

Just Listed



25 Ameen Cct, Mudjimba



## Best of both worlds

Positioned perfectly between the beach and the river in a small enclave of contemporary homes, offering the laid-back coastal lifestyle this area is known for. 1.4km to the surf and river shore means you can make a walk along the water or a stand-up paddle part of daily life.

A large low-set 4-bedroom homes like this means no stairs and plenty of space for family, or even a busy work from home office. Air-conditioned open living and separate media/lounge provides flexible furnishing options and room for everyone to find their own space. A third living area connects the family/guest wing, making an ideal a play area, sitting room for extended family or long-term guests. Caesar stone kitchen is central to design and connecting indoor/outdoor living area plus inground swimming pool make the perfect backdrop for any occasion. Add good size rooms, a large master suite and plenty of built in storage and you have a property that's as functional as it is comfortable.

Shouldering the Twin Waters Golf Course and shopping village, 3 minute walk to café's, restaurants, medical services and more. A 5 minute stroll with your clubs to the first tee and same time in the car to the boat ramp. Whether your wanting a home to support an active lifestyle, or seeking a quiet existence amongst the North Shore dune and conservation reserves, this home has plenty to offer.

### Property brief:

 4  2  2   607 m2

<b>Price</b>	\$1,500,000
<b>Property Type</b>	Residential
<b>Property ID</b>	3156
<b>Land Area</b>	607 m2
<b>Floor Area</b>	226 m2

### Inspection Times

Sat 19 Apr, 11:00 AM - 11:30 AM

### Agent Details

Tony Brown - 0411074022

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### Office Details

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4 bedrooms/2 bathrooms/internal 2x garage  
1.4km to surf beach and calm river foreshore  
Air-conditioned open living off stone kitchen  
Separate media plus rumpus/play room  
Large main bedroom. Built-in wardrobes  
Family/guest wing has own living space  
Ceasar stone kitchen. Integrated storage  
Covered alfresco area, salt-water pool  
Energy efficient lighting & 10k solar power  
2x water tanks for pool and gardens  
Vegetation zone creates buffer/privacy  
Quality development surrounds  
Adjacent golf course & shopping village  
Designer built 2014 by Dyer Quality Homes

**Rates and rental information:**

Council rates & water charges: \$3600 approx./combined

Permanent rental appraisal: \$1050/week

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