

Sold



119 Mudjimba Beach Rd, Mudjimba



## Beach side location backing onto bushland

 4  2  1  809 m<sup>2</sup>

The view across the garden to the conservation reserve brings a sense of space and a connection to nature. It's hard to believe the patrolled surf beach is just 1.2km down the road. 800m walk the other way puts you at the local primary school, village centre shops, medical services and cafes.

This four-bedroom home is perfectly maintained, offering two internal living areas and generous covered outdoor entertainment space. Move in ready now and bursting with potential to modernise down the track.

Larger allotments like this are rare in Mudjimba. 809sqm means possible development opportunities and space for family, pets, pool and shed. Whether you're looking for a beachside family home, a low maintenance base with parking for your caravan, or simply need room to stretch out and relax with native birdlife to keep you company, this property has plenty to offer.

Property brief:

- 4 bedrooms/2 bath/1 garage
- Insulated covered outdoor area

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	3107
<b>Land Area</b>	809 m <sup>2</sup>
<b>Floor Area</b>	179 m <sup>2</sup>

### Agent Details

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### Office Details

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- Open-plan living off kitchen
- Separate lounge/dining + family
- Built in wardrobes & ceiling fans
- Security mesh screen doors
- 809sqm block. Side access
- Fronts conservation reserve
- Low maintenance brick exterior
- 15-20 minute walk to the beach
- 10 minute drive to the Plaza/CBD
- 3 Golf Courses nearby
- 3.2km to boat ramp/ocean access

Offers information:

Final/best offers will be presented in writing to the seller (preferred in contract form)

Offers close 2pm Wednesday 25 September 2024

Rates and rental information:

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

Permanent rental appraisal: \$750/week

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