

1 & 2/46 Mudjimba Beach Road, Mudjimba, Qld 4564

maroochy
north shore

Realty

House For Sale

Friday, 3 May 2024

1 & 2/46 Mudjimba Beach Road, Mudjimba, Qld 4564

Bedrooms: 4

Bathrooms: 2

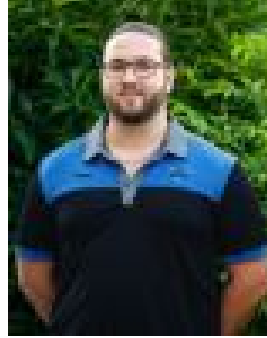
Parkings: 2

Area: 607 m2

Type: House



Tony Brown
0411074022



Michael Crichton
0754487700

Offers over \$1,300,000

An original beachside duplex pair has plenty to offer. Land-bank with a return, extended family solution, or move into the Mudjimba market with an income to supplement the mortgage. Recently re-roofed and brick/concrete construction means the building is solid as a rock. Leave it as is indefinitely, or the perfect foundation for an inspired double beach house renovation. 7 minutes walk to the surf and quality tenants already in place makes this a standout opportunity in a sought after location. Property brief: 2 x 2 bedroom duplex pair 500m walk to beach/esplanade Open plan living areas Covered outdoor pergolas Both units airconditioned 2x carport + 2 off street parks Large/fenced private courtyards School & shopping centre 1.5km Separated water feeds to units Could be separately metered 607sqm block (18m frontage) One title/no body corporate Total control of site & building Rates & rental information: Currently returning \$800/week Unit 1 leased to July 2025 (rent increases to \$430/w July 24) Unit 2 leased to October 2024 at \$400/w. Council rates and water charges \$4150/year (approx.) Property Code: 3083