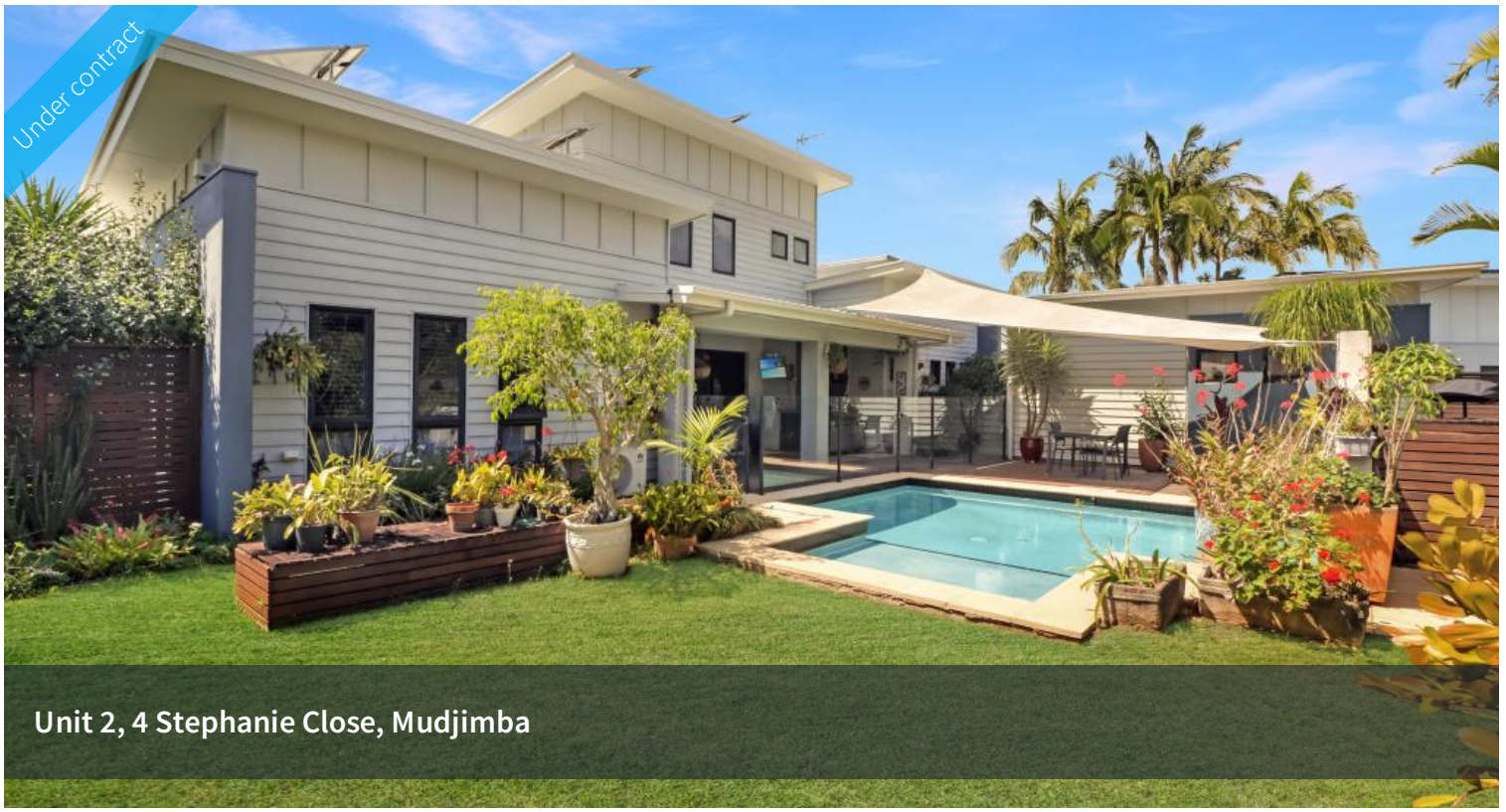







Big as a house

3 2 2

Situated on one of the largest allotments in Catalina Shores this oversized duplex offers the comforts of a full size house with only half the maintenance. Corner allotment means fewer neighbours, more privacy and plenty of room to stretch out and enjoy everything this beachside location has to offer.

Two story floor plan provides large open living and two guest/family bedrooms downstairs. Upstairs the master suite offers size for large bedroom furniture and a quiet place to retreat. Post construction extras include timber floor, air conditioning and solar power.

Generous outdoor area and in ground swimming pool have all your entertainment needs covered and bring a resort like feel to the whole home. Double garage means parking plus storage and plenty of room on the drive for additional off street visitor parking.

This location is in the heart of Mudjimba. 15 minutes walk to the Esplanade and beach entry, same time the other way to primary school and Coles shopping centre. Bus stop at the end of the street and easy access to the coastal pathway for kilometers of cycling and walking.

This property puts Mudjimba's quintessential coastal lifestyle within reach. You

Price	$1,250,000
Property Type	Residential
Property ID	3268
Floor Area	200 m2

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maroochy north shore Realty

might even be able to bring your sea change plans forward a little…

- 3 bedroom, 2 bath, 2 car
- Large open plan living
- Master suite upstairs
- Beach timber floor to lounge
- Air conditioning & fans
- Security screens for airflow
- Fenced corner allotment
- 2x garage. 2x driveway parks
- Covered outdoor deck area
- In ground saltwater pool
- Energy efficient 5kw solar PV
- Self-managed body corporate
- Insurance the only shared cost
- 1.1km to beach and esplanade
- Walk to school, shops, medical
- Bus stop at end of the street
- Boat ramp/golf courses nearby
- 12 minutes 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.