal living. The house itself has plenty of options too. Even though it's an older home it's still totally serviceable and could quite easily be reconfigured into a sizable family home down the track.

- 2 minutes walk to the beach/local shops
- Good size 4 bedroom/1 bathroom home
- Sturdy concrete block construction
- Internal 2x garage could become more living
- Fenced/secure yard for family or pets
- Side access + additional garage/workshop
- Corner block, fewer neighbours/more privacy
- Opposite beach walkway and bike path
- Flexibility of two street frontages
- Walk to school, shopping centre & medical
- 10 minute drive to Maroochydore CBD/Plaza
- Quality tenants already in place

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Price	SOLD
Property Type	Residential
Property ID	2769
Land Area	599 m2
Floor Area	204.38 m2

Agent Details

Tony Brown - 0411074022

Office Details

Maroochy North Shore Realty
644 David Low Way Pacific Paradise,
QLD, 4564 Australia
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One street of the esplanade means the coffee and surf scene is right there, though at the same time you can enjoy the peace and privacy that only comes with living in a

side street. Create the ultimate beach house or land bank for the future. These kinds of opportunities are becoming few and far between, act now.

Investment information:

Current rental return: \$425pw/\$22,100pa

Rates & Water: Approx. \$3150/year

Auction details:

The Auction will be held on-site 12pm 27 January 2018.

Auction terms are cash purchase 10% deposit and 30-65 days to settle.

Registered plan, rates notice and contract available on request

Interested buyers are encouraged to register prior to Auction.

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