

26 Moonbeam Parade, Mudgeeraba, Qld 4213



Sold House

Thursday, 10 August 2023

26 Moonbeam Parade, Mudgeeraba, Qld 4213

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jon Paul

0755932088

\$815,000

This home is just magic and you can see why the friendly neighbours love to call this neighbourhood home. With a warm and sunny orientation the home is perfect in all seasons, warm in winter and cool in summer. The owners have made improvements to the home by adding louvered windows at the front that directs cool breezes throughout the home. One of the many reasons the owners chose this home was location- close to schools, loads of shopping options at Coles, Woolworths, Aldi and there's also a diverse choice of restaurants. Mudgeeraba is getting a reputation for outstanding dining options and there's a variety of award winning Japanese, modern Australian, legendary pizza eateries and a choice of whiskey bars that you'll expect to see in capital city locations. The home has multiple areas to follow the sun, read a newspaper or play catch with poochie all in a secure yard. Lush and leafy, the wide streets and quiet location make this home a piece of paradise on the Gold Coast. You can bid with confidence to secure this family home in Mudgeeraba. All of the hard work has been done for you. No need to come tapping the walls, looking for surprises or questioning the condition of this home. The building & pest inspectors have given this home a high distinction! We are very pleased to provide you with a building report at no cost so you can do your own due diligence.

26 Moonbeam Parade:

- 3 bedrooms
- 2 bathrooms
- 2 car parking (1 single automatic garage + 1 adjacent park)
- 5.4kw solar system & refurbished power board
- 2023 compliant smoke alarms with 10 year lithium batteries
- Building & Pest Report Available on request
- Newly replaced Monument Grey Colorbond roof
- Security Screens x 9
- New LED lighting
- Painted internally and externally
- 3 living spaces
- Fully fenced (powder coated) front yard ideal for pets or play
- Beautifully Japanese inspired gardens will give you a peaceful zen-like ambience
- If you're passionate about fruit like I am, there's a fully loaded passion fruit vine
- Tough and durable colour-bond fence
- Sunny Covered parents retreat at the rear of the home

Location - Simply the Best:

- Mudgeeraba State School 150m 3min walk
- Beaches 18km 14min drive
- Robina Town Centre 4.2km 7km drive
- M1 Access Ramp 900m 3 min
- Tennis Courts 700m 3min
- Off Lead Dog Park 350m 5 min
- Bell Central Shopping 900m 2 min drive
- Mudgeeraba Market 900m 2 min drive
- Outstanding restaurants all within a 1km radius
- Woodchoppers
- Wine Barrel
- Whiskey Bars
- Anekawa Japanese
- Lenny's Pizza
- Kampung Malay
- Mudgee Thai
- Mudjira & Mudgeeraba Cafes

Outgoings:

- Rates \$917.00 per 6 months approx.
- Water \$340 to \$380 per quarter approx.

Income Potential:

- \$800.00 to 830.00 per week
- Solar Savings
- Current Bill \$125 per quarter approx.