

Sold



16 Paperbark Pl, Mudjimba



Salt air and white sand

Capturing the essence of what life at Mudjimba should be. Quiet side street walking distance to the beach in the heart of a community surrounded by dune and conservation reserve. This location offers a feeling of being far from the maddening crowd. At the same time it's just a 10 minute drive to Maroochydore's rapidly evolving CBD.

Depending on your needs, this property can be a comfortable oceanside home or a great investment opportunity. The modern, flexible floor plan offers space for family/guests and a home office. Higher than standard ceilings bring a sense of space and light into every room. Kitchen is central to design, connecting to open plan living which flows through glass doors to the covered outdoor entertainment area.

There's plenty of space in the oversized garden for a future pool, pets and family. If an oceanside property is front of mind, this is a chance to secure your piece of one of the best surf beaches in Queensland.

Property brief:

- 4 bed/2 bath/ internal 2x garage
- Situated 900m to the patrolled beach

 4  2  2  605 m2

Price	SOLD for \$1,240,000
Property Type	Residential
Property ID	3108
Land Area	605 m2
Floor Area	201 m2

Agent Details

Tony Brown - 0411074022

Michael Crichton - 0448 799 178

Office Details

Maroochy North Shore Realty
644 David Low Way Pacific Paradise,
QLD, 4564 Australia
07 5448 7700



- Open and separate living spaces
- Stone benchtops to kitchen
- Commercial grade gas appliances
- Energy efficient led lighting
- Air-conditioning living/main bed
- Walk in robe and ensuite
- Study/home office nook
- Integrated storage throughout
- Ceiling fans, security insect screens
- Set back from street for privacy
- Large/fenced garden (605sqm block)
- Boutique beachside subdivision
- Quality homes surround
- Easy 10 minute commute to the CBD

Rates and rental information:

Currently rented at \$820/week (tenants vacate October 2024)

Council rates & water charges (combined): Approx. \$3600/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.