



17 Sundew St, Mudjimba



## Beach house + beach flat

Positioned in one of the leafiest streets in the area this high-set home offers everything you'd expect in a great beach house. Wide breezy deck, two living areas, the sound of the surf and endless peace and privacy. Add to this a self contained unit for your extended family or airbnb guests and you have a property that offers more than most.

- Upstairs: 2 beds, bath, kitchen, decks & living
- Down: Self contained unit, deck and garaging
- Old third bed upstairs converted to more living
- Flat offers separate kitchen, living, bed & bath
- Several updates to the house in recent years
- Quiet side street and only 485m to the surf
- Wide side access to fenced 673sqm yard
- Plenty of space for a future pool & shed
- Carport plus adjoining single lock up garage
- Energy efficient solar hot water & gas stove
- Established trees provide privacy & shade
- Small beach village, strong sense of community
- Use as one large home or house + granny flat
- Easy bike ride to school and shopping/services

3 2 2 673 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2809
<b>Land Area</b>	673 m2
<b>Floor Area</b>	176.51 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

Maroochy North Shore Realty  
644 David Low Way Pacific Paradise,  
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- Quality tenant in place at \$460pw
- Ideal home or an investment in the perfect location

This distance from the beach means you're handy enough for an early morning walk or surf after work, yet far enough from the excitement on the esplanade to ensure total peace and privacy all year round. Established trees and surrounding dune and conservation reserve make Mudjimba so special. It also means limited opportunities to purchase. This is a chance to secure a premium location and a beach house that offers more than most.

Investment information:

Rental return: \$460pw (month to month lease – would stay for investment buyer)

Rates & Water: Approx. \$3150/year

Auction details:

The auction will be held on-site 12.30pm Saturday 16 June 2018.

Auction terms are cash purchase 10% deposit and 45 days to settle.

Plans, rates notice, contract & building/pest inspection reports available on request.

Interested buyers are encouraged to register prior to Auction if possible.

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