

Sold

11, 26 Catalina Drive, Mudjimba



## The beach life

A modern care free beachside existence with every convenience within easy reach. Connecting indoor and outdoor living areas, good size rooms and the security of a gated complex is just the beginning. The position near the end of the complex and backing onto reserve means a much higher level of privacy than you would normally expect.

- Air-conditioned open plan living off designer kitchen
- 3 bedrooms, 2 bathrooms, modern/low maintenance
- Custom built open and covered deck areas
- Fenced north facing courtyard ideal for all seasons
- Large bedrooms with built in wardrobes
- Private deck and ensuite to main bedroom
- Backs onto reserve/no neighbours behind
- Good storage throughout. Internal 2x garage
- Pool and BBQ area in complex
- Secure gated complex with onsite managers
- Two sides of the complex front park/conservation
- 900m to the patrolled beach, shopping & school
- 10 Minute drive to Maroochydore/Sunshine Plaza

 3  2  2  60 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1683
<b>Land Area</b>	60 m2
<b>Floor Area</b>	176.51 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

Maroochy North Shore Realty  
644 David Low Way Pacific Paradise,  
QLD, 4564 Australia  
07 5448 7700

 maroochy north shore Realty

The one thing that separates this town house from every other is the extensive outdoor area. The custom timber decking makes excellent use of the perfect northerly aspect so it's ideal for entertaining all year round. This property offers the size and space you want without any of the maintenance.

Investment information:

Estimated Permanent Rental Return: \$430/week

Rates & Water: Approx. \$2850/year

Body Corp. Fee: Approx. \$3420.00/year

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.