

Sold



1 & 2, 46 Mudjimba Beach Road, Mudjimba



## Oceanside duo

An original beachside duplex pair has plenty to offer. Land-bank with a return, extended family solution, or move into the Mudjimba market with an income to supplement the mortgage.

Recently re-roofed and brick/concrete construction means the building is solid as a rock. Leave it as is indefinitely, or the perfect foundation for an inspired double beach house renovation. 7 minutes walk to the surf and quality tenants already in place makes this a standout opportunity in a sought after location.

Property brief:

- 2 x 2bedroom duplex pair
- 500m walk to beach/esplanade
- Open plan living areas
- Covered outdoor pergolas
- Both units airconditioned
- 2x carport + 2 off street parks
- Large/fenced private courtyards
- School & shopping centre 1.5km
- Separated water feeds to units
- Could be separately metered
- 607sqm block (18m frontage)

4 2 2 607 m2

<b>Price</b>	SOLD for \$1,210,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3083
<b>Land Area</b>	607 m2
<b>Floor Area</b>	184 m2

### Agent Details

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### Office Details

Maroochy North Shore Realty  
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One title/no body corporate

Total control of site & building

Rates & rental information:

Currently returning \$830/week

Unit 1 leased to July 2025 at \$430/w

Unit 2 leased to October 2024 at \$400/w

Council rates and water charges \$4150/year (approx.)

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