







The ultimate Mudjimba address

This newly remodelled duplex is situated literally across the street from 10km of uninterrupted pristine coastline. Surrounding dune and conservation reserve means this is also one of the most private beachfront settings you'll find anywhere. In a tightly held enclave of homes this property offers more than first meets the eye.

- Extensive works have transformed this duplex into a fantastic home
- 3 bedrooms, 2 bathrooms, open living and connecting outdoor areas
- New kitchen features high quality appliances and plenty of storage
- Both bathrooms have been updated and the entire home redecorated
- Internal access single garage and off street parking for second vehicle
- Fully fenced courtyard, low maintenance gardens, room for plunge pool
- Cross the street to the beach entry and two minute walk to shops/cafes
- Other extras include air-conditioning and security screens
- Major shopping, schools and medical services less than 5 minutes drive
- Very handy to public transport, bus stop in the same street (100m walk)
- Sturdy brick & tile construction means years of worry free ownership ahead
- Securing a location like this the perfect combination of lifestyle + investment

Only one neighbour in the complex gives you house like privacy and control without the normal maintenance worries that come with owning a stand alone property. The

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Price	SOLD
Property Type	Residential
Property ID	2835
Land Area	303 m2
Floor Area	157.93 m2

Agent Details

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northern end of Mudjimba Esplanade is just far enough from the shops and cafes to assure peace and privacy. At the same time everything you need is still right there. Arrange and inspection today and see what life could be like in this incredible location.

Investment information:
Rates & Water: Approx $2850/year
Body corporate: $1600/year (self managed)
Estimated Rental Income: $520/week

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