

Sold



17 Sundew St, Mudjimba



Beach house + beach flat

Positioned in one of the leafiest streets in the area this high-set home offers everything you'd expect in a great beach house. Wide breezy deck, two living areas, the sound of the surf and endless peace and privacy. Add to this a self contained unit for your extended family or airbnb guests and you have a property that offers more than most.

- Upstairs: 2 beds, bath, kitchen, decks & living
- Down: Self contained unit, deck and garaging
- Old third bed upstairs converted to more living
- Flat offers separate kitchen, living, bed & bath
- Several updates to the house in recent years
- Quiet side street and only 485m to the surf
- Wide side access to fenced 673sqm yard
- Plenty of space for a future pool & shed
- Carport plus adjoining single lock up garage
- Energy efficient solar hot water & gas stove
- Established trees provide privacy & shade
- Small beach village, strong sense of community
- Use as one large home or house + granny flat
- Easy bike ride to school and shopping/services

🛏 3 📶 2 🚗 2 📏 673 m²

Price	SOLD
Property Type	Residential
Property ID	2809
Land Area	673 m ²
Floor Area	177 m ²

Agent Details

Tony Brown - 0411074022

Office Details

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



- Quality tenant in place at \$460pw
- Ideal home or an investment in the perfect location

This distance from the beach means you're handy enough for an early morning walk or surf after work, yet far enough from the excitement on the esplanade to ensure total peace and privacy all year round. Established trees and surrounding dune and conservation reserve make Mudjimba so special. It also means limited opportunities to purchase. This is a chance to secure a premium location and a beach house that offers more than most.

Investment information:

Rental return: \$460pw (month to month lease – would stay for investment buyer)

Rates & Water: Approx. \$3150/year

Auction details:

The auction will be held on-site 12.30pm Saturday 16 June 2018.

Auction terms are cash purchase 10% deposit and 45 days to settle.

Plans, rates notice, contract & building/pest inspection reports available on request.

Interested buyers are encouraged to register prior to Auction if possible.

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.