



1, 26 Pandanus St, Mudjimba



## Time to call Mudjimba home

A duplex could be the ticket into this sought-after beachside precinct you have been waiting for. 350 meters to the dune entry, licensed local cafés and surf club makes life here hard to beat. This really is easy low maintenance beachside living at its best, with greater privacy and control compared to purchasing in a large complex. This means you can enjoy a peaceful seaside existence as well as the ability to add your own touches to the property without consulting with an outside body corporate company.

- 2 bedroom, 1 bathroom with internal lock up remote control garage
- large, fenced backyard
- Air-conditioned open living area, dishwasher to kitchen
- Bathroom updated in recent times, along with flooring and decor
- Tiled living and walkways ideal for living this close to the beach
- Established trees and gardens. Good size shed for outdoor storage
- Only one neighbour and no outside body corp fees (self-managed)
- Sturdy brick exterior/colorbond roof. Very low maintenance home
- Ready to move into, or rent out with the promise of a great future

The recent renovations to the bathroom, flooring and decor means the hard work is done. The oversized north facing backyard represents a blank canvas to create the

2 1 1 303 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2485
<b>Land Area</b>	303 m2
<b>Floor Area</b>	102.19 m2

### Agent Details

Tony Brown - 0411074022

### Office Details

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dream outdoor entertainment area or plunge pool....or both. Off street parking for a second car and plenty of storage for a home of this size. Just needs you : )

Rates & investment information:

Council rates & water charges: Approx \$2950/year (combined)

Estimated rental return: \$450 per week

Building and public liability insurance: \$707/year

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