

# 1/4 Sundew Street, Mudjimba, Qld 4564

## Duplex/Semi-detached For Sale

Friday, 3 November 2023

CAMERON  
REAL ESTATE

1/4 Sundew Street, Mudjimba, Qld 4564

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 246 m2

Type:

Duplex/Semi-detached



Colin Cameron

## Offers over \$1,890,000 considered

3 bed, 3 bath, 2 car, media room, home office, pool Experience the epitome of luxury living in this architecturally designed home, ideally located a mere 5-minute walk (400m) from pristine Mudjimba beach and vibrant restaurants & cafes. This state-of-the-art North facing residence boasts not just an enviable location, but also a plethora of high-end features designed for comfort, convenience, and sustainability. Step inside to find a sophisticated open plan living area, where natural light spills in through expansive bi-fold doors, flooding the space with light and creating a seamless transition to the outdoors. Here, you'll find a covered deck with a ceiling fan, providing an idyllic retreat for alfresco dining, overlooking a stunning plunge pool equipped with a waterfall feature and a bench seat for ultimate relaxation. The pool is bordered by a semi-frameless glass fence, ensuring uninterrupted views while maintaining the highest safety standards. Indoor living spaces are graced with Blonde European Oak engineered timber flooring, while the upstairs area is carpeted for additional comfort. The home features ducted air-conditioning and ceiling fans throughout, ensuring a pleasant climate all year round. Acoustic dampening and Crimsafe security/flyscreens round out the home's premium features. The gourmet kitchen is a home chef's dream come true. It houses a walk-in/butler's pantry with sink and shelving, a Smartstone island benchtop with a double sink, and top-of-the-range SMEG appliances including a stove top, dishwasher, oven, and rangehood. The living quarters comprise three bedrooms, home office and media room, including a deluxe master suite with a gorgeous ensuite, featuring a free-standing back-to-wall bath and a double bowl wall hung vanity. The remaining two bedrooms share a family bathroom, and all bedrooms come with block-out blinds for privacy and a good night's sleep. This home is also future-proofed with potential for a lift installation. It's fitted with an electric car charging point in the double lock-up garage, and solar panels with a total output of 6.64KW, further enhancing its sustainability credentials. Additional features include a bathroom/laundry combo downstairs with a Samsung combination washer/dryer, and a fully fenced and professionally landscaped yard with an outdoor shower, sensor light at the front entry, and a bin enclosure. This property truly represents a harmonious blend of style, comfort, and sustainability in one beautifully designed package. Act fast to secure this exceptional home and start living the luxurious coastal lifestyle you've always dreamed of. Contact Colin today to arrange a viewing on. 0458446082

Designed by Architectural Designer - Kym Shuller North facing 5 min (400m) walking distance to beach and cafes 4 min drive to North Shore Shopping Centre - Coles, Post Office, Newsagent, Dominos, Bottle Shop, Takeaways, Chemist Outlet 10 min drive to Maroochydore, 20 min drive to Noosa Solar panels - Longi 415W-LR5-54HPH415M - 16 panels - total of 6.64KW. Inverter - Goodwe 5kW - GW5000-DNS-30 (data sheets available on request) Acoustic dampening Ducted air-conditioning throughout Ceiling fans throughout, including deck Block-out blinds (bedrooms, media room, study), sheer curtains in all upstairs bedrooms, lounge bifolds and dining Crimsafe security/flyscreens to all windows (not bifolds) Potential for lift - can be installed in the future Upstairs: 3 bedrooms, main ensuite (free-standing back to wall bath, shower, double bowl wall hung vanity), family bathroom upstairs (bath and shower) with separate loo WIR in main bedroom and 1 bedroom, built in robe in other bedroom Walk in linen closet Media room with built in storage cupboard Powerpoints with USBA and USBC ports throughout Study nook - desk with 3 drawer bank and power points (USBA and USBC) Carpeted throughout upstairs Downstairs: Flooring - engineered timber - Blonde European Oak Timber staircase Open plan living area Bifolds lead to undercover deck, ceiling fan - view to pool DLUG, remote entry, with electric car charging point and store room Fold down clothesline in garage Home office with built in storage cupboard and data hub Bathroom/laundry downstairs with combination washer/dryer (Samsung) 8.5kg-6kg Kitchen • Walk-in/butler's pantry with sink and shelving • Smartstone island benchtop with double sink • SMEG appliances - dishwasher, oven, stove top and rangehood • Soft close pot drawers Outdoors Plunge pool with waterfall (4m x 3m), bench seat, pool light, pool cleaning kit, glass semi-frameless pool fence Pool pump - salt water chlorinator Outdoor shower Landscaping Fully fenced Gated at the front Sensor light at front entry 1 external waterproofed plug point 2 external taps Bin enclosure