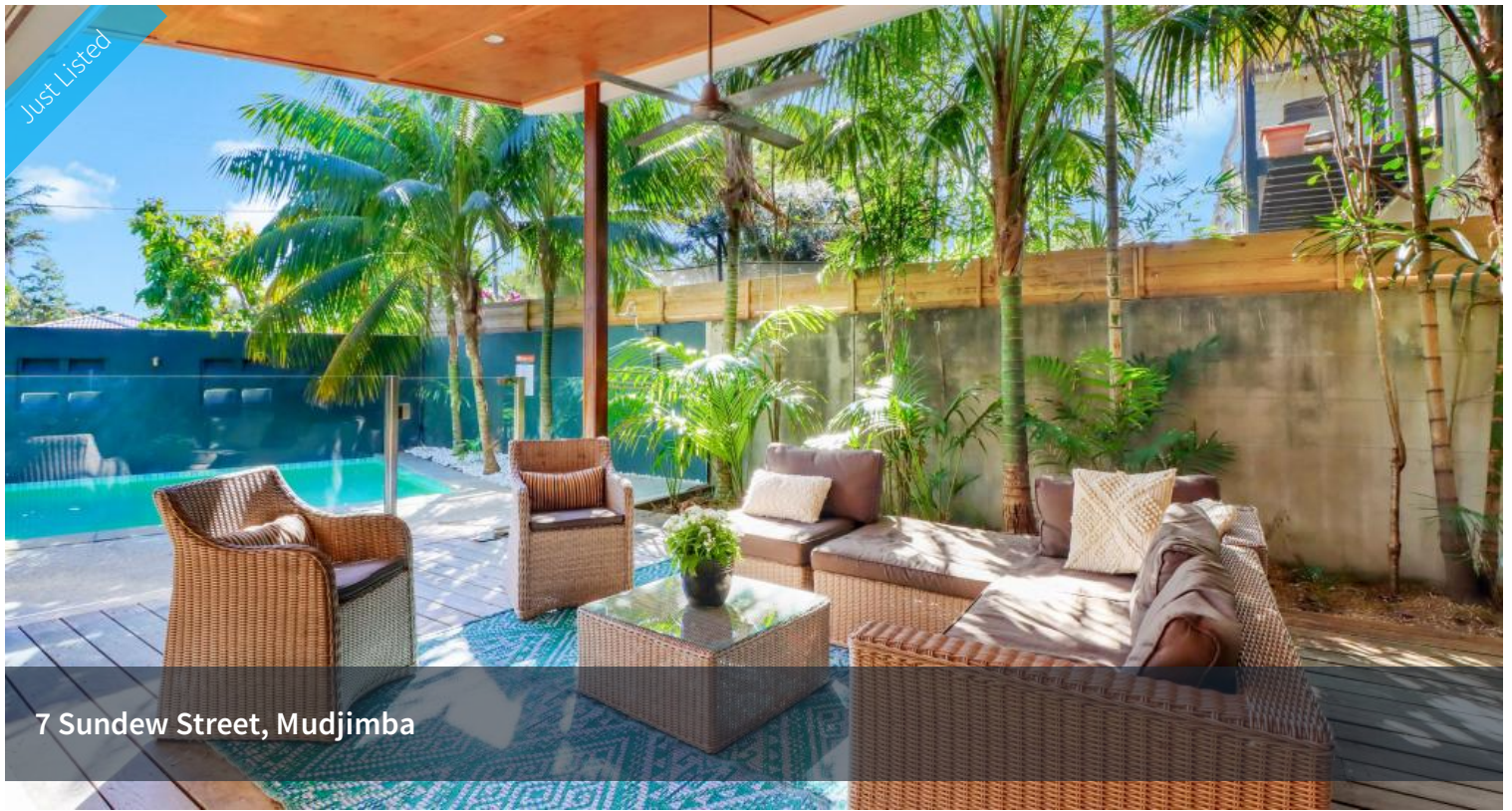


Just Listed



7 Sundew Street, Mudjimba



## Winter sun

Passive solar design and northerly aspect 300m from the surf beach makes the most of every oceanside season. The brief for the builder was to blend old with new by integrating contemporary materials to create a standout beach house that compliments its surroundings. The end-product is an example of what can be achieved when the vision is strong enough.

Welcomed by established tropical gardens and boardwalk style entry, you make your way past the pool and alfresco to the front door. It's here you know you've arrived somewhere special.

The centre of the home is where the award-winning designer's work comes to life. The atrium's scale and high window openings maximise natural airflow and bring light into every room. The aspect and layout drench the home in warm winter sun, then when summer arrives the whole property benefits from cool, constant sea breezes.

Cedar bi-fold doors and louvre banks bring garden views right into the home creating blended indoor-outdoor spaces that fit perfectly with Mudjimba's relaxed oceanside vibe. Well-appointed stone kitchen, integrated storage and purpose-built office are downstairs, along with three of the four bedrooms. Ascend the stairs to a generous

4 3 2 673m<sup>2</sup>

**Price** Offers over \$2,400,000

**Property Type** Residential

**Property ID** 3238

**Land Area** 673 m<sup>2</sup>

**Floor Area** 334 m<sup>2</sup>

### Agent Details

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master bedroom and parent's retreat, providing separation from the guest/family areas creating a private space just for you.

Fenced 673sqm dual frontage block provides privacy and separation to neighbours, along with improved pedestrian and vehicle access, and a secure play area for family and pets.

A location like Mudjimba brings out the best in everyone. Small seaside village feel, surrounded by nature reserve and fronting one of the most pristine surf beaches in Queensland. Quiet streets and an underlying sense of community wherever you go. If you've been thinking about a change, this is a property worth changing for.

- 4 bedrooms, 3 bathrooms, office
- Custom Bi-fold cedar doors
- Solid bamboo timber flooring
- Open plan living off stone kitchen
- Feature iron bark stairs to first floor
- Connecting indoor & outdoor spaces
- Poolside BBQ and alfresco area
- Integrated storage throughout
- Purpose built home office/study
- Master suite with parent's retreat
- Fitted walk through wardrobe
- Twin shower ensuite bathroom
- Private bathroom to guest suite
- Ideal for long-term visitors & family
- Passive solar design (light & airflow)
- High void naturally extracts hot air
- Interior and exterior louvre banks
- Stainless steel security screens/doors
- 5kw grid connected solar power
- Energy efficient LED lighting
- Solar hot water service
- Air-conditioning and ceiling fans
- Sandstone combustion fireplace
- Home divided for energy efficiency
- Ducted vacuum and walk-in pantry
- 2 x garage + dedicated workshop
- Electric gate and garage panel door
- Enclosed veggie patch, raised garden beds
- Established tropical fruit trees
- 4 min walk to beach & esplanade
- Licensed venues & coffee shops
- Golf courses & boat ramp nearby
- Easy access to public transport
- 10-minute drive to the CBD

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.