



56 Mudjimba Beach Rd, Mudjimba



## Beecheyana

Close enough to smell the salt air and a seaside escape like no other. Pavilion design, expansive poolside outdoor living, and the patrolled surf beach at the end of the street. Enough room for everyone to stretch out and relax or find your own quiet place with a constant sea breeze for company. For investors this property is walk in-walk out ready. Fully furnished with a strong history of return holiday guests and future bookings.

- 7 minutes walk (650m) puts you on the sand
- 5 beds/2 bath, extensive indoor & outdoor living
- Bush and Beach design maximises light & air-flow
- Raked/high ceilings add a sense of space and light
- Master suite connects to main home via breezeway
- Plantation shutters define two outdoor living areas
- North facing, warm winter sun & cool summer breezes
- Air-conditioning to main bedroom and kitchen/living
- Enough space for family, guests, and work from home
- Recently redecorated. Updated window furnishings
- Fully furnished, including linen/all kitchen hardware/etc
- Energy efficient lighting, pool pump & hot-water system
- 5kw solar PV & solar hot water. Ultra-low running costs
- Low maintenance exterior ideal for beach side location

5 2 2 607 m2

<b>Price</b>	SOLD for \$1,300,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3038
<b>Land Area</b>	607 m2
<b>Floor Area</b>	265 m2

### Agent Details

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- Security insect mesh, ceiling fans & integrated storage
- Heated pool (solar & heat-pump) for year-round use
- 2 x garage and off-street parking for additional vehicles
- Automated watering system. Outdoor shower

Mudjimba is one of the last sleepy beach side villages on the Sunshine Coast.

Surround by dune and conservation reserve means little room for future expansion, which translates to the preservation of an idyllic coastal lifestyle. Whether you're moving from far away, or just want to get a little closer to the water. If you like the idea of a home that likes the beach as much as you do, then it's time take a closer look at Beecheyana.

Rates & rental information-

Estimated permanent rental return: \$850/week

History of holiday income: \$400 - \$700/night (seasonal)

Council Rates and water charges (approx. combined): \$3550/year

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