



74 Mudjimba Beach Rd, Mudjimba



### Mudjimba original, Auction onsite 1.30pm Sat 24 Feb

Same owners for the last 34 years makes this property a special part of this small coastal village. Able to cater for visiting family, social occasions, and enough room to find your own space on quiet days at home. A ten-minute walk gets you to the beach and esplanade cafes. Not much further the other way to school, medical services and shopping centre.

750m to the patrolled surf beach

3 bedrooms. 2 bathrooms

Separate lounge and dining off kitchen

Sunroom ideal for family/hobbies

Custom Redgum kitchen counter tops

Walk in robe and ensuite to main bed

Bathrooms and wet areas updated 2008

Air-conditioner. Ceiling fans throughout

Covered pergola. Verandah front/rear

Dishwasher. Updated hot water system

Built in storage. Insulated roof & ceiling

Fully fenced back yard. North facing

Cool shade in summer. Warm sun in winter

Established tropical gardens surround

Room for kids/pets and a future pool

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<b>Price</b>	SOLD for \$1,030,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3057
<b>Land Area</b>	718 m2
<b>Floor Area</b>	238 m2

#### Agent Details

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#### Office Details

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Energy efficient 3.5kw grid connected solar

Water tanks for the garden

Oversized single garage/workshop

Covered parking second vehicle + trailer

Plenty of off street parking in front

Separate BBQ shelter and 2 x garden sheds

12 minutes in the car takes you to the Sunshine Plaza and Maroochydore's rapidly evolving CBD. If you don't feel like driving the bus stop is right out front, connecting you to schools, the city and more with ease. Take charge of your beach move and see for yourself how good life could be at Mudjimba.

Rates and rental information:

Council rates and water charges \$3450 (approx. combined)

Rental appraisal \$720/week

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