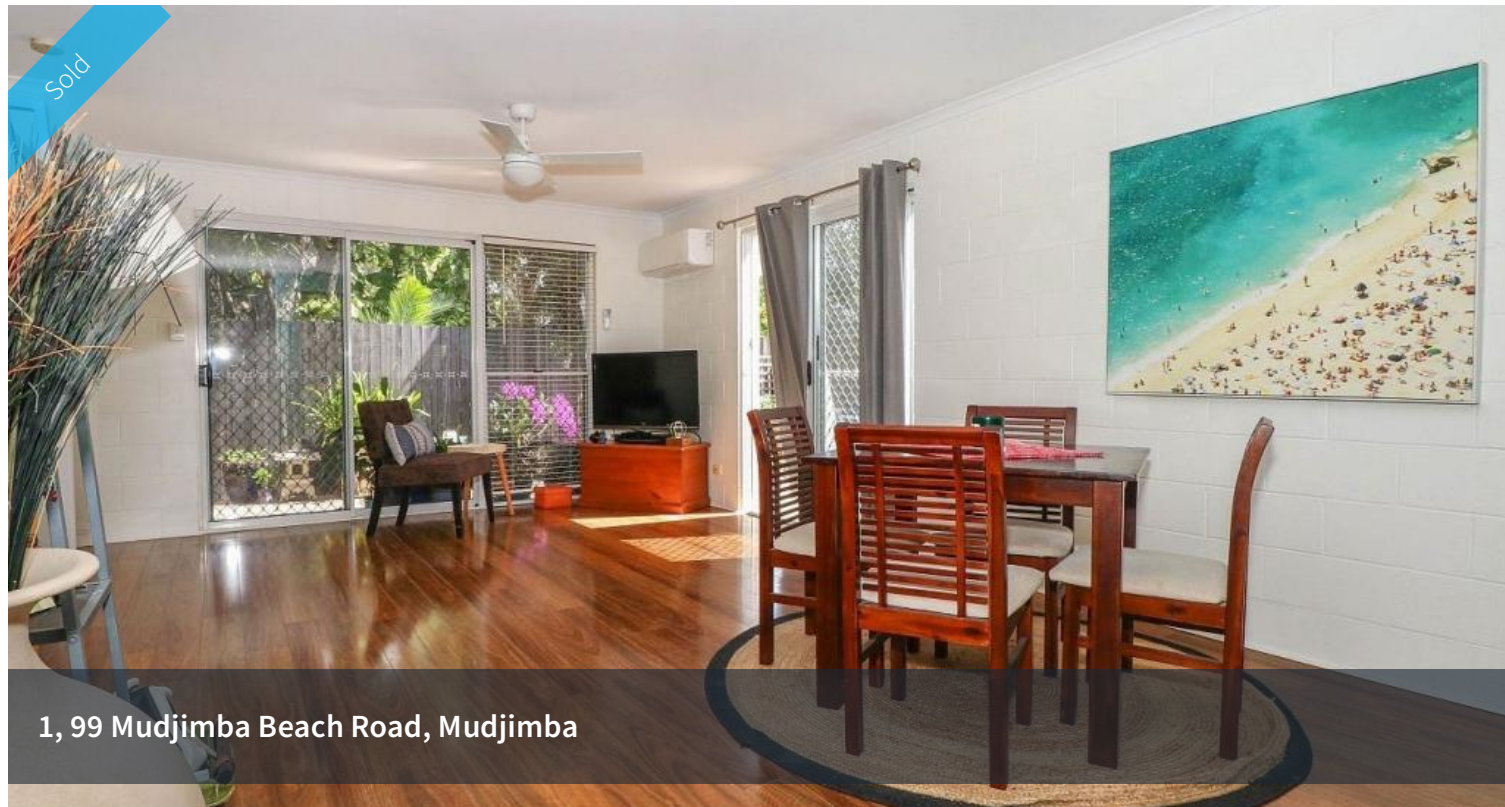


Sold



1, 99 Mudjimba Beach Road, Mudjimba



## Motivated seller, present your offers

If you've been dreaming about living within walking distance of the beach though can't quite meet the prices that go with it, then this townhouse could be your opportunity to make the dream a reality. Recently and extensively modernised this home is positioned around 900m from one of the best un-spoilt beaches on the sunshine coast. The same 12 minute walk in the other direction has you in the village centre with major shopping, services and primary school all within easy reach.

- Large 2 bed/1 bath townhouse 900m to beach
- Open living off newly remodeled stone kitchen
- Connecting outdoor and fully fenced garden
- Modern fittings and fixtures, completely redecorated
- Powder room downstairs. Bath+2beds upstairs
- Internal lock up garage, generous storage space
- End unit in small complex of 4 means more control
- Large courtyard, high level of privacy
- Short walk to beach, cafes, shops & school
- North facing for summer breeze and winter sun
- Active body corp. Entire building newly renovated
- Central location. 5-10min commute to Maroochydore
- Very low maintenance means more time for fun

 2  1  1  100 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2771
<b>Land Area</b>	100 m2
<b>Floor Area</b>	92.90 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

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



Being an end unit gives this property an increased level of privacy and means the courtyard is a great size for a pet or young family. Internal garage provides increased storage options and the open living area connects to outdoors via sliding doors creating a versatile space to suit almost any furniture layout. A small complex puts you in control and with almost no maintenance you can kick back and enjoy the beachside lifestyle.

Investment information:

Rates & water charges: Approx. \$2850/year

Body Corp: Approx \$3700/year

Permanent rental estimate: \$360/w

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.