

Sold

1, 29 Mudjimba Esplanade, Mudjimba



## Front row seats

Yes front row costs more, but so worth it! Especially when the main attraction is one of Queensland's best surf beaches, extensive dune/conservation reserve and the coolest beach village this side of Byron. The outlook from this home makes you feel you're miles from anywhere, though in reality it's just a few doors down from local shopping and licensed cafes.

- Freshly renovated 2 bedroom/2 bathroom beachfront townhouse
- Open living area upstairs. Dishwasher and new appliances to updated kitchen
- Two large decks bring additional living space & outdoor dining options
- Both bedrooms will easily accommodate larger furniture suites
- Under-stair and integrated storage. Large secure/fenced courtyard
- Private rear garden large enough for children, pets or plunge pool
- Visiting birdlife and the sounds of nature surround this location
- Internal lock up garage plus off street parking for a second vehicle
- A range of licensed beachfront venues/restaurants within walking distance
- A short drive will take you to one of three high quality golf courses
- Nearby, Mount Coolool National Park offers hiking and stunning coastal views
- Local nature walks through surrounding dune/conservation reserve abound
- Cross the street to 10km of uninterrupted pristine coastline & Old Woman Island
- History of returns as a holiday rental. Very appealing full-time residence

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2821
<b>Land Area</b>	300 m2
<b>Floor Area</b>	130.06 m2

## Agent Details

Tony Brown - 0411074022

## Office Details

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



- No outside body corporate means low running costs and greater control

It's hard to beat the buzz of meeting with friends at a cafe or bar on the esplanade, especially when it's this close to home. Alternatively, if you want some time to yourself cross the street to the beach for a swim, and be back home in minutes to flick through a magazine on the deck with the melodic sound of the surf as your backing track. If you're looking for the kind of sea change that almost puts you on the sand then look no further.

Investment information:

Estimated permanent rental return: \$570pw

Current holiday rental return: \$1200pw-\$2700pw (seasonal)

Council rates & water charges: Approx \$3200/year

Body corporate: \$1500/year (insurance only – self managed)

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