

# 74 Mudjimba Beach Rd, Mudjimba, Qld 4564

## House For Sale

Thursday, 25 January 2024



74 Mudjimba Beach Rd, Mudjimba, Qld 4564

**Bedrooms: 3**

**Bathrooms: 2**

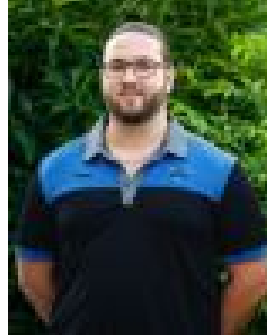
**Parkings: 3**

**Area: 718 m2**

**Type: House**



Tony Brown  
0411074022



Michael Crichton  
0754487700

## Auction

Same owners for the last 34 years makes this property a special part of this small coastal village. Able to cater for visiting family, social occasions, and enough room to find your own space on quiet days at home. A ten-minute walk gets you to the beach and esplanade cafes. Not much further the other way to school, medical services and shopping centre. 750m to the patrolled surf beach  
3 bedrooms. 2 bathrooms  
Separate lounge and dining off kitchen  
Sunroom ideal for family/hobbies  
Custom Redgum kitchen counter tops  
Walk in robe and ensuite to main bed  
Bathrooms and wet areas updated 2008  
Air-conditioner. Ceiling fans throughout  
Covered pergola. Verandah front/rear  
Dishwasher. Updated hot water system  
Built in storage. Insulated roof & ceiling  
Fully fenced back yard. North facing  
Cool shade in summer. Warm sun in winter  
Established tropical gardens surround  
Room for kids/pets and a future pool  
Energy efficient 3.5kw grid connected solar  
Water tanks for the garden  
Oversized single garage/workshop  
Covered parking second vehicle + trailer  
Plenty of off street parking in front  
Separate BBQ shelter and 2 x garden sheds  
12 minutes in the car takes you to the Sunshine Plaza and Maroochydore's rapidly evolving CBD. If you don't feel like driving the bus stop is right out front, connecting you to schools, the city and more with ease. Take charge of your beach move and see for yourself how good life could be at Mudjimba.  
Rates and rental information: Council rates and water charges \$3450 (approx. combined)  
Rental appraisal \$720/week  
Property Code: 3057