

Sold



22 Kawanna Street, Mudjimba



## One house from the beachfront

If position is important and you're looking for a serious amount of floor space this property might just be the solution you've been looking for. With the beach entry in the next street and offering 4 good size bedrooms as well as plenty of living space this home can provide the perfect coastal lifestyle now with the potential to create something amazing down the line.

- 4 bedrooms/2 bathrooms. 2 large separate living areas
- 2 minute walk to the patrolled surf beach, shops & cafes
- Separate and casual living provide plenty of furniture choices
- Engineered real timber floor and stone work surfaces to kitchen
- Extensive outdoor entertainment area, north facing back yard (fenced)
- Room for a pool. 2 x garage is 'drive through' for boat/trailer/jet ski
- Traditional 607sqm block. Dune and conservation reserve abound
- Grid connected 3kw solar PV and solar hot water for low running costs
- Fans, integrated storage and the entire home is air-conditioned
- Insulation and cross ventilation for year round comfort
- In good condition with scope to create the ultimate beach house
- Easy bike ride to school & Coles shopping centre. Short drive to the CBD
- Homes in this street rarely come up. Genuine one off opportunity

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2788
<b>Land Area</b>	607 m2
<b>Floor Area</b>	278.70 m2

### Agent Details

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### Office Details

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Positioned just behind the esplanade means you can be on the beach in no time for a walk before breakfast, or take a quick look at the surf before work. The buzz of the cafes and restaurants isn't too far away either, though it's still easy to retreat from the world if you'd rather kick back with a book and listen to the surf crashing in the background. A life in a location like this can be a reality, just needs you.

Investment information:

Rates & water charges: Approx. \$3150/year

Estimated permanent rental return: \$600/week

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