

Under Contract



Unit 8, 3 Mudjimba Beach Rd, Mudjimba



## Best of Mudjimba

Life this close to the beach is a location within a location. A one minute morning walk to the dune entry of the patrolled beach (or 5 minutes if you're grabbing a barista made coffee on the way). The view over the Surf Club to the ocean means a peek at conditions before paddling out to ride the island break or take a stand-up paddle to the river mouth before breakfast.

One building back from the esplanade means the convenience of cafes and licensed venues. So close in fact, you can walk onto the balcony and look across the street to see if there's a free table! It's also just far enough away to enjoy peace, quiet and the laidback community vibe Mudjimba is known for.

Built in 2003 Vue-D'Ile represented the shift in demand for basic holiday homes to sophisticated beachfront living. Generous floor space, better quality inclusions and oversized deck areas saw the project attract plenty of interest. Fast forward twenty years and it's still one of the best buildings in the area.

In recent times the large layout of the original property has been combined with a high-level re-fit creating an apartment like no other. Free flowing open plan design and connecting covered balconies means indoor and outdoor living spaces that rival full-size houses. Stone work surfaces, 2 pack kitchen, custom flooring/lighting and

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**Price** Offers over \$1,650,000

**Property Type** Residential

**Property ID** 3212

### 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



integrated storage feature throughout the home.

At this height the view can't be built out, and there's always a sea breeze even on the hottest day. The 'front-to-back' nature of the floor plan provides an abundance of natural light and airflow. The vista to the north and east captures Mount Coolum and Power Park perfectly bringing the blue-sky outlook right into the home. The rear of the property captures the hinterland completing the 270 degrees wrap around view.

If you're looking for size that won't cramp your style, and style that makes waking up something to look forward to, then you may have just arrived home.

- 3 bedrooms/2 bathrooms
- Front to back of building layout
- Recent remodel and update
- Designer stone & 2 pack kitchen
- Large open plan living
- Extensive covered deck areas
- Integrated ergonomic storage
- LED and feature lighting
- Stainless steel security screens
- Plantation shutters
- Air-conditioning throughout
- Ensuite to main bedroom
- Fully fitted walk in robe
- Rear deck doubles as second living
- Adjustable café weather blinds
- One house from the beach entry
- Small complex of 13 units
- In-ground swimming pool
- Poolside common area & bathroom
- Cafes/restaurants on your doorstep
- Third floor outlook and breezes
- Secure parking in basement garage
- Small complex of 13 apartments
- 10 permanent, 3 holiday homes
- Dune/conservation reserve surrounds
- Quiet beachside village community
- 12 min drive to CBD/Sunshine Plaza
- 30 minutes to Hastings Street

Rates, Body Corp & Rental information:

Estimated rental returns: \$1,100pw (permanent) \$2,300 - \$4,800 (holiday/seasonal)

Council Rates and Unity Water: Approx \$3,800/year

Body Corp: \$12,818/year

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