







The smarter beach house option

3 2 2

This duplex offers full size floor space, ensuite, double garage, plenty of garden and will get you into the Mudjimba market at a price you can afford. Situated 900m from the dune entry and esplanade makes a walk on the beach before work or a barista made coffee a daily ritual.

This unit and its neighbour are built on a 966sqm block giving both sides a large/fenced garden and enough room for a future outdoor entertainment area or swimming pool. The free-standing design means no joining walls and complete separation from your neighbours.

Indoors a large open living area off the kitchen offers several furniture layouts, and the upstairs master suite creates a private space away from family/guest rooms.

Separate double garage has your car/storage needs sorted and still space down the side for kayaks or stand up paddle ski's. If you're looking to start a new coastal lifestyle or thinking about investing in a walk to beach community, this property could be your ticket into Mudjimba.

Price	SOLD for $1,070,000
Property Type	Residential
Property ID	3237
Floor Area	166 m2

Agent Details

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Office Details

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maroochy north shore Realty

- 3 bedrooms, 2 bathrooms
- Open plan, timber floor
- Ensuite to master bedroom
- Air-conditioning & fans
- Built in robes and storage
- NE aspect for sun/breezes
- Large fenced garden
- Free standing, no shared wall
- 5kw grid connected solar
- 2 x garage (electric door)
- 12 minute walk to beach
- Same time in car to CBD
- Golf and boat ramp nearby
- Self-managed body corp
- Increased privacy/control
- Only shared cost insurance

Rates and rental information:

- Council rates & water: $4,280/year
- Current rental return: $700pw
- Body Corp fee (insurance): $1,520/year

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