



FOR SALE

UNDER CONTRACT WITH MULTIPLE OFFERS:

Mudjimba, one of the most exciting and colourful beach side suburbs on the Coast. Perfectly positioned just footsteps to the rolling Surf, this once sleepy suburb is coming alive with a vibrant coffee and cafe culture.

Nestled just a street back from the Beach this chic family home offers all of the extras your family needs. Expertly designed this low maintenance block provides the ultimate coastal lifestyle.

Finally, an opportunity to walk everywhere. Enjoy the usual' with your favourite barista at the end of the street. Sit and catch up on the local news in the bustling cafes or take the surfboard down to the beach for your morning in the waves. The best our region has to offer is all within minutes.

Designed for effortless entertaining the kitchen incorporates a light and airy, open plan design. Cleverly designed to maximize the elements this home is comfortable all year round. Offering a seamless flow from outside to inside the sun bounces through clever voids and high ceilings, bathing the area in natural light and capitalising on the beach side vibe that is both elegant and homely.

With a list of features to rival anything you've seen this home is full of extras. The pool is perfect for lazing around with friends enjoying late afternoon drinks. An outdoor shower for those trips back from the sand, every detail catered for.

This is truly a rare opportunity. With homes of this calibre rarely offered in Mudjimba this is the type of property others wait years for. Now offered to the market with owners committed to selling you can finally call paradise' home.

- Four large light filled bedrooms
- Palatial master retreat encompassing the entire top floor
- Study that could easily be a fifth bedroom if required
- Premium French Oak floors
- Seamless transition between the indoors and outside entertaining pavilion
- Modern chefs kitchen with stone benchtops and larger servery designed for entertaining
- Formal lounge with louvered windows and cosy fireplace
- Informal lounge and dining area perfect for weeknights with the family

4 BED | 2 BATH | 2 CAR

PRICE:
\$1,160,000

OPEN FOR INSPECTION:
N/A



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FIRST FLOOR



GROUND FLOOR



SITE PLAN



Scale in metres. Floor Plan measurements and dimensions are approximate and are for illustrative purposes only. We give no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. We recommend that you instruct your own surveyor to carry out an independent investigation of the property prior to relying on the accuracy and completeness of this plan. Floor Plan presented by The Floor Plan Specialist, www.thefloorplanspecialist.com.au

INTERNAL : 254m²
GARAGE : 44m²
EXTERNAL : 55m²
TOTAL AREA : 353m²
LOT AREA : 607m²



36 Kawanna St, Mudjimba

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.