

Sold



Unit 21, 26 Catalina Dr, Mudjimba



## UNDER CONTRACT

Beachfront precincts have an almost magnetic effect. The promise of an active seaside lifestyle with walks along the shore before breakfast and a surf after work making it easy to see the attraction. This home fronts directly onto the reserve which means only one neighbour and house like seclusion.

Being an end unit means possible side access for a trailer or boat, and adjacent off-street visitor parking for guests. Very little maintenance, no stairs to climb plus the feeling of privacy and security that comes with living in a gated complex. What's more you can lock up and leave anytime with confidence.

The beach isn't the only thing nearby. Walking distance to school, village centre shops/cafes and medical services means less petrol to burn and no fighting for a park when you get there. Designated dune and conservation parks surrounding Mudjimba is what gives it a beach side village vibe.

Property brief:

- 3 bedroom/2 bathroom low-set villa
- Air-conditioned open living area
- Large room sizes. Integrated storage
- Internal 2 x garage (electric door)
- Updated carpets and newly painted
- Fenced private courtyard

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<b>Price</b>	SOLD for \$825,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3085

### Agent Details

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### Office Details

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Possible side access boat or van

Established trees and landscaping

Fronts the Catalina Nature Reserve

Gated/secure complex of 25 units

Shared swimming pool and BBQ area

10 minute walk to beach/esplanade

1.2km to village centre shops & school

Bus stop near the end of the street

Rates and rental information:

Council rates and unity water charges (approx.. combined): \$3600/year

Body Corporate: \$5305/year

Permanent rental appraisal: \$750/week

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