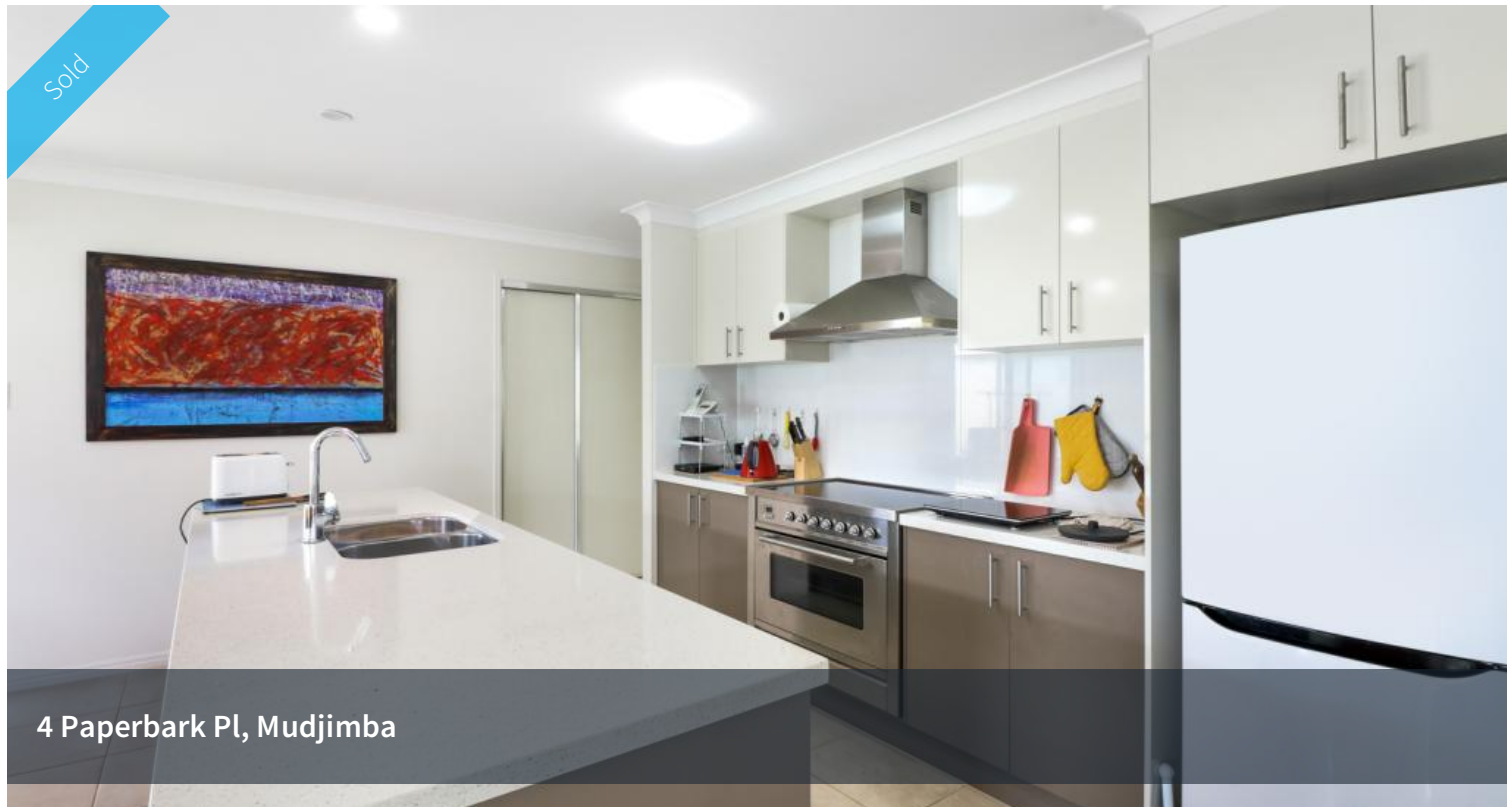


Sold



4 Paperbark Pl, Mudjimba



## Beach inspired

Built in 2016 this PJ Burns 4 bedroom home has been designed with coastal living in mind. Connected indoor and outdoor living, good size rooms and positioned on the land to make the most of sea breezes and winter sun. Under-roof entertainment area offers a cool place outdoors even on the hottest days, and when it's time for a swim, it's a 10 minute walk down quiet side streets to the beach.

- Bedroom 4 doubles as large home office/media room
- Ensuite and walk in robe to master bedroom
- Open living with connecting under-roof outdoor area
- Air-conditioning to living and main bedroom
- Stone countertops and quality appliances to kitchen
- Walk in pantry and integrated storage throughout
- Ceiling fans, security insect screens and led lighting
- 5kw solar PV keep power bills to a minimum
- Internal 2 x garage (remote controlled electric door)
- Landscaped & fenced 500sqm block. Garden shed
- Amenity reserve opposite (conservation/green space)
- 900m to the beach, esplanade shops and cafes
- 10 minute drive to Maroochydore CBD
- Quality tenant in place at \$600pw Until 28 September

 4  2  2  500 m2

<b>Price</b>	SOLD for \$1,000,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3004
<b>Land Area</b>	500 m2
<b>Floor Area</b>	190 m2

### Agent Details

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07 5448 7700



Energy efficient lighting, insulation and grid connected solar means a reduced carbon footprint and very low running costs. Private, fenced yard bordered by established gardens and room for a future pool. In an area surrounded by dune and conservation reserves, yet only minutes to the CBD and airport makes this a location like no other.

Rates & rental information:

Current rental return: \$600/week (lease expires 28 Sep 2023)

Council rates & water charges (combined): Approx: \$3250/year

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.