







Beachside Double Act

6 2 4 607m2

Discover Your Coastal Paradise: Duplex Opportunity in Mudjimba

Imagine waking up just steps from the beach, with the sound of waves and the scent of salt in the air. This unique property offers not just a duplex on one title, but a golden opportunity for income and lifestyle in the idyllic Mudjimba village.

Why this property is a Must-See:

·**Prime Location**: Only three doors from the surf beach and surrounded by 10 km of pristine shoreline, you'll enjoy sun-soaked days and breathtaking sunsets right at your doorstep.

·**Instant Income**: With quality tenants already in place, you'll benefit from immediate rental returns. Plus, the dual dwellings provide flexibility—perfect for extended families or for living in one unit while earning from the other.

Life in Mudjimba: Experience the vibrant coastal lifestyle, where sunshine and sea breezes are part of everyday living. This charming community, nestled between conservation reserves, is just a short drive to Mooloolaba and Noosa, yet feels like a hidden gem. Enjoy easy access to schools, shopping, and medical services, all within a 2.5 km radius.

Property Highlights:

Price	SOLD for $1,753,000
Property Type	Residential
Property ID	3121
Land Area	607 m2
Floor Area	190 m2

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·Two 3-bedroom, 1-bathroom townhouses sharing just a garage wall, offering ample privacy and natural light.

·Open-plan living areas, air-conditioned living areas, seamlessly connect to covered outdoor entertainment spaces and private courtyards.

·The rear townhouse has been beautifully renovated, creating a modern beach retreat, ideal for permanent residence or a holiday rental.

·The front townhouse retains its original charm and features a spacious north-facing garden, complete with sliding gate access for your boat or caravan.

Investment Potential: This well-maintained property, with newly renovated exteriors and roofs, is a low-maintenance dream. Whether you're looking to landbank with double income or soak up the relaxed coastal lifestyle, this property has it all.

Additional Features:

·Internal garages for each unit

·Visitor parking and open gated side access

·Just a 2-minute walk to the beach and Esplanade

·Close proximity to coastal pathways, hiking and biking trails, golf courses, and boat ramps

·Set on a generous 607 sqm medium-density allotment with potential for future development

Whether you are an investor eyeing a lucrative opportunity or seeking a beachside haven, this property in Mudjimba promises both an incredible lifestyle and financial potential. Don't miss your chance to make it yours!

Property brief

2 x 3 bed/1 bath duplex pair
Open living, fenced gardens
Air Conditioner in Living areas
Ceiling fans and insect screens
U2 completely modernised
Dishwasher & fridge included U2
U1 has bath + powder room
Internal garage to each unit
Off street visitor parking
Open and gated side access
Room for boat or motorhome
Building exterior & roof newly renovated
Rear access to walkway to shops/cafes
2 min walk to beach and Esplanade

Easy access to the coastal pathway
Endless hiking and biking options
Nearby Golf Courses and boat ramps
Quality tenants in place
Immediate rental return
607sqm medium density allotment
Potential future development site
Landbank with double income

Rates and rental information

Current rental returns:
U1 $630pw until 31 Jan 2025
U2 $700pw until 14 Jan 2025
Council rates & water charges
(combined): Approx. $4200/year

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