



Unit 4, 9-11 Mudjimba Beach Road, Mudjimba



## Beach days

This close to the sand means every day is a beach day. North facing ground floor unit in a small complex of 8 just 2 minutes walk to the esplanade and dune entry. A choice of cafes, licensed venues, and local shops literally around the corner makes this lifestyle location easy to appreciate.

Recently redecorated, open plan living, connecting covered outdoor area and a secure fenced courtyard. Other features include air-conditioning, ceiling fans, and direct/internal access from the garage to the home.

The wrap around courtyard provides plenty of useable space for pets, kids and garden. End unit means privacy and separation from neighbours. Northerly aspect makes cool sea breezes a constant in summer, as well as winter sun in the cooler months.

The building has undergone some upgrades too, including installation of a new roof and an updated colour scheme (currently in progress). An active committee of owners keeps the complex well maintained and body corporate fees to a minimum. Located in the heart of Mudjimba village means all the convenience and that unmistakable vibe that comes with a small community surrounded by dune and conservation reserve.

If you'd like the sound of breaking waves and visiting birdlife to become part of your

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**Price** Offers over \$1,050,000

**Property Type** Residential

**Property ID** 3223

**Floor Area** 131 m2

## Inspection Times

Sat 02 May, 10:00 AM - 10:30 AM

## Agent Details

Tony Brown - 0411074022

Michael Crichton - 0448 799 178

## Office Details

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daily experience, or just want to secure a solid oceanside investment, then it's time to make Mudjimba beach days part of your future.

- 3 bedrooms, 2 bathrooms
- 2 min walk to beach & park
- Open plan living. Redecorated
- Updates to kitchen/bathrooms
- Ensuite to main bedroom
- Built-in wardrobes & storage
- Air-conditioning/ceiling fans
- Security insect screens/doors
- Internal single garage (remote)
- End unit in small complex of 8
- Fulltime residence or investment
- Quality tenants already in place
- Building roof replaced 2025
- Permanent residents in complex
- North facing courtyard/garden
- Winter sun/summer breezes
- 120m to cafes, bar and shops
- Patrolled surf beach
- Coastal pathway (hiking/cycling)
- 1.7km to coles & medical centre
- Quick commute to the CBD

Rates & rental information:

Rented at \$640pw (lease expires 29 June 2026)

Council rates & water charges (approx./combined): \$4,100/year

Body corporate levies: \$5843/year

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