









## Make the change to sun and surf

4 2 2 525m2

As Mudjimba's popularity grows, opportunities to make the sea change into this small oceanside community are few and far between. Especially when seeking a modern home that offers everything you'd expect in a new build, wrapped in the attractions of an established beachside location.

- 4 bedroom/2 bathroom home with separate media room
- Large open/casual living spaces off designer stone kitchen
- Walk in pantry, quality appliances and ergonomic features
- Covered outdoor entertainment area adjacent 8m lap pool
- Heat-pump for year-round pool use (digital temp control)
- Expansive master bedroom features ensuite & walk in robe
- Reverse cycle air-conditioning and ceiling fans throughout
- North-east aspect ideal for winter sun and summer breezes
- Additional integrated storage. Internal 2x garage (remote door)
- Low-maintenance 525sqm garden. Easy to lock up and travel
- 6.5kw solar, insulation & led lighting maximises energy efficiency
- Small enclave of quality homes. Very private and secure street
- 2 minute walk to the village centre. 5 minute bike ride to beach

Surrounded by quality development this small cul-de-sac location is the ultimate balance of village centre convenience within walking distance of the beach and buzz

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| **Price** | SOLD for $1,150,000 |
| **Property Type** | Residential |
| **Property ID** | 2964 |
| **Land Area** | 525 m2 |
| **Floor Area** | 202 m2 |

### Agent Details

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of the esplanade. With a long list of inclusions and offering a peaceful low maintenance beachside existence, this home represents a unique opportunity worthy of a closer inspection.

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