

Sold

113 Mudjimba Beach Road, Mudjimba



## Land and Sea

12 minutes walk from Mudjimba's pristine surf beach and situated on over 800sqm (almost ¼ acre) means the great Australian dream is alive and well here. Full size four bedroom home will cater for a busy family, home business or simply give you the room you need to stretch out and relax. When it's time to entertain you can have all your family and friends over at once for poolside Christmas and birthday parties.

- 4 bedrooms/2 bathrooms internal 2 x garage (1 remote/electric door)
- Open lounge/dining plus separate family/sitting room
- Large connecting outdoor area with servery from kitchen
- Newly renovated kitchen, entire home recently redecorated
- Main bedroom features walk in robe/ensuite & access to pool area
- Air-conditioned, ceiling fans throughout. Saltwater pool (solar heated)
- Energy efficient 5kw solar keep home running costs to a minimum
- Backs onto established bushland corridor, visiting birdlife
- Natural outlook, very private peaceful setting (no neighbours behind)
- Northerly aspect provides year-round sea breezes
- Walk to beach, shops, school, licensed venues and the buzz of the esplanade
- 809sqm means room for caravan/boat & plenty of garden/yard for family & pets
- Land this size close to the beach is a rare find anywhere on the coast
- Unique sense of community and active local surf & board riders clubs

4 2 2 809 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2807
<b>Land Area</b>	809 m2
<b>Floor Area</b>	204.38 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

Maroochy North Shore Realty  
644 David Low Way Pacific Paradise,  
QLD, 4564 Australia  
07 5448 7700



- Suburb surrounded by dune and conservation reserve
- 12 min commute from the CBD back to your seaside escape

While the beach is a big draw card, it's only 12 minutes walk in the other direction to the village centre, schools, supermarket and more. Same time in the car to Maroochydore's bustling CBD and easy access to the motorway and airport for longer journeys. Recent upgrades make this home as comfortable as it is functional, meaning even more reasons to stay home for some me time this summer. Why settle for cramped in when this kind of lifestyle is on offer.

#### Rates and rental information

Estimated permanent rental return: \$750/week

Council rates and water charges: approx. \$3150/year (combined)

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.