

Sold



113 Mudjimba Beach Rd, Mudjimba



## The beach and more .

A 5-minute bike ride to one of the coast's best surf beaches is great start, though there is so much more on offer here. Full size 4-bedroom floor plan, separate living areas, large room sizes and an internal double garage. There's room for family, a home office, long stay guests and plenty of secure parking/storage. Outdoor living and pool areas are just as impressive, and the huge 809sqm block backing onto conservation bushland means unrivalled privacy.

- 4 bedrooms/2 bathrooms internal 2 x garage (1 remote/electric door)
- Open lounge/dining plus separate family/sitting room
- Large connecting outdoor area with servery from kitchen
- Newly renovated kitchen, entire home recently redecorated
- Main bedroom features walk in robe/ensuite & access to pool area
- Air-conditioned, ceiling fans throughout. Saltwater pool (solar heated)
- Energy efficient 5kw solar keep home running costs to a minimum
- Backs onto established bushland corridor, visiting birdlife
- Natural outlook, very private peaceful setting (no neighbours behind)
- Northerly aspect provides year-round sea breezes
- Walk to beach, shops, school, licensed venues and the buzz of the esplanade
- 809sqm means room for caravan/boat & plenty of garden/yard for family & pets
- Land this size close to the beach is a rare find anywhere on the coast
- Unique sense of community and active local surf & board riders clubs

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<b>Price</b>	SOLD for \$1,100,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3042
<b>Land Area</b>	809 m2
<b>Floor Area</b>	253 m2

### Agent Details

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### Office Details

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- Suburb surrounded by dune and conservation reserve
- 12 min commute from the CBD back to your seaside escape
- Quality tenant in place (\$810/week until December 2023)

The combination of grid connected solar power and gas cooking means ultra-low running costs. The updated kitchen and recent redecoration has made this home as comfortable as it is efficient. The 12-minute walk to the village centre shops, schools, café and medical makes this one of the most convenient locations you'll find anywhere. Whether you're looking for a home that ticks all the boxes, or want a low stress investment property with an immediate return, it might be time to take a closer look.

#### Rental and Rates information-

Current rental return: \$810/w (leased until 15 Dec 2023)

Council and water rates (approx. combined): \$3500/year

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