

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

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Price	SOLD
Property Type	Residential
Property ID	2824
Land Area	607 m ²
Floor Area	204.38 m ²

Agent Details

Tony Brown - 0411074022

Office Details

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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

Investment information:

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

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

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