

Just Listed



Unit 66, 151-153 Mudjimba Beach Rd, Mudjimba



## Standout from the crowd

If you're tired of looking at the same old townhouses, this one will bring back your mojo. Aerated stone benchtops and timber highlights take the beach house theme right through the home. Large room sizes and high ceilings add a sense of space as soon as you walk in the door. Open lounge/dining off kitchen and pergola/connecting private courtyard have all your indoor and outdoor living needs covered.

Every day is a beach day here. A 20 minute walk, or 5 minutes on your bike will have you at the beach entry, or soaking up the buzz of esplanade shops and cafes. This unit complex is positioned centre of the North Shore Village too. Coles, medical services and primary school are all within a 5 minute walk.

Facilities include resort pool, putting green, tennis courts, BBQ areas, onsite manager and watercraft access to the Twin Waters Canal (kayak/paddle ski's). End unit also means increased privacy along with increased natural light and airflow. Single garage has internal access and electric door entry, exclusive parking for two additional vehicles on your drive, and secure gated entry to complex.

Mudjimba also offers a boat ramp, golf course and access to the coastal pathway for

🛏 3 📶 2 🚗 2 🏠

**Price** Offers over \$775,000

**Property Type** Residential

**Property ID** 3148

### 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



almost unlimited walking and cycling opportunities. If you're looking for something different from the rest, in one of the best beachside locations in Queensland, this property is worthy of a closer look.

### **Property Brief**

3 bedrooms/2 bathrooms/1 garage

Large open-plan living area

Fenced, private courtyard & pergola

Aerated stone to kitchen/bathrooms

Large rooms and high ceilings

Ensuite to main bedroom

Air-conditioning to living & main bed

Downstairs toilet/separate laundry

TV antenna points lounge & bed 1

Garage + parking for 2 cars on drive

End unit in secure/gated complex

Resort pool and onsite management

Tennis courts, BBQs & putting green

Access to the Twin Waters Canal

1.5km to beach/esplanade shops

300m to shops, medical & school

### **Rates and rental information:**

Body Corporate fees/levies: \$6490/year

Council rates/water charges: \$3350 approx/year

Permanent rental appraisal: \$680/week

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.