

Sold



30 Cupania Street, Mudjimba



## Premium position, big potential

These original beach houses don't come up often. To find one that's brick and still offers a solid base to modernise is an even rarer occurrence. Positioned in a quiet side street around 350m from the patrolled surf beach means the kind of lifestyle most of us only dream about.

- Low-set 3 bed/1 bath brick home with oversized internal garage
- Open living area, original kitchen/bathroom. Fenced/side access
- 5 minutes on foot to the esplanade, cafes & beach
- Garage could be converted to more living space/additional bedroom
- Separate bungalow/workshop with covered outdoor area
- Traditional 607sqm allotment. 18.1m frontage, north facing back yard
- The beach walkway is literally at the end of the street
- Eclectic mix of old and new homes in the street
- Quintessential seaside village feel. Just 10 mins drive to the CBD
- Walk or bike ride to schools, shopping and medical services
- Dune and conservation reserve surrounds the suburb
- Very limited future expansion/development opportunities in this area
- One of the most tightly held positions on the Sunshine Coast

3 1 1 607 m2

Price	SOLD
Property Type	Residential
Property ID	2653
Land Area	607 m2
Floor Area	139.35 m2

### Agent Details

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### Office Details

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Good size rooms and a functional layout means a little vision and some hard work will transform this property into something special. Alternatively you could simply maintain the existing home and land bank the position ready for that dream future beach house build. Anyway you look at it this is an opportunity not to be missed.

Investment information:

Rates & water charges: Approx. \$3150/year

Estimated permanent rental return: \$430/week

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