

Sold



10 Sundew Street, Mudjimba



Original duplex, ultimate beachside location

Built by the same family who own it now, this duplex pair is one of a few remaining original homes dating back to when the area was first subdivided in the late 1950's. Positioned in a quiet side street just 13 homes from the beach entry. Solid hardwood frame and fibro/cement rendered exterior have seen this property safely through decades of coastal weather events.

- :: Northerly aspect and approximately 250m to the surf beach
- :: Both units offer 2 bedrooms, 1 bathroom and open living area
- :: Full length verandah. Plenty of room to build garages/carports
- :: Hardwood frame, rendered exterior, zinc-alum & fibro roof
- :: Still plenty of space on the 607sqm block for future development
- :: Small lean-to and separate garden shed/work shop at rear
- :: Wide side access. Low maintenance landscaping & gardens
- :: Perfect holiday home for two families or use for full time living
- :: One of the most private and convenient locations in Mudjimba
- :: Ideal buy and hold, or develop into modern day beach houses
- :: Land use of duplex/flats is recognised by the local council
- :: Lots of options here. First time offered to market in 60 years

The 607sqm block is arguably in one of the best locations you could hope for. Far

4 2 1 607 m2

Price	SOLD
Property Type	Residential
Property ID	2732
Land Area	607 m2
Floor Area	148.64 m2

Agent Details

Tony Brown - 0411074022

Office Details

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



enough back to ensure total peace and privacy, yet close enough so the beach and everything the esplanade has to offer is just a few minutes walk. Given the strength of ownership in this area it could be sometime before another opportunity like this one arises.

Investment information:

Rates & water costs: Approx \$3,850/year

Estimated Rental return: \$640/week

Tender Information: Tenders over \$550,000 are invited. Tenders close 5pm Thursday 11 August 2016.

For full terms, conditions and written Tender invitation please call Tony Brown 0411074022 or email tony@mnsr.com.au

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.