

# 44/130 Mudjimba Esplanade, Marcoola, Qld 4564



## Unit For Sale

Thursday, 4 April 2024

44/130 Mudjimba Esplanade, Marcoola, Qld 4564

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 122 m2**

**Type: Unit**



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## Contact Agent

Nestled at the end of the beachfront Sand Dunes Resort, this luminous first-floor apartment features a north-east facing balcony and an exclusive 6x3.5m rooftop terrace offering breathtaking 360 degree views of the ocean, Old Woman Island, and the hinterland. If you're considering downsizing but refuse to sacrifice on storage space, look no further - this unit boasts an abundance of storage options! Comprising two bedrooms, two bathrooms, modern well-equipped kitchen, open plan living flowing out to covered balcony, separate laundry, rooftop terrace, and secure carparking for one vehicle; it is the perfect size for a single or couple. Current owner has partially renovated, and presentation is impeccable; features include stone benches in kitchen, new appliances, split system air-conditioning in living, plush carpets in bedroom, direct balcony access from master, shower over full sized bath in main bathroom, and generous storage. Furniture can also be included, subject to negotiation. The piece de resistance is the rooftop terrace where you soak up sunshine whilst admiring the incredible vista by day, enjoy a spectacular sunset across the hinterland late in the afternoon at wine o'clock, and continue on to toast the good life under the sparkling stars. With amazing onsite facilities including two stunning resort pools, spa, sunbathing terraces, landscaped gardens, BBQ areas, and fitness centre; plus, just a 150-metre flat walk to the beach, and a short stroll to parks (including off-lead dog park), cafes, and shops - the lifestyle on offer is desirable in every sense! Sand Dunes is a pet-friendly (stbca), secure gated complex with onsite parking, and there are no roads to cross to access miles of pristine sand and surf; patrolled swimming outside Mudjimba Surf Life Saving Club is one-kilometre away, and it's only a few minutes' drive to golf courses, North Shore Shopping Village with Coles Supermarket, North Shore Tavern, Sunshine Coast Airport, and bridge across river to Maroochydore. Buyers seeking a beachfront investment for permanent or holiday rental, along with downsizers in the market for effortless, elegant coastal living, easy to lock and leave when away travelling - should act with haste. Rooftop + beach + lifestyle ☺☺☺. Whilst all due diligence has been taken in the preparation of this document Wright Place can attach no guarantee regarding the contents and recommend purchasers conduct their own enquiries.