

Sold



13 Orchard Ct, Mudjimba



## Make the change to sun and surf

As Mudjimba's popularity grows, opportunities to make the sea change into this small oceanside community are few and far between. Especially when seeking a modern home that offers everything you'd expect in a new build, wrapped in the attractions of an established beachside location.

- 4 bedroom/2 bathroom home with separate media room
- Large open/casual living spaces off designer stone kitchen
- Walk in pantry, quality appliances and ergonomic features
- Covered outdoor entertainment area adjacent 8m lap pool
- Heat-pump for year-round pool use (digital temp control)
- Expansive master bedroom features ensuite & walk in robe
- Reverse cycle air-conditioning and ceiling fans throughout
- North-east aspect ideal for winter sun and summer breezes
- Additional integrated storage. Internal 2x garage (remote door)
- Low-maintenance 525sqm garden. Easy to lock up and travel
- 6.5kw solar, insulation & led lighting maximises energy efficiency
- Small enclave of quality homes. Very private and secure street
- 2 minute walk to the village centre. 5 minute bike ride to beach

🛏 4 🌳 2 🚗 2 🏠 525 m2

<b>Price</b>	SOLD for \$1,150,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2964
<b>Land Area</b>	525 m2
<b>Floor Area</b>	202 m2

### Agent Details

Tony Brown - 0411074022

Michael Crichton - 0448 799 178

### Office Details

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



Surrounded by quality development this small cul-de-sac location is the ultimate balance of village centre convenience within walking distance of the beach and buzz

of the esplanade. With a long list of inclusions and offering a peaceful low maintenance beachside existence, this home represents a unique opportunity worthy of a closer inspection.

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.