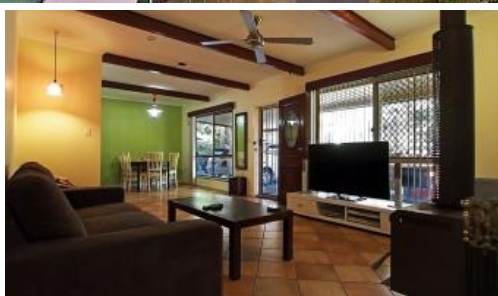


Sold



56 Cupania Street, Mudjimba



## Beach house and more!

Set in a village seaside location offering the strength of character only a timber beach house can deliver. Polished wood floors and feature staircase along with large outdoor living areas and balconies are the bones of a good house now and what could be a great home in the future.

- 4 beds, 2 bath, open living. 7 minute walk to the beach
- Fire place, timber floors, one off carpentry throughout
- Walk in robe/ ensuite to main bedroom. Balconies x2
- Large covered outdoor area off kitchen/dining
- Plenty of room on the 607sqm for kids/pets/pool
- Good size rooms. Double carport and patio out front
- Garage converted to separate studio and office
- Combine house & studio or potential dual occupancy
- Second separate office/utility/store room at rear of home
- Air-conditioning to master bedroom & studio
- 500m to the beach, 1.5kms to shopping & schools
- Workshop with benches and lean to storage area
- One off character home in the heart of Mudjimba

Formerly housing a home business, consultation room and office the studio has its

 4  2  2  607 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2824
<b>Land Area</b>	607 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



own entry and could easily be converted to a granny flat. Alternatively it could be amalgamated with the existing lounge to create even more living options. This kind of flexibility of uses combined with a premium location makes this property rare find.

#### Tender Information:

Offers over \$545,000 are invited. Tenders close 4pm Thursday 19 October 2017. Offers can be subject to finance and building/pest inspection if required.

All offers remain confidential until handed to the owner on the tender date.

For more information call Tony Brown 0411074022 or email [tony@mnsr.com.au](mailto:tony@mnsr.com.au)

#### Investment information:

Rates & water costs: Approx \$3,250/year

Estimated rental return: \$490 - 510/week (higher if renovated)

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.